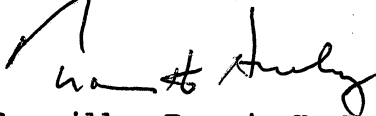


Councillor David Sullivan raised the possibility of having the trust fund created by ordinance rather than council order to give the fund more importance with a provision which should limit the amount to be spent on administration of the fund as well as the amount of money which could be spent on rehabilitation of houses.

Councillor Willaim Walsh questioned whether or not any goals had been set by the Community Development Department? Mr. Rosenberg responded by stating that passed on the proposed linkage fee the goal would be approximately \$1M annually. Finally Councillor Duehay stated he was aware that the Housing Authority in San Francisco has recently filed a bond issue for the development of housing units and possibility the City should look into this as well. The hearing was adjourned at 6:42 P.M.

For the Committee


Councillor Francis H. Duehay
Chairman

Councillor Francis Duehay questioned why no action was currently underway regarding a "Home Rule" petition in a effort to have impact on all future development in Cambridge. Mr. Rosenberg responded by stating that in the past, the Massachusetts Legislature has turned down similar petitions, such as the creation of a land bank and the establishment of a transfer tax. Councillor Duehay suggested that such a petition be prepared and filed anyway and requested that Mr. Rosenberg also begin to review a linkage fee for residential development similar to commercial development. Mr. Rosenberg responded by stating he would review the concept of a legislative petition with the Law Department and City Manager but further stated that at the present time there is no methodology regarding a residential construction fee.

Councillor David Sullivan stated the City should pursue this anyway.

Relative to the creation of a Housing Trust Fund. Vice Mayor Wolf stated her concern for appropriate citizen participation regarding this fund and stated there should be more than just one community representative. Councillor David Sullivan agreed and also stated he was concerned with the potential of a conflict of interest with Community non-profit housing groups. He suggested that further legal research should be done on this issue.

Mr. Rosenberg stated that he was concerned with having a board which is representative but also of manageable size.

Councillor Francis Duehay stated that the establishment of a Housing Trust Fund was unanimously endorsed by the City Council and that it was important to continue this support in order to get the development of housing under the control of the City.

Councillor Duehay reviewed for the Committee the copies discussed at the hearing, including the establishment of a Housing Trust Fund, the completion of a survey begin, conducted by the Community Development Department relative to employment, housing, and community patterns, housing construction and the project of a "Home Rule" petition being filed. Councillor Duehay requested Mr. Rosenberg review these issues with the City Manager.

City of Cambridge

In City Council..... March 28, 1988

The Linkage Study Committee conducted a public hearing on Thursday, March 17, 1988 beginning at 5:30 P.M. in the Ackermann Room at City Hall. The purpose of the hearing was to receive a status report on the implementation of the committee recommendations of the 1986-1987 City Council.

Councillor Francis H. Duehay, chairman of the Committee outlined the options for a linkage program as recommended by the Committee during 1987 which had been referred by the City Council to the Community Development Department.

At this time the Committee heard from Mr. Michael Rosenberg, Assistant City Manager for Community Development who stated his department had drafted a resolution establishing a Housing Trust Fund, a copy of which was provided to the Committee. Furthermore, Mr. Rosenberg stated that his department has done some extensive research and work drafting an amendment on the zoning ordinance with respect to a "linkage mechanism", however one reason for the present delay, he said, was due to a request from the City Solicitor's office relative to the overall issue of land use. This was due to recent court decision's from the state of California involving land use through linkage. He further stated that a land use expert, Attorney Edith Netter has in fact been hired and has completed her research which determined that the need for the establishment of a linkage fund in the City must be clearly documented. A final report on this will be ready within two or three weeks. Mr. Rosenberg further stated that his department evaluation will not be addressing residential development, but commercial Office Development.

Councillor David Sullivan questioned whether or not there was any reason to believe that commercial development would be reduced or stopped if linkage was in effect? Mr. Rosenberg responded that they believe a reasonable fee of \$1.00 and \$2.00 per square foot of new development would not adversely effect commercial development, but should the fee be higher it could. He further stated in response to Councillor David Sullivan, that this is some uncertainty regarding future development in the City.

Vice Mayor Alice Wolf questioned the effect or discrepancy waivers issued by boards and commissions, if a linkage program was in effect, ie parking spaces etc.. Mr. Rosenberg responded by saying some reduction of parking spaces could be seen.

REPORT**Committee on** Linkage Study

Re: the status of the implementation of
the recommendations of the Committee of
the 1986-1987 City Council.

In City Council,

March 28, 1988

3-28-88

Placed on file