



City of Cambridge

9.

IN CITY COUNCIL

March 2, 1998

COUNCILLOR REEVES
COUNCILLOR BORN
COUNCILLOR DAVIS
MAYOR DUEHAY
VICE MAYOR GALLUCCIO
COUNCILLOR RUSSELL
COUNCILLOR SULLIVAN
COUNCILLOR TOOMEY
COUNCILLOR TRIANTAFILLOU

WHEREAS: Every City has within its boundaries certain men and women who define the good citizenship of the place; and

WHEREAS: In Cambridge, Massachusetts we have amongst the citizenry a most exemplary group of leaders. We have today to gloat a bit and focus upon one of our particular leaders - Chester Maxwell; and

WHEREAS: Chester is, though not tall in inches, a real giant of integrity, caring service and leadership; and

WHEREAS: Chester works in a quiet and inimitable way to make life better in the City for the members of his community. He is a wise and just leader. He's a man who can give and received good counsel. His ways are not ostentatious but genuine, warm and loving. He is ever guided in his endeavors by his loving wife of fifty-two years, Esther. She helps him to define his circumference and to continue on course; and

WEREAS: Chester Maxwell has labored in many civic endeavors, his work with the Cambridge Branch, NAACP has been exemplary. He has helped to build the local branch to its current strength and to sustain the high quality of its annual offerings. He has also done much work on behalf of Cambridge Elders and in that vast arena called Cambridge politics; and

WHEREAS: The Cambridge Black Historical and Cultural Association has chosen so rightfully to specially recognize Chester Maxwell; now therefore be it

RESOLVED: That the people of the City of Cambridge, its Mayor and City Councillors join in this celebration of this special man who is much loved by us all for his intelligence and his humor. Cambridge would not be "Cambridge" without special labor of Chester Maxwell; and be it further

RESOLVED: That Sunday, March 8, 1998 is hereby declared "Chester Maxwell Day" in the City of Cambridge. Congratulations Chester on this well deserved honor.

RESOLVED: That the City Clerk be and hereby is requested to prepare a copy of this suitably engrossed copy of this resolution for presentation on behalf of the entire City Council.

In City Council March 2, 1998.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in cursive script, reading "D. Margaret Drury".

ATTEST:-

D. Margaret Drury
City Clerk

Chester Maxwell
(On the Occasion of his Special Recognition by the Cambridge Black Historical and Cultural Association - Sunday, March 2, 1998)

Every city has within its boundaries certain men and women who define the good citizenship of the place and;

Whereas: In Cambridge, Massachusetts we have ~~amongst~~ ^{among} the citizenry a most exemplary group of leaders.

We have today to gloat a bit and focus upon ~~about~~ ^{one} of ~~these~~ our particular leaders -- Chester Maxwell and;

Whereas: ~~He~~ ^{Our} is, though not tall in inches, a real giant of integrity, caring, service and leadership.

Whereas: Chester works in a quiet and inimitable way to make life better in the City for ~~his~~ the members of his community. He is a wise and



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307



EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

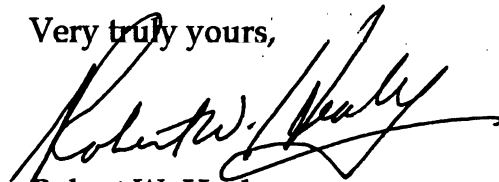
March 2, 1998

To the Honorable, the City Council:

Please be advised that the location for the Transportation Policy Roundtable, scheduled for Tuesday, March 3, 1998 @ 2:00 p.m., has been changed to:

57 Inman Street
Community Development Conference Room (3rd floor)

Very truly yours,



Robert W. Healy
City Manager

cc: **Margaret Drury**

(2)

just leader. He is a man who can give and receive ~~good~~ good counsel. His ways are not ostentatious but genuine, warm and loving. He is ever guided in his endeavors by his loving wife of 52 years Esther. She helps him to ^{define} demand his circumference and to continue on course and;

Whereas:

Chester Maxwell has labored in many civic endeavors, his work with the Cambridge Branch, NAACP has been exemplary. He has helped to build the local branch to its current strength and to sustain the high quality of its annual offerings. He has also done much work on behalf of Cambridge's Elders and ~~and~~ ^{and} that vast arena called Cambridge politics;

Whereas:

The Cambridge Black Historical And Cultural Association has chosen so rightfully to specially recognize

47 Vassal lane
Cambridge, MA 02138
February 27, 1998

Dear City Council,

I have lived in this part of Cambridge for six or seven years at least. When I first moved here, this part of town was a wonderful place to live. It was peaceful, and not nearly as crowded as it is today. The houses had big backyards, so big that another house could fit in them. That's where the trouble started.

I first noticed this trouble when my parents were looking at a house that was for sale, just down my street. We didn't buy it, but I liked the house a lot. I don't any more.

Apparently the person who bought the house agreed to let a developer build another house in their yard. The yard was beautiful before. It had lots of fruit trees and vines. Now, the second building is taller than the first, sticking out of the ground. It actually looks quite ugly, and not very appealing to anyone who might buy it.

A few months later, I found out another developer was knocking down some Asian restaurant on Concord Ave. They built in its place two townhouses, each with four condos. I never went to the restaurant myself, but it's the idea I don't like.

This town is getting overpopulated! There are more cars and more people. Therefore, with more people, the city is forced to knock down small stores that people like, and build on other people's yards. I hope the city will do something about it.

I hope the city will think about this idea. I think the city would become a better place to live.

Yours truly,
Grace Laubacher
Grade 5
Saint Peter
School

(3)

Now everyone has a
reserved seat
People

Chester Maxwell, the City of
Cambridge, its mayor and city
Councilors join in this celebration
of this special man who is
much loved by us all for
his intelligence and his humor.

Cambridge would not be
"Cambridge" without special
honors of Chester Maxwell; and to
it further

Resolved: Sunday, March (8?)

1998 is hereby declared "Chester
Maxwell Day" in the city of
Cambridge. Congratulations Chester
on this well deserved honor.

SEE for presentation

To the City Council of Cambridge, MA.

From Louise Olson, Realtor
49 Hancock Street
Cambridge, MA. 02139
617)864-8566 x248

March 3, 1998

THOUGHTS ON THE INCLUSIONARY ZONING PETITION

I am Louise Olson of 49 Hancock Street, Cambridge. I have lived in Cambridge, owned my home here and worked as a Realtor in this community since 1985. I represent residential condominium developers as well as Buyers and Sellers of property. I believe we have a continuing affordable housing crisis that is worsening rapidly.

I'm sorry that our community didn't take better advantage of the boom market back in the mid-'80's and do something like this then, when we knew that Rent Control was ultimately doomed by the fact that the bulk of the housing stock in this city is old woodframe construction, with limited life expectancy. The expense of bringing rental property up to code, considering lead paint abatement issues on top of overall deterioration, with limited income gave no incentive to landlords to improve their buildings. Markets shift and change. Now is the time to act, during a period where developers are actively seeking to build while the economy is strong and rates are low. We can't waste this opportunity.

Cambridge housing was built by developers, whether it was 1895 or 1995. We need to give developers incentive to create housing, either by fixing up existing buildings or creating new housing that fits into the neighborhoods.

I believe in home ownership as a goal. Creating affordable housing for purchase and continuing City programs for teaching renters how to get prepared for the responsibility of home ownership is an essential goal. We need homes to sell to these people, through the City of Cambridge. I have been involved in several successful transactions in the last 3 years.

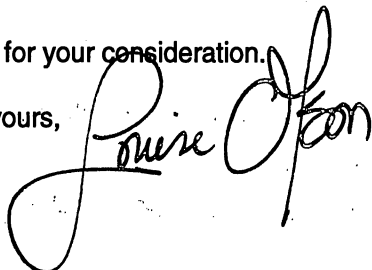
I have been selling and reselling condo units in buildings where a mix of market rate and affordable housing co-exists and it strikes me that this is a good balance. The market rate units are not pulled down in value and the affordable units blend in as good neighbors.

Since this inclusionary zoning affects 10 units and over, it will not affect the smaller infill projects.

As to concern about over-development, I've talked to some of the "out-of-town", newcomer developers, who do not care about creating and maintaining affordable housing in this city and who are philosophically opposed to this. I think this proposal will screen out those who are not willing to support affordable housing in Cambridge. They can look to other communities to do their business. I don't think that a payment to the Affordable housing trust should be an option for developers, but if they can offer up another affordable unit at another site, the City should be willing to allow an exchange. It is incredibly difficult to locate sites and develop them. If a developer, with the where-with-all to find a site and finance the construction, let the City take advantage of these opportunities, give developers some relief on a parking space or too and keep in mind that there should be an incentive for them.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in cursive script, reading "Louise Olson". The signature is written in dark ink and is positioned below the typed name "Louise Olson" and the word "Sincerely yours,".

9

Councillor Reeves

• Congratulations to **Chester Maxwell**, this year's awardee for Outstanding Community Leadership presented by the **Cambridge Black Historical and Cultural Club** and the **Cambridge Public Library**.



City of Cambridge

9.

IN CITY COUNCIL

March 2, 1998

COUNCILLOR REEVES

RESOLVED: That the City Council go on record extending its congratulations to Chester Maxwell, this year's recipient of the Outstanding Community Leadership Award presented by the Cambridge Black Historical and Cultural Club and the Cambridge Public Library.

Consent Order #9 R45511
Davis Duency Galuccio Sullivan Toomey
Councillor Reeves re Triamta Alford
Congratulations to
Chester Maxwell, this year's recipient of
the Outstanding Community Leadership
Award. R-234

In City Council March 2, 1998

ORDER ADOPTED