



February 1, 1988

Mr. Robert Healy
City Manager
City of Cambridge
City Hall
Cambridge, Massachusetts 02139

Dear Mr. Healy:

The Cambridge Housing Authority is pleased to support the goals of the Central Square Action Plan.

We particularly endorse the mixed income housing development goal, and the goal of providing retail establishments for diverse economic and social groups. Without efforts to realize these important aims, the redeveloped Square will no longer serve Cambridge's low income community.

Two incentives are proposed to implement the plan's mixed income housing goal:

- the housing goal itself be used as a criteria for Special Permit approval in the proposed Central Square Overlay District; and
- the lease or sale of city owned parking lots be used to induce development of mixed income housing.

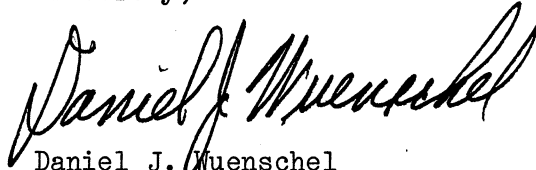
While these incentives are a positive step toward dealing with the problems of housing affordability, we recommend that the Special Permit housing criteria be further quantified to include specific low income rental housing as well as moderate income home ownership requirements for Special Permit approval.

It is important to recall, while these incentives are developed to foster additional housing production, that many existing single room occupancy units in the Square are presently at risk. The City owned parking lot at Green and Pleasant Street could be the incentive which helps the YMCA strengthen its Single Room Occupancy housing on Massachusetts Avenue, since this lot abuts their development parcel on Green Street.

The goal of maintaining a mix of retail establishments to service a diverse community is a difficult one to achieve. Without intervention, market forces will profoundly change the retail character of Central Square, to the detriment of the low income community. We recommend that research be undertaken of strategies employed by other cities to make this goal a reality. The Cambridge Housing Authority would participate in and support efforts to reach this important goal.

Thank you for your consideration of the aspects of the Plan which impact the residents of the CHA.

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel J. Wuenschel". The signature is fluid and cursive, with the first name "Daniel" and last name "Wuenschel" clearly distinguishable.

Daniel J. Wuenschel
Executive Director

DJW/fr

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Comm. from Daniel J. Wuenschel, Exec. Dir.,
Cambridge Housing Authority in support of
the Central Square Action Plan.

In City Council,

February 1, 1988