



FURNITURE LEASING COMPANY, INC.

"WE RENT FINE FURNITURE"

April 27, 1982

EXECUTIVE OFFICES

14 Massachusetts Avenue
Cambridge, Massachusetts 02139
17-354-3358

SHOWROOMS

14 Massachusetts Avenue
Cambridge, Massachusetts 02139
17-354-3358

1 Acton Road
Belmont, Massachusetts 01824
17-256-9251

280 Oaklawn Avenue
Providence, Rhode Island 02920
401-463-6360

47 Wethersfield Avenue
Hartford, Connecticut 06114
203-249-4015

13 Daniel Street
Milford, Connecticut 06460
203-877-2791

Cambridge Planning Board
City Hall
Cambridge, MA 02139

Re: Inclusionary Housing Requirements
For Residential, Office & Retail
Development- Proposed Sec. 11.90

Gentlemen:

I wish to express my very strong and emphatic objection to the possibility of approval of any type of inclusionary housing requirements, which is now being considered under Draft VI. I feel that such a possibility would reek untold havoc upon both the social and economical structure of the City of Cambridge.

If the city of Cambridge would consider that it would be necessary to tax one segment of the city, property owners, for social purposes, and only them, I feel that such a tax, and it is a tax, is both confiscatory and discriminatory. If people need shelter, then it should be available to them, at a fair price. However, the entire city should be involved in providing that shelter, not just the housing industry alone. If social purposes are to be met, with a certain percentage of person's or industries income, such as a church tithe used to be, then why not have it mandatory that every business and professional person and every business, in the city, give a percentage of their gross income for social purposes? This would mean that lawyers, for example, should provide one day a week, in every instance, to supply free legal assistance to those who are unable to afford it, and by the same standards as used for housing. And the same would mean that every grocery store would be required to give either a percentage of its stock of food, or equivalent money, for the same purpose, and so on throughout the entire range of services in the city.

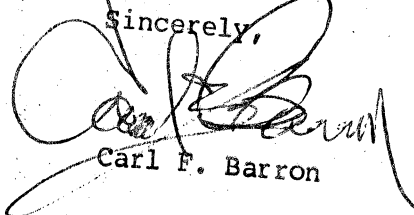
In addition to the unfairness of the proposal, is the fact that the city needs a larger tax base in order to get funds to provide social services. Any businessman or developer, hearing that the City of Cambridge would require this unique and disastrous form of involuntary confiscation of his property, would certainly shy away from establishing a business or new construction in the city. I feel it is about time that the do-gooders recognize that someone must pay the bill, and a proposal of this type would certainly be a disaster for the city. The same person who would need assistance would find that "the goose that laid the golden eggs has been killed".

The potentials for extension of social confiscation are endless. There is no way, legally, to the best of my knowledge, that barriers could be erected at the city boundaries to prevent outsiders from coming in to reap the golden harvest of such funds. Therefore, just as in the situation on housing over the past 15 years, the City of Cambridge has never had enough housing not because it did not build enough to take care of Cambridge residents, but, because of the fact that so many outsiders came into the city and permanent city businesses, especially the real estate industry, were constantly forced to provide the housing for people from elsewhere.

April 27, 1982

The care of the elderly and those unable to financially provide for themselves is the responsibility of everyone. These people should be given consideration and care. However, this should be done on a all-inclusive basis, and not by a few. I trust that this matter may be given very serious consideration and, hopefully, turned down.

Sincerely,



Carl F. Barron

CFB:sc

cc: Camb. City Council
Mr. R. Healy, City Mgr.
Board of Assessors

3.

S -396

Comm. from Paul E. Healy, City Clerk, transmitting comm. from Carl F. Barron Re: inclusionary housing requirements for residential, office & retail development.

In City Council,

May 3, 1982

-Placed on File-