

P 357 112 591

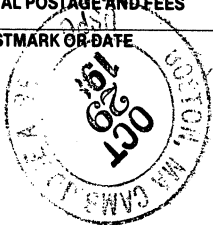
RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SENT TO				Wellington, Hawaii			
James Bentley, Chairman				Citizens			
STREET AND NO.				320 Cambridge Street			
P.O., STATE AND ZIP CODE				Cambridge, MA 02141			
POSTAGE				\$			
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			¢			
	OPTIONAL SERVICES	SPECIAL DELIVERY			¢		
		RESTRICTED DELIVERY			¢		
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED			¢	
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY			¢	
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY			¢	
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY			¢			
TOTAL POSTAGE AND FEES				\$			

POSTMARK OR DATE



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Cambridge City Clerk's Office
(Name of Sender)

City Hall
(Street or P.O. Box)

Cambridge MA 02139
(City, State, and ZIP Code)

1. SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)

- ☐ Show to whom and date delivered.....¢
☐ Show to whom, date and address of delivery...¢
☐ RESTRICTED DELIVERY
 Show to whom and date delivered.....¢
☐ RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery.\$_____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:

REGISTERED NO. | CERTIFIED NO. | INSURED NO.

357-112-591

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

4.

DATE OF DELIVERY

POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

October 27, 1981

James Bentubo, Chairman
Wellington-Harrington Citizens Committee
320 Cambridge Street
Cambridge, Massachusetts 02141

Dear Mr. Bentubo:

This City Council is in receipt of your communication dated October 19, 1981, a copy of which is enclosed, relative to the proposed rezoning of Portland Street as a C-1A district. The City Council has scheduled a public hearing to be held on November 9, 1981 at 6:30 p.m. in the City Council Chamber pursuant to this matter.

If you have any further questions in this regard, please contact this office at 498-9017.

Very truly yours,

A handwritten signature in dark ink, reading "Paul E. Healy", is written over a horizontal line.

Paul E. Healy, City Clerk.

PEH/mh

Enclosure

Agreement

Whereas, the Cambridge Redevelopment Authority ("CRA") has designated the Wellington-Harrington Development Corporation ("WHDC") as the Redeveloper of Tract Number 4-C on Portland Street in Cambridge, Massachusetts;

Whereas, WHDC intends to develop housing on Tract 4-C for homeownership especially for low or moderate income families with children, despite drastic cut-backs in federal and state housing assistance programs for homeownership opportunities for low or moderate income families;

Whereas, the City Council of the City of Cambridge ("Council") desires to ensure that an adequate number of housing units in said Tract Number 4-C are sold to and occupied by low or moderate income families; and

Whereas, WHDC, as Redeveloper, and the Council, on behalf of the City of Cambridge, desire to express herewith their mutual intentions and to describe the methods which will be utilized to achieve their joint housing objective,

NOW, THEREFORE, the parties hereto agree as follows:

1. Objective. In order to ensure the provision of housing for low or moderate income families on Tract Number 4-C on Portland Street in the Wellington-Harrington Urban Renewal Area of Cambridge, WHDC as Redeveloper, hereby agrees to make provision for housing units suitable for and available for sale to and occupancy by low or moderate income households in an amount equal to at least twenty-five (25%) percent of the total number of units developed on Tract Number 4-C and, where city, state or federal homeownership assistance programs are actually funded and available, WHDC further agrees to apply for an allocation, reservation or commitment of such funds from such appropriate programs in order to achieve sales to and occupancy by low or moderate income families in a greater number up to forty (40%) percent of the total number of units built on Tract Number 4-C.

2. Development Program Mechanism. In order to achieve the foregoing objective, WHDC, as Redeveloper, may employ any one or more of the following development program mechanisms:

- a. Adjusted sales prices which result in having at least twenty-five (25%) percent of the units being sold to low or moderate income families for owner occupancy at sales prices which are at an average of twenty (20%) percent below the actual development cost (calculated on a pro-rated average development cost per square foot for the entire housing development). If this mechanism

is utilized by WHDC exclusively, then upon re-sale of each of these units to other than successor low or moderate income families, WHDC (or a charitable organization designated by it and exempt under Section 501-c-3 of the Internal Revenue Code or a similar successor statute) shall participate in any net gain from such sale on such terms and conditions as it deems fair and appropriate and shall hold its share of any net gain in trust for the purpose of reinvestment in other housing programs or developments to benefit low or moderate income families in the City of Cambridge; or

- b. Participation in any federal, state or city homeownership assistance program which is intended to provide homeownership opportunities for low or moderate income families.

3. Other Requirements. The units intended to be sold to and occupied by low or moderate income families shall be dispersed throughout the development, not concentrated in one location and shall be equally distributed among the variously sized housing units.

4. Certification. The WHDC and the Cambridge Redevelopment Authority shall jointly certify to the Cambridge City Council the satisfactory achievement of the objective and development program mechanism to be utilized in providing homeownership opportunities for low or moderate income families within Tract Number 4-C.

Executed under seal this day of October, 1981.

CITY OF CAMBRIDGE

by _____

WELLINGTON-HARRINGTON DEVELOPMENT CORP.

by _____

City Clerk
Wellington-Harrington Citizens Committee

RECEIVED BY
OFFICE OF CITY CLERK
320 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02142
OCT 22 1 19 PM '81
CAMBRIDGE, MASS.

October 19, 1981

The Honorable Francis H. Duehay
Mayor
City Hall
Cambridge, Massachusetts

Re: Proposed C1-A Zoning Petition
Portland Street (Tract Number 4-C)

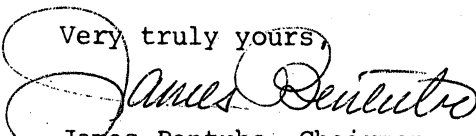
Dear Mayor Duehay:

The board of directors of the Wellington-Harrington Citizens Committee respectfully requests the opportunity to present to the City Council a reasonable alternative to the uncertainties posed by the current draft of the proposed C1-A zoning petition for a section of Portland Street.

We are in complete agreement with the goals and objectives of the zoning petition: to provide homeownership opportunities for low or moderate income families. However, the means by which these goals are to be reached are too indefinite; we propose a simple alternative method: a cooperation agreement with the City Council, which will describe the definitive means to achieve these goals.

At the Ordinance Committee meeting you indicated that we would receive due and proper notice from the Council when this matter came before it for action. Kindly notify us when we may be heard on our proposal enclosed herewith.

Very truly yours,


James Bentubo, Chairman

6. H-152

Comm. from James Bentubo, Chairman, Wellington-Harrington Citizens Comm. re: proposed agreement between Wellington-Harrington Development Corp. & the City Council regarding the petition to rezone a portion of Portland St. as a C-1A district.

10/26/81

Testative Hearing Date

Nov 9th at 6:30 AM

Letter to E. Wyle approved

petitioner notified

10/27/81 mlu

and by certified mail

10/28/81

In City Council,

October 26, 1981

10/26/81

MR BENTUBO to

Be notified of date

of Hearing by the

Council on order of

E. Wyle.

Check to NOTIFY

- OF DATE -

RECEIVED
OCT 27 1981
CITY OF PORTLAND