

At this time Councillor Duehay requested Mr. Rosenberg to develop in more detail all options with particular attention to the creation of a housing fund for future discussions with City Councillors, neighborhoods and developers.

The hearing was adjourned at 11:45 AM.

For the Committee,

Councillor Francis H. Duehay
Chairman

FHD/smb

City of Cambridge

In City Council May 12, 1986

The Linkage Study Committee conducted a public meeting on Thursday, May 1, 1986, beginning at 10:30 AM in the Mayor's conference Room, City Hall. Councillor Francis Duehay, Chairman of the committee opened the meeting by stating this was the first meeting of the committee and he had hoped discussion could center around the various options available to the full City Council regarding the linkage concept, given the fact the first so-called "linkage or inclusionary zoning petition failed last year.

At this time Councillor Duehay requested Mr. Michael Rosenberg, Assistant City Manager for Community Development to review the various options. Mr. Rosenberg briefly provided the committee with the historical background of "Inclusionary Zoning" and stated that certain proposals had been offered, but never adopted, dating back to 1980. He further stated that although much work had been done last year by his department and the City Council, no successful approach had been found to adopt such a plan due to insufficient council votes.

Mr. Rosenberg further stated his department is continuing to work on variations of the linkage theme and an option would be to develop by ordinance an advisory committee which would handle all funds which would be provided from various sources to develop housing for low and moderate Cambridge people. He further stated that one source of funds could be money allocated to the city from developers while a second source would be the banking community. Mr. Rosenberg further stated that Planning Board wants to be very careful as to the mechanism established to develop housing through the collection of funds in order to avoid a misperception by either the general public or a developer that by making a commitment to so-called "linkage" plan, a developer would be assuring approval of his or her plans by the Planning Board. He stated a special "housing fund" would solve this problem and if administered properly could provide for a number of housing alternatives and programs.

Councillor Duehay, in summation, stated that the four possible options for the consideration by both the committee and the entire City Council were:

1. A new version of "Inclusionary Zoning.
2. A mandatory "Linkage Plan" such has been adopted and now in question in Boston.
3. A new "Voluntary Linkage Plan".
4. The development of a "Housing Fund" which would be administered by an Advisory Committee.

REPORT

Committee on Liknage

Re: various options available in dealing
with the linkage concept.

In City Council,

May 12, 1986

Placed in File