RECEIVED BY
OFFICE OF CITY CLERK
DEC 3 2 02 PM '84
CAMBRIDGE, MASS.

POLAROID CORPORATION
CAMBRIDGE, MASSACHUSETTS 02139

WILLIAM J. McCUNE, JR.
CHAIRMAN OF THE BOARD
CHIEF EXECUTIVE OFFICER

November 27, 1984

Councillor David Sullivan, Chairman
Committee On Ordinances
City Council
City Hall
Cambridge, MA 02139

Dear Councillor Sullivan:

After long and thoughtful deliberation, Polaroid Corporation has determined to voice its objection to the Inclusionary Zoning Housing Ordinances proposed by you and by the Cambridge Rent Control Coalition. Because our concern for Cambridge and its citizens has been clearly demonstrated over the years, you will surely understand that this objection is not offered lightly.

Although our corporate plans for the immediate future are not affected by the proposed changes to the zoning ordinance, the very substantial burdens imposed by the proposed legislation will certainly influence any long-term decisions about future development in Cambridge. Clearly, the same is true for others contemplating expansion or development here.

Although we share the general public perception about the inadequacy of housing in this and other great American cities, we feel that an effective response to the problem demands both a comprehensive assessment of housing needs and a balanced plan for meeting those needs. It seems to us that the proposed changes to the zoning ordinance fall short of meeting those criteria.

Please understand that this expression of concern is not a repudiation of inclusionary zoning--we have insufficient information to either support or oppose that concept--but a call for a slower, more carefully reasoned response to a profoundly complex social need.

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We welcome the opportunity to be a part of the process by which such a response is developed.

Sincerely,

William J. McCune, Jr.

Copies to: Members of the City Council
Members of the Committee on Ordinances
Cambridge Chamber of Commerce

POLAROID CORPORATION

CAMBRIDGE, MASSACHUSETTS 02139

RECEIVED BY
OFFICE OF CITY CLERK
DEC 20 1 38 PM '84
CAMBRIDGE, MASS.

CHRISTOPHER C. INGRAHAM
VICE PRESIDENT,
CORPORATE MATERIALS
AND SYSTEMS MANAGEMENT

December 3, 1984

Mr. Paul Healy, City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mr. Healy:

Attached is a copy of a letter, dated November 27, 1984, from Mr. William J. McCune, Jr., Chairman of the Board and Chief Executive Officer of Polaroid Corporation, to Councillor David Sullivan, Chairman, Committee on Ordinances of the Cambridge City Council. In this letter, Polaroid Corporation has voiced its objection to the Inclusionary Zoning Housing Ordinances proposed by Councillor Sullivan and by the Cambridge Rent Control Coalition (William S. Noble and others).

Polaroid is the owner of 12.6 acres of land within the City, which would be affected by the proposed Ordinances, and wishes to be recorded as among those property owners objecting to the proposed Ordinances for the reasons set forth in Mr. McCune's letter. Attached is a list of the properties owned by Polaroid and the land areas.

Very truly yours,

POLAROID CORPORATION

CHRISTOPHER C. INGRAHAM
Vice President,
Corporate Materials and
Systems Management

Attachments

CCI/b

cc: Cambridge Chamber of Commerce

POLAROID CORPORATION
CAMBRIDGE, MASSACHUSETTS 02139

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Cambridge Chamber of Commerce

PROPERTY OWNED BY POLAROID CORPORATION
WITHIN THE CITY OF CAMBRIDGE

PROPERTY LOCATION			LAND AREA - SQ.FT.*
195 MASS. AVENUE			116,953
648 MAIN STREET			33,809
730 MAIN STREET			18,872
119WINDSOR STREET	37,620		
117WINDSOR STREET	3,150		40,770
28 OSBORN STREET			83,179
385 PUTNAM AVENUE	73,106		
784 MEMORIAL DRIVE	172,062		
794-797 MEMORIAL DRIVE	9,988		
			255,156
		TOTAL	548,739 (12.6 Acres)

(*) SOURCE - CITY OF CAMBRIDGE ATLAS

HSC:jbr
12/3/84

POLAROID CORPORATION
CAMBRIDGE, MASSACHUSETTS 02139

RECEIVED BY
OFFICE OF CITY CLERK
DEC 3 12 32 PM '84
CAMBRIDGE, MASS.

CHRISTOPHER C. INGRAHAM
VICE PRESIDENT,
CORPORATE MATERIALS
AND SYSTEMS MANAGEMENT

December 3, 1984

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POLAROID CORPORATION

CHRISTOPHER C. INGRAHAM
Vice President,
Corporate Materials and
Systems Management

Attachments

CCI/b

cc: Cambridge Chamber of Commerce

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City Council
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(*) SOURCE - CITY OF CAMBRIDGE ATLAS

HSC:jbr
12/3/84

City of Cambridge

In City Council December 10, 1984

The Ordinance *Committee*

comprised of the entire membership of the City Council

to which was referred a petition submitted by the City Council to create a new section 11.90 entitled LOW AND MODERATE INCOME HOUSEHOLD INCLUSIONARY HOUSING REQUIREMENTS FOR RESIDENTIAL, OFFICE, INSTITUTIONAL AND RETAIL DEVELOPMENT and a petition submitted by William S. Noble on behalf of the Rent Control Coalition to add a new section 11.90 entitled LOW AND MODERATE INCOME HOUSEHOLD INCLUSIONARY HOUSING REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT met on Tuesday, December 4, 1984 in the City Council Chamber at five o'clock and forty-five minutes p. m.

Councillor David Sullivan, Chairman, presided.

The Chair called for the proponents to appear and be heard at this time.

Councillor David Sullivan stated that he would relinquish the chair for the purpose of discussing the petitions which were before the Committee for their consideration and in his absence from the chair, Councillor Walter Sullivan presided.

Councillor David Sullivan stated that the Committee was hearing both petitions at the same time since they deal with the same subject matter. He outlined the income restrictions for eligibility in federal housing and further stated that the first ten thousand square feet of building space would be exempted and that one unit for each ten thousand square feet of gross floor would be provided under the proposals. He also stated that the opposition to the proposed zoning amendments would argue that we are killing the goose that lays the golden egg. In response to this comment, Councillor David Sullivan stated that many developers had been the recepient of tax breaks and subsidies from both federal and state governments and have not provided any housing in the process, that President Reagan has indicated that there would be more cuts in the funds available through HUD and for the development of housing in the upcoming budget. He further stated that while construction does provide jobs it does not met the needs of Cambridge citizens; that tax benefits allowed by the federal government for development does not reach the citizens of Cambridge and that we should first try linkage proposal and see if it works, that maximization of proceeds for developers should not have priority over the rights of workers and the needs of citizens for affordable housing. He further requested that anyone with a better approach to the problem would be welcomed by him.

Councillor Wolf stated that she hoped that the opposition to the housing proposals would not just say no, that the City Council would like them to share their concerns with the City Council and make recommendations for changes. She also stated that many communities, it must be remembered, that industry brings housing needs for those employed that there is a demonstrated connection between the industrial development and housing needs and that she hoped that out of this process a consensus could be formed and recommendations made and carried out.

Councillor Vellucci stated that he did not understand the requirements of the federal government regarding income levels to qualify for low and moderate income housing and outlined the need for housing for Cambridge citizens and stressed the necessity of adopting positive attitudes for the development of inovative approach to provide housing for the citizens of Cambridge.

The Committee heard from William Noble from the Rent Control Coalition who recorded his support for the petitions and submitted an outline of the differences between the two petitions which is appended to this report and referred to as Appendix A. He also stated that there was a need for afforable housing in the City of Cambridge.

The Committee heard from Daniel J. Wuenschel, Executive Director of the Cambridge Housing Authority who read a prepared statement which is appended to this report and referred to as Appendix B. In his statement Mr. Wuenschel stated that the Housing Authority supported the concept of the inclusionary zoning and the draft prepared by the Working Group on Inclusionary Zoning. He further stated that Cambridge has a critical and increasing need for low and moderate housing and that the Housing Authority has a low turnover rate and few vacancies and that they had to close their regular family waiting list in 1980 due to the extraordinary number of applicants and the waiting time for vacancies. He also stated that the leased housing program had thus far certified 303 applicants for placement but that only 89 applicants have been placed due to the difficulties in locating units and attracting landlords to take part in the program. Mr. Wuenschel stated that the need for family housing and shelter for those with special needs remained largely untouched. He outlined the role that the Housing Authority could play under Inclusionary Zoning and further stated that the amount of housing likely to be generated under this ordinance is substantial and advocated a public planning process with the public and the non-profit housing development entities taking part so that the issue could be addressed citywide.

In answer to questions by Councillor Duehay, Mr. Wuenschel stated that applications have been filed under all programs, that the agency is restricted by cost limits regarding the purchase of property and public development and the amount of money allocated to the programs. Mr. Wuenschel further stated that there was a need for new developments and finance in order to move forward with more housing units.

The Committe heard from Assistant City Manager for Community Development, Kathy Spiegelman, who outlined elements for a successful Inclusionary Zoning and Linkage Program as follows:

1. private real estate development joining the public sector to expand the opportunities for decent, affordable housing.

2. developer contributions to be combined with other housing programs to achieve optimal results through leveraging.

3. city to make an affirmative contibution rather than attempting to regulate new housing into existence.

4. flexibility allowed to negotiate site specific components.

5. developer contributions being set at reasonable levels.

6. administration of program being manageable.

7. targeted population being given access to units over an extended period of time through resale agreements or rent regulatory provisions.

8. public purpose under the zoning is clearly stated to make the requirements legally defensible.

At the conclusion, Ms. Spiegelman stated that the Community Development Department recommends that the above elements be included in any inclusionary zoning and linkage program in the City of Cambridge.

At this time Councillor David Sullivan stated that he would welcome specific language to carry out the recommendations submitted by the Assistant City Manager for Community Development.

The Committee heard from Denise Simmons, 176 Brookline Street, Ward Five Democratic Committee, who recorded her support for the petitions and stated that the Housing Authority units are the only affordable units in the City and further urged passage of a strong version of the zoning amendments.

The Committee heard from Michael Turk, 24 Prescott Street, from the Rent Control Coalition, who recorded his support and stated that there is an office space boom in the city with a thirty-two percent increase this year alone. He stated that there was 1½ million square feet of office space in Harvard Square and that a balance must be maintained. He further stated that properties are demolished to make way for commercial enterprises, that there is a need for housing and jobs for Cambridge residents. His statement is appended and referred to as Appendix C.

The Committee heard from Robert LaTremouille, 348 Franklin Street who recorded his support and stated that under Chapter 40A, Section 9 allow the city to develop linkage.

The Committee heard from Pablo Calderon, Executive Director of the RCCA, Corporation, 217 Western Avenue, recorded his support and stated that he agreed with the twenty-five percent of the units for the poor. He also stated that the developers have used government subsidies and that he was in favor of the developers providing housing.

The Committee heard from Bill Cavellini, 274 Brookline Street, who recorded himself in favor of the zoning amendments. He further stated that we need to help the newcomers coming to the Cambridgeport area and that it was imperative for the private sector to make contributions to housing and that all other sources have reached their limit and are exhausted.

The Committee heard from Charles Ash, Secretary of the Cambridge Committee of Elders, resident of 48 Eustic Street, who recorded that organization in favor of the principle of Inclusionary Zoning. He also stated that the Committee on Elders felt that Cambridge is at a critical point and that Inclusionary Zoning is a necessary form to control the exclusion of ordinary people, young and old, from any housing with the city. Mr. Ash's statements is appended to this report and referred to as Appendix D.

Steve Gary, CEOC, 11 Inman Street, recorded himself in support of the proposed zoning amendments.

Vincent Dixon, 287 Harvard Street, recorded himself in support of the proposed zoning amendments.

The Committee heard from Victoria Kent, 88 Hammon Street, who read a prepared statement which is appended to this report and referred to as Appendix E. In her statement Ms. Kent stated that she was in favor of the Inclusionary Zoning petitions.

The Committee heard from Frederick Levy, President of the Cambridge Civic Association, who read a prepared statement which is appended to this report and referred to as Appendix F. In his statement Mr. Levy stated that the CCA supports the Inclusionary Zoning Petition and further that they support an expanded housing stock by requiring low and moderate income housing in conjunction with large scale real estate developments so long as new housing does not result in high density development encroaching on less dense residential area. He also stated that he believed that this proposal is feasible, that it will not choke off development and that it will result in real additions to the housing stock in the city.

At eight o'clock and fifty-nine minutes p. m. the chair closed the hearing for the proponents and requested the opposition to appear.

Douglas Thayer, 1810 Massachusetts Avenue, owner of the Gilbert Companies, recorded himself in opposition to the zoning amendments.

David Clem, represent The Athenaeum Group, 25 Arlington Street, recorded his opposition to the zoning amendments.

Harold L. Goyette, 540 Franklin Street, recorded himself in opposition.

The Committee heard from Alex Steinbergh, 3 Clinton Street, who stated that he believed that low cost housing should be built, that owners should be given bonus incentives to provide housing and where six units are contemplated for building now becomes eight and that twenty-five percent of the units should be low and moderate housing and the feasibility regarding parking requirements for these developments should be considered.

The Committee heard from Joseph W. Haley, from Goodwin, Procter and Hoar, representing the Congress Group, Hines Industrial, Forest City Enterprises and Boston Properties, recorded their opposition to the zoning proposals. Attorney Haley question the problem of getting needed housing, whether it is legal to proceed this way. He also question whether Chapter 40 Section 9 was a proper legal basis for proceeding in this matter. He further stated that he liked the suggestions offered by Kathy Spiegelman and that the proposals offered by her are good for the city Council to consider; that the proposals as they stand now would be found to be illegal if tested in court without working with some compensation plan.

The Committee heard from David Hughes, representing the Chamber of Commerce, recording their opposition. He stated that the proposals would have a devastating effect on the economic vitality of the City and that the proposals, if enacted, would send the message to the developers that Cambridge is against development and that small businesses wanting to expand would be hurt. He further stated that it has never been proven that there is a link between the need for housing and increased development and that the proposal amounted to a special tax on the developers and would greatly increase the already lengthy period required to get a development off the ground.

Councillor David Sullivan stated that he had invited Mr. Hughes to work with the Group and that he had agreed to attend but not participate in the deliberations and that he had offered no alternative proposed for alleviating the housing crises.

Councillor Wolf stated that it is the right to housing to people as well as a right to property that it is a moral requirement that housing be provided for all persons. She further stated that we should consider alternative proposals and not adopt a negative attitude toward the housing needs.

Mr. Hughes responded by stating that the proposals would be a disincentive to development.

Councillor Duehay stated that the Chamber did not lead in 1960 and inquired as to where the leadership of the Chamber was now. He also stated that we need positive thoughts to solve the problem.

Councillor Vellucci stated to Mr. Hughes that you were invited and you did not respond.

Councillor Duehay requested the City Clerk to request, in writing, from the people who were not heard for their views on the Inclusionary proposals.

Councillor David Sullivan stated that the issue is whether this proposal would create more low cost housing and Attorney Haley stated that it is illegal and a simplistic approach to the problem.

The Committee heard from Thomas J. Costagliola, 610 Green Street, owner of Infinity Construction, who recorded his opposition to the zoning proposals. He also questioned whether a special permit would be advisable with units of 5, 6 or more and that the new proposed ordinance would encourage vested interest. He further stated that parking spaces now cost $15,000 in the City of Cambridge and questioned whether low and moderate income persons could afford one. He stated that the return on the construction of a townhouse was about five to ten percent.

Communications received by the City Clerk in opposition, pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws to the Inclusionary Zoning petitions as submitted by the City Council and the Rent Control Coalition are appended to this report and referred to as Appendix G.

Councillor Wolf moved that the two proposals be referred to the City Council, without recommendation.

On a voice vote the motion -

Carried.

For the Committee,

Councillor David Sullivan,
Chairman.

NOTE: Appendix H is a list of the main recommendations in the Working Group proposal submitted by the City Council and the alternative proposal submitted by the Rent Control Coalition.

*Notes

The body coolant systems are worn under the Environmental suits. They keep body core temperature at normal levels, therefore allowing members to work comfortably and efficiently. Whereas without a coolant system, body core temperatures rapidly rise, with increases in respiration & blood pressure, and a resulting decrease in work time and efficiency

#9 Calendar #9 1/21/85

Report from C. D. Sullivan, Chairman of the Committee on Ordinances Re: petition of the City Council to create a new section 11.90 entitled "Low and Moderate Income Household Inclusionary Housing Requirements for Residential, Office, Institutional and Retail Development" and the petition of William S. Noble to add a new section 11.90 entitled "Low and Moderate Income Household Inclusionary Housing Requirements for Residential, Commercial and Industrial Development".

1/21/85

Councillor David Sullivan
Moved Calendar #9 from
the Table and moved
passing to 2nd
Reading which carried
on a voice vote
Petitions published 1/24/85

In City Council, 3/4/1984

December 10, 1984 Placed on File

12/10/84

- Report received
Tabled by Councillor
David Sullivan

City of Cambridge

In City Council December 10, 1984

The Ordinance *Committee*

comprised of the entire membership of the City Council

to which was referred a petition submitted by the City Council to create a new section 11.90 entitled LOW AND MODERATE INCOME HOUSEHOLD INCLUSIONARY HOUSING REQUIREMENTS FOR RESIDENTIAL, OFFICE, INSTITUTIONAL AND RETAIL DEVELOPMENT and a petition submitted by William S. Noble on behalf of the Rent Control Coalition to add a new section 11.90 entitled LOW AND MODERATE INCOME HOUSEHOLD INCLUSIONARY HOUSING REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT met on Tuesday, December 4, 1984 in the City Council Chamber at five o'clock and forty-five minutes p. m.

Councillor David Sullivan, Chairman, presided.

The Chair called for the proponents to appear and be heard at this time.

Councillor David Sullivan stated that he would relinquish the chair for the purpose of discussing the petitions which were before the Committee for their consideration and in his absence from the chair, Councillor Walter Sullivan presided.

Councillor David Sullivan stated that the Committee was hearing both petitions at the same time since they deal with the same subject matter. He outlined the income restrictions for eligibility in federal housing and further stated that the first ten thousand square feet of building space would be exempted and that one unit for each ten thousand square feet of gross floor would be provided under the proposals. He also stated that the opposition to the proposed zoning amendments would argue that we are killing the goose that lays the golden egg. In response to this comment, Councillor David Sullivan stated that many developers had been the recepient of tax breaks and subsidies from both federal and state governments and have not provided any housing in the process, that President Reagan has indicated that there would be more cuts in the funds available through HUD and for the development of housing in the upcoming budget. He further stated that while construction does provide jobs it does not met the needs of Cambridge citizens; that tax benefits allowed by the federal government for development does not reach the citizens of Cambridge and that we should first try linkage proposal and see if it works, that maximization of proceeds for developers should not have priority over the rights of workers and the needs of citizens for affordable housing. He further requested that anyone with a better approach to the problem would be welcomed by him.

REPORT

Committee on

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Steve Gary, CEOC, 11 Inman Street, recorded himself in support of the proposed zoning amendments.

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The Committee heard from Victoria Kent, 88 Hammon Street, who read a prepared statement which is appended to this report and referred to as Appendix E. In her statement Ms. Kent stated that she was in favor of the Inclusionary Zoning petitions.

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The Committee heard from Alex Steinbergh, 3 Clinton Street, who stated that he believed that low cost housing should be built, that owners should be given bonus incentives to provide housing and where six units are contemplated for building now becomes eight and that twenty-five percent of the units should be low and moderate housing and the feasibility regarding parking requirements for these developments should be considered.

The Committee heard from Joseph W. Haley, from Goodwin, Procter and Hoar, representing the Congress Group, Hines Industrial, Forest City Enterprises and Boston Properties, recorded their opposition to the zoning proposals. Attorney Haley question the problem of getting needed housing, whether it is legal to proceed this way. He also question whether Chapter 40 Section 9 was a proper legal basis for proceeding in this matter. He further stated that he liked the suggestions offered by Kathy Spiegelman and that the proposals offered by her are good for the city Council to consider; that the proposals as they stand now would be found to be illegal if tested in court without working with some compensation plan.

The Committee heard from David Hughes, representing the Chamber of Commerce, recording their opposition. He stated that the proposals would have a devastating effect on the economic vitality of the City and that the proposals, if enacted, would send the message to the developers that Cambridge is against development and that small businesses wanting to expand would be hurt. He further stated that it has never been proven that there is a link between the need for housing and increased development and that the proposal amounted to a special tax on the developers and would greatly increase the already lengthy period required to get a development off the ground.

Councillor David Sullivan stated that he had invited Mr. Hughes to work with the Group and that he had agreed to attend but not participate in the deliberations and that he had offered no alternative proposed for alleviating the housing crises.

Councillor Wolf stated that it is the right to housing to people as well as a right to property that it is a moral requirement that housing be provided for all persons. She further stated that we should consider alternative proposals and not adopt a negative attitude toward the housing needs.

Mr. Hughes responded by stating that the proposals would be a disincentive to development.

Councillor Duehay stated that the Chamber did not lead in 1960 and inquired as to where the leadership of the Chamber was now. He also stated that we need positive thoughts to solve the problem.

Councillor Vellucci stated to Mr. Hughes that you were invited and you did not respond.

Councillor Duehay requested the City Clerk to request, in writing, from the people who were not heard for their views on the Inclusionary proposals.

Councillor David Sullivan stated that the issue is whether this proposal would create more low cost housing and Attorney Haley stated that it is illegal and a simplistic approach to the problem.

The Committee heard from Thomas J. Costagliola, 610 Green Street, owner of Infinity Construction, who recorded his opposition to the zoning proposals. He also questioned whether a special permit would be advisable with units of 5, 6 or more and that the new proposed ordinance would encourage vested interest. He further stated that parking spaces now cost $15,000 in the City of Cambridge and questioned whether low and moderate income persons could afford one. He stated that the return on the construction of a townhouse was about five to ten percent.

Communications received by the City Clerk in opposition, pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws to the Inclusionary Zoning petitions as submitted by the City Council and the Rent Control Coalition are appended to this report and referred to as Appendix G.

Councillor Wolf moved that the two proposals be referred to the City Council, without recommendation.

On a voice vote the motion -

Carried.

For the Committee,

David E. Sullivan

Councillor David Sullivan,
Chairman.

NOTE: Appendix H is a list of the main recommendations in the Working Group proposal submitted by the City Council and the alternative proposal submitted by the Rent Control Coalition.

APPENDIX "A"

Cambridge Rent Control Coalition November 18, 1984

INCLUSIONARY ZONING PROPOSALS:

COMPARISON OF EFFECTIVE RATES

Total Number of Units Constructed	CRCC Plan		Working Group Plan	
	Low/Mod Units	Effective %	Low/Mod Units	Effective %
1	0	0	0	0
2	0	0	0	0
3	0	0	0	0
4	1	25	0	0
5	1	20	0	0
6	1	17	0	0
7	1	14*	0	0
8	2	25	1	13
9	2	22	1	11
10	2	20	1	10
11	3	27	1	9*
12	4	33	2	17
13	4	31	2	15
14	4	29	2	14
15	4	27	2	13
16	5	31	3	19
17	5	29	3	18
18	5	28	3	17
19	6	32	3	16
20	6	30	4	20
25	8	32	5	20
30	9	30	6	20
40	12	30	9	23
50	15	30	11	22
75	22	29	17	23
100	30	30	24	24
500	150	30	124	25

* Lowest Effective Percentage

Note on rounding: CRCC Plan rounds to nearest even whole number of units.
Working Group Plan rounds to next higher whole number of units.

Dan

APPENDIX "B"

Statement of Daniel J. Wuenschel
Executive Director of the Cambridge Housing Authority
before the Committee on Ordinances
December 4, 1984

The Cambridge Housing Authority strongly supports the concept of inclusionary zoning for Cambridge and the draft ordinance created by the Working Group on Inclusionary Zoning. We are here to testify to the need for more low- and moderate-income housing in Cambridge, the role the CHA could play under this ordinance, and the new possibilities that would be created by its passage.

I. Housing Need in Cambridge

Cambridge has a critical and increasing need for housing that low- and moderate-income families can afford. Although the CHA manages some 1500 units of family housing in its developments, turnover is low and vacancies are few. There were only 62 placements of new families in CHA housing in 1983, 32 in the first 9 months of 1984. Some of these were emergency cases. The CHA had to close its regular family waiting list in 1980 due to the extraordinary number of applicants and the resulting waiting time for vacancies. At that time, there were more than 800 Cambridge families on the list. In the next few months, as we reactivate that list, we are likely to be placing families who have waited 6 years for a unit.

Our leased housing program activity also illustrates this great need. In May 1984, 1263 persons applied for subsidies to live in private market housing in Cambridge. Sixty % of them (or 756 people) were Cambridge residents. Thus far, of the 303 certified for placement, only 89 have been

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placed, due to difficulties in locating units and attracting landlords to participate in the program. In all of 1983, only 15% of the 1294 applicants (196 people) could be placed.

The CHA has met much of the needs of the elderly for affordable, decent housing in Cambridge, but the need for family housing -- and shelter for those with special needs -- remains largely untouched. In the next few weeks, the Reagan administration is likely to announce further cuts in funding for new public housing and in programs that help poor families obtain food and medical care. It is thus imperative that local governments find a way to provide affordable housing opportunities for the great number of families whose means are being further stretched by these cutbacks.

II. What CHA Could Do Under Inclusionary Zoning

The inclusionary zoning ordinance being considered here would require that developers of housing, office, business, or institutional space in Cambridge provide units, land, or cash payments for low- and moderate-income housing. The CHA could play the following roles:

- if dwellings were provided, CHA could purchase and manage them, or place leased housing tenants in them. CHA has subsidy money and is actively looking for units like this all over Cambridge;
- if land were provided, CHA could build new public housing units for families;
- if cash payments were provided, CHA could also build new units, leveraging the Trust money further with state and federal funds.

III. New Possibilities Under Inclusionary Zoning

The amount of housing likely to be generated under this ordinance is substantial; the Community Development Department estimates that commercial development alone will support nearly 700 units by the year 2000 and over 200 units in the next 3 years. There should be enough activity for low- and moderate-income housing to be provided <u>throughout</u> Cambridge. To prepare for, and to take advantage of, this opportunity, the CHA would advocate a public planning process, with public and non-profit housing development entities taking part. In this way, the opportunity could be addressed citywide, not one neighborhood at a time. A new basis could be built for cooperation with all the neighborhoods in creating affordable housing for low- and moderate-income families.

Michael Turk

APPENDIX "C"

For CRCC

1) City awash in office & commercial development

32% increase in office market in 3 years (Bunker & Tradesman) latest issue

With more to come: GSD study for Harv. Sq. area

blueprint for development // identifies potential for another 1½ mil. sq. ft. office space

consistent theme: no housing for Cambr. residents is being built

2) Unbridled development; need for balance

a) neighborhood stores disappear as commercial rents soar & properties are demolished to make way for office projects

b) employees of new high tech/biotech/office firms look for housing in Cambridge & put even more pressure on city's short supply of affordable housing

c) no new jobs are created for Cambridge residents

d) no new housing for low & moderate income people is built

3) Housing needs particularly stark

No. of households in city paying > 30% of income for rent & living in substandard conditions 8762 < 25% of all households

(Excludes public housing tenants : 4657 units)

(" owner-occupied units : 8889 ")

≈ 16,000 (15,796) < 25% of income for rent

4) Program of "linkage" & "inclus. zoning" plays critical part in achieving balanced, community development

a) links housing development with office/commerc. development

b) enlarges supply of affordable housing in city

Projects lost (H. Sq.)

1) Shoe Elements site

2) Niles development betw. Plympt. + Linden — feasibility/

3) Charles Sq. — willingness

4) Union Green

- inclusionary formula: 42 units under plan

CRCC petition: strong + effective

spells out what happens

Housing Referendum

APPENDIX "D"

My name is Charles Ash. I live at 48 Eustis Street in Cambridge and I am Secretary of The Cambridge Committee of Elders.

At a recent combined membership and Executive Board Meeting, The Cambridge Committee of Elders voted unanimously to endorse in principle Inclusionary Zoning.

Two of the main concerns of elderly people today are shelter and personal health, aside for a natural concern for family and friends.

One of our Board members remembers a former city official saying about twenty years ago that Cambridge would in time become "a city of towers and parks." That has not happened. Thanks to the diligence, compassion and intelligence of the people of Cambridge and their government it is still possible for ordinary people to live in a comfortable frame house and raise tomatoes and broccoli in their back yard. But this is becoming increasingly impossible for many people. As you well know, Cambridge is undergoing a colossal redevelopment. Kendall Square, to say nothing of Alewife, seems to represent the "city of towers and parks" which was foretold years ago.

While we are not totally opposed to all development, we feel that Cambridge is at a critical point and we see Inclusionary Zoning as a most necessary form of control to prevent the exclusion of ordinary people, young and old, from any housing in this city.

The market for shelter which affects retired persons more than any other factor besides personal health should not forever be allowed to be governed solely by the market, a force which sometimes degenerates into sheer greed. At some point a civilized society has to intervene to prevent abuses. We see Inclusionary Zoning as such a civilized and intelligent intervention.

We urge you to give your most earnest consideration to the proposed Inclusionary Zoning ordinance and to act in the best interests of the ordinary people of Cambridge.

Thank you very much.

APPENDIX "E"

88 Hammond Street
Cambridge, MA 02138

4 December 1984

Elected Representatives
City Government of Cambridge
City Hall
Cambridge, Massachusetts

Honorable Mayor and City Councillors:

For the past seventeen years I have resided in the area of the city known as the Agassiz neighborhood. My son and I make our home in a Harvard University owned, rent controlled apartment. As a single parent, a secretary by profession, I am in the position of feeling "lucky" to have affordable housing for as I look around the broader Cambridge community I see many women, like myself hard workers and responsible citizens, who are not so fortunate and must spend the greater part of their incomes simply to provide a roof for themselves and their children. This in a city where diversity is supposedly a valued asset -- seems to me that the message is that it's O.K. to be different as long as you can pay the price, in this case the rapidly escalating cost of housing as determined by developers who for the most part are dollar opportunists with no sensitivity to the overall housing needs of a traditionally economically diverse community. Over the past two decades I have observed a steady decline in the affordable housing stock in the neighborhood around me. Those who are not rich or members of two-professional income family units have had to move away -- not simply out of the neighborhood, but out of this city. There has been nothing done to replace these units, these homes for good people who are being punished/pushed out for lack of upper middle income professions. It ought to be stopped. The inclusionary zoning petition before you tonight is one small way to begin to make an effort in this direction. I hope you will make serious consideration of it, and approve it in a viable form, thus showing that Cambridge is one community which is concerned with the needs of all its citizens, not just the rich and influenctial.

Thank you.

Victoria Kent

APPENDIX "F"

12/4/84

My name is Frederick Levy and I am President of the Cambridge Civic Association.

The CCA strongly supports the proposal of the Working Group on Inclusionary Zoning and Linkage. I had the pleasure of testifying before this committee in May of last year in support of an earlier draft of an inclusionary zoning proposal, and I would like to reiterate here the position taken in CCA's platform. We "support expanded housing stock by requiring low and moderate income housing in conjunction with large-scale real estate developments, so long as new housing does not result in high density development encroaching on less dense residential areas."

The need for low and moderate income housing has not changed since last year; if anything it has become greater. The data assembled by the Working Group amply demonstrates that Cambridge families need housing assistance that they cannot get. With over 800 families on the waiting listing for public housing and with over a fourth of the households in the city needing some kind of housing assistance, there should be no question of the need for additional low and moderate income housing.

As if the present need for housing assistance were not enough justification for this proposal, the current development boom in the city is creating additional housing demand. The Community Development Department has estimated that there will be over seven million square feet of new development between now and 2000 and that this development will create over twenty thousand new jobs. These new workers will create a demand for more than four thousand additional housing units. There seems little likelihood that the market will build this many units.

Furthermore, the federal government seems ready to pull completely out of its housing committments. Since 1981 housing funds have been cut back sharply and the federal budget proposals being talked about will reduce these funds even more, if they are not eliminated entirely.

The Working Group's proposal seeks to fill this housing gap by requiring the developments that create the housing demand to participate in satisfying it. All types of development except industrial are included, and there are reasonable exemptions for small developments - under 10,000 square feet or eight housing units. The formulas proposed strike a balance between placing too great a burden on developers, on the one hand, and, on the other, failing to produce meaningful amounts of housing. The effective cost to the developer is no more than 5% to 6%, which should not affect the developer's ability to rent space.

The arguement will surely be made that there should be incentives to induce developers to build in Cambridge and to offset the costs of the housing that this proposal makes them provide. The only kinds of incentives that have been mentioned so far are those that give zoning bonuses, offering greater height and density than the

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zoning code would allow. Unfortunately, these are just the kinds of incentives that the city can least afford to offer. Many of us have fought long and hard to provide the kind of zoning which protects our neighborhoods. None of us wants Cambridge to become a city of high-rises and none of us wants to lose the little open space left here.

I am sure that the development community will argue that the burden of this proposal is intolerable, that it will drive out development, that no developer will ever want to do business in Cambridge, and so forth and so forth. But I truly believe that this proposal is feasible, that it will not choke off development, and that it will result in real additions to the housing stock in the city.

APPENDIX "H"

The main recommendations in the petition submitted by the City Council which was prepared by the Working Group are:

1. that developers of office, retail and institutional, including academic, space provide one housing unit for every 10,000 square feet of the floor space of the development, the first 10,000 square feet of floor space being exempted.

2. that housing developers set aside twenty-five percent of all housing units constructed for low and moderate income residents, the first seven units being exempted.

The alternative proposal submitted by the Rent Control Coalition would:

1. exempt housing developments of three units or less.

2. require developers of four to ten housing units to set aside twenty percent of the total units for low and moderate income people.

3. require developers of more than ten housing units to set aside thirty percent of the total units for low and moderate income people.

4. not allow developers simply to pay the cost of housing units.

5. give less authority to the housing development trust fund board.

C. C. 106

APPENDIX "G"

City of Cambridge

December 4, 1984

Communications received by the City Clerk, Paul E. Healy, in opposition, pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws, to the Inclusionary Zoning Petitions as submitted by the City Council and the Rent Control Coalition as follows:

1. William J. McCune, Jr., Chairman of the Board and Chief Executive Officer of Polaroid Corporation, as owner of 12.6 acres of land within the City of Cambridge.

2. Robert R. DeGuglielmo, owner of the premises numbered 799 Cambridge Street, 215 Grove Street and 17-19 Elm Street.

3. John G. Gross, owner of the premises numbered 15 Tudor Street.

4. John A. Gross, owner of the premises numbered 125 Sidney Street.

5. Roger A. Buton, Vice President of New England Confectionary Company, owner of the premises numbered 254 Massachusetts Avenue.

6. Charles E. Sage, Trustee of Edwin R. Sage Company, owner of the premises numbered 412-420 Broadway.

7. C. Vincent Vappi, Presidentof Vappi and Company, Inc., owner of the premises numbered 240 Sidney Street, 216 Sidney Street and 19 Grove Avenue.

8. Priscilla S. Aikenhead, Trustee of John D. Aikenhead Insurance Trust, owner of the premises numbered 10 Forest Street.

9. Priscilla S. Aikenhead, Manager, Forest Street Trust, owner of the premises numbered 21 Forest Street.

10. George Clulos, President, East Cambridge Savings Bank, owner of the premises numbered 260, 262, 266, 274, 278, 292 and 1318 Cambridge Street.

11. Morris and Henry Glassman, Trustees of M & H Realty Trust, owner of the premises numbered 305 Webster Avenue.

12. Robert J. DeSousa, owner of the premises numbered 50 Mt. Vernon Street, 6 Ashton Place, 5 Ashton Place and 55 Harvey Street.

13. Mary Sorrentino, owner of 17 Pleasant Street.

14. Mary Sorrentino, Trustee of Nicola Sorrentino Family Trust, owners of the premises numbered 382 Harvard Street and 15 Remington Street.

15. Martin Annis, President, American Science and Engineering, Inc., owner of the premises numbered 40 Erie Street.

16. C.B. Lyon, President, John D. Lyon, Inc., owner of the premises numbered 143 Alewife Brook Parkway.

17. Joseph G. Adams, Jr., President, J. & C. Adams Company, Inc., owner of the premises numbered 75 New Street.

18. Barbara Murphy, Tr., owner of the premises numbered 1420-1440 Massachusetts Avenue.

19. Jacques Sultan, Trustee of 871 Massachusetts Avenue Realty Trust, owner of the premises numbered 871 Massachusetts Avenue.

20. Paul A. Weiner, owner of the premises numbered 356 Broadway.

21. Anthony D. Previte, owner of the premises numbered 89-91 Winter Street.

22. Dominic A. Previte, Jr., owner of the premises numbered 79-87 Winter Street.

23. Joseph I. Previte, owner of the premises numbered 2013 Massachusetts Avenue, 262 Msgr. O'Brien Highway and 245 Msgr. O'Brien Highway.

24. Alan Eckel, Eckel Industries, owner of the premises numbered 155 Fawcett Street.

25. Emline Realty Trust Company, Arthur Gilbert, Trustee, owner of the premises numbered 130 Brookline Street.

26. Crafton Wolfson, Trustee, Artcraft Richdale Trust, owner of the premises numbered 33 Richdale Avenue.

27. Anna Sullivan, owner of the premises numbered 39 Plymouth Street.

28. John A. Ciccarelli, owner of the premises numbered 533 Putnam Avenue.

29. Thomas Gannon, owner of the premises numbered 18 Plymouth Street.

30. Charles Martin, owner of the premises numbered 40 Plymouth Street.

31. Louis F. DiGiovanni, owner of the premises numbered 3, 5-7, 6-8 Craigie Circle, 19 Hilliard Street, 11-13 Story Street, 7-9 Gerry Street, 8-10 Brewer Street and 50 Church Street.

32. Louis F. DiGiovanni and Charles Polcari, owners of the premises numbered 22, 24-24A, 26-28 Garden Street.

33. Trinity Realty Limited Partnership I, owner of the premises numbered 36 J.F.K. Street.

34. Trinity Realty Limited Partnership II, owner of the premises numbered 65 J.F.K. Street.

35. Trinity Realty Trust, owner of the premises numbered 119-123 Mt. Auburn Street.

36. Cambridge Development Association, Charles P. Guleserian, Ptnr., owner of the premises numbered 24 Spring Place.

37. John O'Neil, owner of the premises numbered 34 Linnaean Street.

38. Nai Nan Ko and Julia K.S. Ko, owners of the premises numbered 2495 Massachusetts Avenue.

39. Ugo J. Birtilam, owner of the premises numbered 325 Franklin Street.

40. B. J. Realty Trust, owner of the premises numbered 345 Franklin Street.

41. J.B. Sash and Door Co., Inc., owner of the premises numbered 335 Franklin Street.

42. Robert M. Malloy, owner of the premises numbered 2 Forest Street.

43. Hicode Corporation, owner of the premises numbered 290,292, 296, 298, 300 and 285 Boardway.

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 3 10 54 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

DEAR MR. HEALY:

THE CAMBRIDGE LAND OWNERS LISTED BELOW OPPOSE THE CHANGES TO THE CAMBRIDGE ZONING ORDINANCE PROPOSED BY COUNCILLOR DAVID SULLIVAN AND WILLIAM S. NOBLE AND OTHERS CONCERNING LOW-AND MODERATE-INCOME HOUSHOLD INCLUSIONARY ZONING REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT. WE ARE OWNERS OF REAL ESTATE IN THE CITY OF CAMBRIDGE WHO WILL BE AFFECTED BY THIS CHANGE TO THE CITY'S ZONING ORDINANCE WHICH ENDEAVORS TO CREATE THE NEW SECTION 11.90.

WE DO HEREBY FILE A WRITTEN PROTEST PERSUANT TO CHAPTER 40A, SECTION 5 OF THE MASSACHUSETTS GENERAL LAWS, AND HAVE INCLUDED THE SIGNATURES OF MORE THAN 20% IN LAND AREA OF THE AFFECTED PROPERTY OWNERS. MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 5, STATES GENERALLY THAT NO ZONING ORDINANCE CAN BE ADOPTED EXCEPT BY A TWO-THIRDS VOTE OF THE CITY COUNCIL. THIS WOULD MEAN SIX COUNCILORS. HOWEVER, THE STATUTE GOES ON TO SAY THAT IF THERE IS FILED WITH THE CITY CLERK, PRIOR TO FINAL APPROVAL OF THE ORDINANCE, A WRITTEN PROTEST, STATING THE REASONS FOR THE PROTEST, SIGNED BY "THE OWNERS OF TWENTY PERCENT OR MORE OF THE AREA OF THE LAND PROPOSED TO BE INCLUDED OR OF THE AREA OF THE LAND IMMEDIATELY ADJACENT EXTENDING THREE HUNDRED FEET THEREFROM", THEN A THREE-FOURTHS VOTE (7 COUNCILORS) WOULD BE NECESSARY FOR THE ORDINANCE TO BE ENACTED. WE NOW SO FILE SUCH A PROTEST.

THE PROPERTY OWNERS LISTED BELOW OPPOSE THIS PROPOSED ORDINANCE BECAUSE IT DOES NOT SERVE THE BEST INTERESTS OF THE CITY OF CAMBRIDGE OR THE PEOPLE WHO LIVE AND WORK HERE.

PLEASE PLACE THIS WRITTEN PROTEST INTO THE OFFICIAL RECORDS OF THE CITY.

NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Robert R. [illegible]	799 Cambridge St. Camb.
	215 Grove St. "
	17-19 Elm St.

DeGUGLIELMO INSURANCE AGENCY, Inc.

General Insurance Service

799 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

BOSTON, MA 021
PM
30 NOV
1984



PAUL HEALY
CITY CLERK
CITY OF CAMBIRDGE
795 MASSACHUSETTS AVNEUE
CAMBRIDGE, MA 02139

DECEMBER 3, 1984

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PLEASE PLACE THIS WRITTEN PROTEST INTO THE OFFICIAL RECORDS OF THE CITY.

NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
John G. Gross	15 TUDOR ST.
John A. Gross	125 Sidney ST.

Tudor Realty Trust
16 EMILY STREET
CAMBRIDGE, MASS. 02139

BOSTON, MA 021
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1984

ENERGY
FOR A
POWERFUL AMERICA
USA
20c

Mr. Paul Healy
City Clerk
City of Cambridge
795 Mass. Ave.
Cambridge, Mass.
02139

DECEMBER 3, 1984

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CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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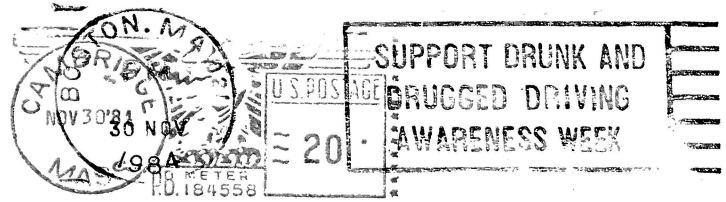
PLEASE PLACE THIS WRITTEN PROTEST INTO THE OFFICIAL RECORDS OF THE CITY.

NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
New England Confectionery Company by: Roger A. Burton Vice President Administration	254 Massachusetts Avenue Cambridge, Ma. 02139

NEW ENGLAND CONFECTIONERY COMPANY
Necco
254 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS, U.S.A. 02139



Mr. Paul Healy, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Ma. 02139

ECEMBER 3, 1984

original on file at City Clerk's office

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OFFICE OF CITY CLERK
DEC 20 1 31 PM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

DEAR MR. HEALY:

THE CAMBRIDGE LAND OWNERS LISTED BELOW OPPOSE THE CHANGES TO THE CAMBRIDGE ZONING ORDINANCE PROPOSED BY COUNCILLOR DAVID SULLIVAN AND WILLIAM S. NOBLE AND OTHERS CONCERNING LOW-AND MODERATE-INCOME HOUSHOLD INCLUSIONARY ZONING REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT. WE ARE OWNERS OF REAL ESTATE IN THE CITY OF CAMBRIDGE WHO WILL BE AFFECTED BY THIS CHANGE TO THE CITY'S ZONING ORDINANCE WHICH ENDEAVORS TO CREATE THE NEW SECTION 11.90.

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THE PROPERTY OWNERS LISTED BELOW OPPOSE THIS PROPOSED ORDINANCE BECAUSE IT DOES NOT SERVE THE BEST INTERESTS OF THE CITY OF CAMBRIDGE OR THE PEOPLE WHO LIVE AND WORK HERE.

PLEASE PLACE THIS WRITTEN PROTEST INTO THE OFFICIAL RECORDS OF THE CITY.

NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
New England Confectionery Company by: Roger A. Burton Vice President Administration	254 Massachusetts Avenue Cambridge, Ma. 02139

DECEMBER 3, 1984

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
N. E. CONFECTIONERY CO	254 MASS. AVE. BLK. 68 LOT 47 10977 17
	204 MASS. BLK 68 LOT 51

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 3 10 53 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Charles P. Sagar, Trustee	412-420 Broadway

Edwin R. Sage Company
60 CHURCH STREET
CAMBRIDGE, MASSACHUSETTS 02238

CAMBRIDGE NOV 29 '84 MASS.

U.S. POSTAGE .20 METER 5001174

Mr. Paul Healy
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 3 10 53 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
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CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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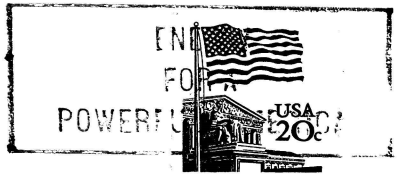
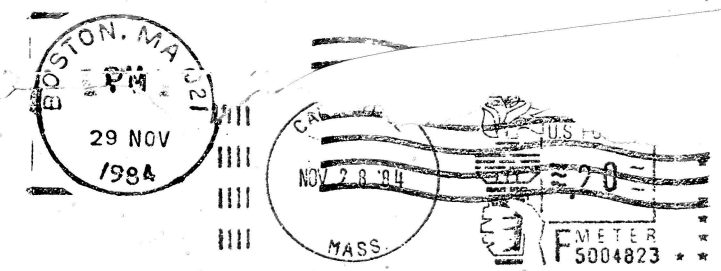
NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Vappi & Company, Inc.	240 Sidney Street
C. Vincent Vappi, President	216 Sidney Street
C. Vincent Vappi	19 Grove Avenue

MRS. JOHN D. AIKENHEAD
89 CLAIREMONT RD.
BELMONT, MASSACHUSETTS 02178





Mr. Paul Healy
City Clerk
City of Cambridge
795 MASS AVE
CAMBRIDGE MA 02139



VAPPI

240 SIDNEY STREET

CAMBRIDGE, MA. 02139

Mr. Paul Healy
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

DECEMBER 3, 1984

RECEIVED BY
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CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
JOHN D. AIKENHEAD INSURANCE TRUST, Priscilla S. Aikenhead, Trustee	10 FOREST STREET
FOREST STREET TRUST, Priscilla S. Aikenhead, Manager	21 FOREST STREET

DECEMBER 3, 1984

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CAMBRIDGE, MASS.

MR. PAUL HEALY
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CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT		PROPERTY ADDRESS(ES)
Peter Chulos	PRESIDENT	260 Cambridge Street
Peter Chulos	PRESIDENT	262 Cambridge Street
Peter Chulos	PRESIDENT	266 Cambridge Street
Peter Chulos	PRESIDENT	274 Cambridge Street
Peter Chulos	PRESIDENT	278 Cambridge Street
Peter Chulos	PRESIDENT	292 Cambridge Street
Peter Chulos	PRESIDENT	1318 Cambridge Street
East Camb Savings Bank		

P. O. BOX 67
CAMBRIDGE, MA 02141



Mr. Paul Healy
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Ma 02139

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 3 10 52 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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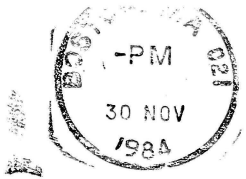
NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Morris & Henry Glassman Trustees of M & H Realty Trust. Henry Glassman	305 Webster Ave. Cambridge.





Mr. Paul Healy, City Clerk.
City of Cambridge.
795 Mass Ave.
Cambridge Mass. 02139.

DECEMBER 3, 1984

RECEIVED BY
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CAMBRIDGE, MASS.

MR. PAUL HEALY
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CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)	
Robert J DeSousa	60 Mt Vernon St	Cambridge
" "	6 Ashton Pl	"
" "	5 Ashton Pl	"
" "	55 Hawey St	"

R. J. De Sousa
72 Perkins St
W. Newton, Mass 02165

BOSTON, MA 021
PM
30 NOV
1984

OCTOBER IS
STAMP
MONTH
USA
20c

Mr Paul Healy
City Clerk
City of Cambridge
795 Mass Ave
Cambridge, Mass 02139

MARY SORRENTINO
17 PLEASANT STREET
CAMBRIDGE, MA 02139

BOSTON, MA 021
PM
30 NOV
1984

ENERGY
FOR A
POWERFUL AMERI



Mr Paul Healy
City Clerk
City of Cambridge
795 Massachusetts Avenue,
Cambridge, Mass 02139

DECEMBER 3, 1984

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DEC 3 10 52 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
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CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Mary Sorrentino	15-17 Pleasant Street, Cambridge, Mass
Nicola Sorrentino Family Tr Mary Sorrentino Trustee	382 Harvard St + 15 Remington St, Cambridge, Mass

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 3 10 51 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Martin Green, President	40 Erie Street
American Science and Engineering, Inc.	

AS&E®

American Science and Engineering, Inc.
Fort Washington
Cambridge, Massachusetts 02139

BOSTON, MA 021
PM
30 NOV
1983

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PB METER
2501621

Mr. Paul Healy
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

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CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

DEAR MR. HEALY:

THE CAMBRIDGE LAND OWNERS LISTED BELOW OPPOSE THE CHANGES TO THE CAMBRIDGE ZONING ORDINANCE PROPOSED BY COUNCILLOR DAVID SULLIVAN AND WILLIAM S. NOBLE AND OTHERS CONCERNING LOW-AND MODERATE-INCOME HOUSHOLD INCLUSIONARY ZONING REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT. WE ARE OWNERS OF REAL ESTATE IN THE CITY OF CAMBRIDGE WHO WILL BE AFFECTED BY THIS CHANGE TO THE CITY'S ZONING ORDINANCE WHICH ENDEAVORS TO CREATE THE NEW SECTION 11.90.

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THE PROPERTY OWNERS LISTED BELOW OPPOSE THIS PROPOSED ORDINANCE BECAUSE IT DOES NOT SERVE THE BEST INTERESTS OF THE CITY OF CAMBRIDGE OR THE PEOPLE WHO LIVE AND WORK HERE.

PLEASE PLACE THIS WRITTEN PROTEST INTO THE OFFICIAL RECORDS OF THE CITY.

NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
JOHN D. LYON, INC. C B Lyon, Pres.	143 Alewife Brook Parkway, Cambridge MA 02140

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 3 10 50 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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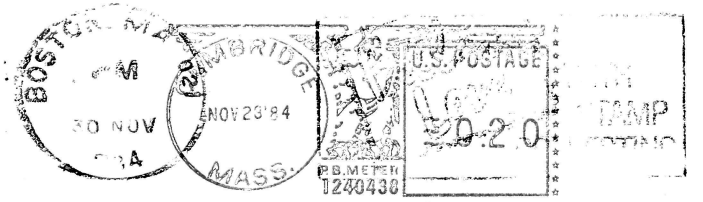
NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
New St. Camb Adjoining Lot B owned by Maywood Realty Trust Glenn G. Adams Trustee Joseph C Adams Jr Trustee	
S&C Adams Co. Inc. 75 New St Camb MA. Joseph C Adams Jr. Pres. Glenn G. Adams Treas.	

J. & C. ADAMS COMPANY, INC.
DOORS - WINDOWS - BLINDS - TRIM
ANDERSEN WINDOWALLS
75 NEW STREET CAMBRIDGE, MASS. 02138-1293



Mr. Paul Healy
City Clerk
City of Cambridge
795 Massachusetts Ave.
Cambridge, Ma 02139

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
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CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Barbara Murphy, Tr.	1420-1440 MASS. AVE. (HARVARD SQUARE)

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 3 4 48 PM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)	SIZE OF SITE
JACQUES SULTAN, TRUSTEE	871 MASSACHUSETTS AVENUE	0.21 ACRE
871 MASSACHUSETTS AVENUE REALTY TRUST		(9,180 Sq. Ft.)

Jacques Sultan

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 4 10 53 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Paul G Weiss	356 Broadway Cam

WEINER'S
ANTIQUE SHOP
Opp. State House
22 BEACON ST. COR. PARK ST.
BOSTON, MASS. 02108

BOSTON, MA 021
PM
30 NOV
1984

THE UNITED STATES OF AMERICA
20c

att
Paul Healy
City Clerk

Camb City Councilors
c/o Camb City Hall
795 Mass Ave
Camb Mass 02139

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 4 10 52 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Anthony D. Prevete	89-91 Winter Street Camb
Dominic A Prevete Jr.	79-87 Winter Street Cambridge
Joseph A. Prevete	203 Massachusetts Cambridge
	262 Mass Ave Cambridge
	245 Mass. Ave Cambridge

DECEMBER 3, 1984

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CAMBRIDGE, MASS.

MR. PAUL HEALY
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CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Alan Eckel, Eckel Industries	155 Fawcett St. Cambridge Ma 02138
ALAN ECKEL	

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 4 10 51 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
EMLINE REALTY TRUST CO. Arthur Gilbert (Trustee)	130 BROOKLINE ST CAMB.

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 4 10 51 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
ARTCRAFT RICHDALE TRUST, Crafton Wolfson - Trustee	33 RICHDALE AVE, CAMBRIDGE

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 4 10 52 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Anna Sullivan	39 Plymouth ST. Camb.
John A. Ciccarelli	533 Putnam Ave. Camb
Thomas Hannon	18 Plymouth ST. Camb.
Mr. Charles Martin	40 Plymouth ST. Camb.

J. A. CICCARELLI CONSTRUCTION, INC.
533 A PUTNAM AVE.
CAMBRIDGE, MASS. 02139

RECEIVED BY
OFFICE OF CITY CLERK
DEC 10 52 AM '84
CAMBRIDGE, MASS.





Mr. Paul Healy
City Clerk.
City of Camb.
795 Mass. Ave.
Cambridge, Massachusetts 02139

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 5 1 34 PM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
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CITY OF CAMBRIDGE
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PLEASE PLACE THIS WRITTEN PROTEST INTO THE OFFICIAL RECORDS OF THE CITY.

NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Louis F. DiGiovanni	3,5-7,6-8 Craigie Circle, 19 Hilliard St., 11-13 Story Street, 7-9 Gerry Street, 8-10 Brewer Street, 50 Church Street
Louis F. DiGiovanni and Charles Polcari	22, 24-24A, 26-28 Garden Street
Trinity Realty Limited Partnership I	36 JFK Street
Trinity Realty Limited Partnership II	65 JFK Street
Trinity Realty Trust	119-123 Mt. Auburn Street

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 5 1 34 PM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

DEAR MR. HEALY:

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Cambridge Development Assoc.	24 Spring Place
Charles P. Goleserian, ptnr	Cambridge, MA

CHARLES P. GULESERIAN

Real Estate Development

2000 MASSACHUSETTS AVENUE, CAMBRIDGE, MASS. 02140

BOSTON, MASS. 02
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PARTNERS FOR AN
ENERGY EFFICIENT
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USA
20c

Mr. Paul Healy
City Clerk
City of Cambridge
795 Mass. Ave.
Cambridge, MA 02139

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
DEC 5 1 34 PM '84
CAMBRIDGE, MASS.

MR: PAUL HEALY
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CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
JOHN ONEIL	34 LINNAEAN ST CAMB MA 02138

John O'Neil
34 Linnaean St.
Cambridge, MA 02138

BOSTON, MA 02
3 PM
1984

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OFFICE OF THE CITY CLERK

USA 20c

MR. PAUL DEVEAL
CITY CLERK
795 MASS AVE
CAMB, MA 02139

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CAMBRIDGE, MASS.

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
NAI NAN KO JULIA K. F KO	2495 MASS AVE Camb

DECEMBER 3, 1984

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CAMBRIDGE, MASS.

MR. PAUL HEALY
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CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Hyo J Bertolami	325 Franklin St. Cambridge, Mass.
B.J. Realty Trust	345 Franklin St. Cambridge, Mass.
J.B. Jash & Dour G Inc	335 Franklin St Cambridge, Mass

J. B. Sash & Door Co., Inc.
339 Franklin Street, Cambridge, Mass.

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CAMBRIDGE, MASS.

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1984

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USA 20c

Mr. Paul Healy
City Clerk
City of Cambridge
795 Mass Ave
Cambridge, Ma 02139

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK
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CAMBRIDGE, MASS.

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CITY OF CAMBRIDGE
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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Robert M Malloy	2 Forest St Camb MS

DECEMBER 3, 1984

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OFFICE OF CITY CLERK
DEC 6 10 54 AM '84
CAMBRIDGE, MASS.

MR. PAUL HEALY
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CITY OF CAMBRIDGE
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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Hicode Corporation	285 Broadway Cambridge
Hicode Corporation	290, 292, 296, 298, 300 Broadway Cambridge

0-3

Placed on file - ORIGINAL Committee on Ordinance Report re: inclusionary Zoning together with written protest of 43 individuals.

Placed on file

March 4, 1985