



CITY COUNCIL REGULAR MEETING

OCTOBER 16, 2023

5:30 PM

SULLIVAN CHAMBER

~MINUTES~

MEETING

Monday, October 16, 2023

TIME

5:30 PM

PRESIDING OFFICER

Mayor Sumbul Siddiqui

CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Paul F. Toner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**MINUTES OF THE
CAMBRIDGE CITY COUNCIL REGULAR MEETING
Monday, October 16, 2023**

A Regular Meeting of the Cambridge City Council was held on Monday, October 16, 2023. The meeting was called to order at 5:30 p.m. by the Honorable Mayor Sumbul Siddiqui. Pursuant to Chapter 2 of the Acts of 2023, adopted by Massachusetts General Assembly and approved by the Governor, this public meeting was hybrid allowing participation in person and via Zoom.

**The Chair, Mayor Siddiqui called the meeting to order and asked the Clerk to call the roll.
City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem – Present/In Person
Councillor Dennis J. Carlone – Present/In Person
Vice Mayor Alanna M. Mallon – Present/In Person
Councillor Marc C. McGovern – Present/In Person
Councillor Patricia Nolan – Present/In Person
Councillor E. Denise Simmons – Present/In Person
Councillor Paul Toner – Present/In Person
Councillor Quinton Y. Zondervan – Present/In Person
Mayor Sumbul Siddiqui – Present/In Person

Present-9. Quorum established.

PUBLIC COMMENT

The Chair, Mayor Siddiqui recognized individuals for public comment. The following individuals participated and were allowed up to 2 minutes to speak:

Suzanne Blier, 5 Fuller Place, Cambridge, MA, urged the City to preserve Linear Park and offered comments related to the AHO.

Esther Hanig, 136 Pine Street, Cambridge, MA, spoke in strong support for the passage of the amendments to the AHO.

Rabbi Yoni spoke in strong favor to the amendments to the AHO and offered comments relative to tenant rights.

Young Kim, 17 Norris Street, Cambridge, MA, offered comments that were opposed to the proposed amendments to the AHO.

Marlene Lundberg, 4 Canal Park, Cambridge, MA, offered comments that were opposed to the proposed amendments to the AHO.

Jeb Mays, 175 Harvey Street, Cambridge, MA, urged the Council to make sure Linear Park is safe for all users.

Justin Saif, 259 Hurley Street, Cambridge, MA, offered comments that were in strong support for the proposed amendments to the AHO and urged the Council to vote in favor.

Joan Pickett, 59 Ellery Street, Cambridge, MA, urged the City Council to vote in favor of Policy Order #187 and offered comments related to the passing of the AHO.

Marty Bakal, 120 Reed Street, Cambridge, MA, spoke in support of Policy Order #187 and shared concerns about the environment and climate change.

Gretchen Friesinger, 18 Orchard Street, Cambridge, MA, spoke in strong support of Policy Order #187 and noted that CDD's proposal would have an impact on the number of trees in the area.

Ruth Loetterie, 29 Cogswell Avenue, Cambridge, MA, spoke in support of Policy Order #187 and shared concerns about the proposed plans.

Marilee Meyer, 10 Dana Street, Cambridge, MA, offered comments that were not in support of the proposed amendments to the AHO.

Neheet Travedi, 41 Magoun Street, Cambridge, MA, offered comments of support for widening the path for Linear Park.

David Halperin, 14 Valentine Street, Cambridge, MA, offered comments in favor of the AHO and urged the Council to vote in favor.

Charles Teague, 90 Jackson Street, Cambridge, MA, spoke in support of Policy Order #187 and noted the importance of working together towards the climate change and changes to the path.

Charles Franklin, 162 Hampshire Street, Cambridge, MA, offered comments in support of the proposed amendments to the AHO.

James Williamson, Churchill Avenue, Cambridge, MA, offered comments on affordable housing.

Arslan Aziz, 33 Pond Avenue, Brookline, MA, offered comments that were in favor of the proposed amendments to the AHO.

John Pitkin, 18 Fayette Street, Cambridge, MA, offered comments in support of Resolution #280 and Policy Order #187.

Richard Clarey, 15 Brookford Street, Cambridge, MA, offered comments on affordable housing.

Maggie Booz, 27 Lawn Street, Cambridge, MA, urged the City Council to vote in favor of Policy Order #187.

Federico Muchnik, 82 Richdale Avenue, Cambridge, MA, offered comments on the proposed amendments to the affordable housing overlay.

Sara Barcan, 280 Franklin Street, Cambridge, MA, spoke in support of the proposed amendments to the AHO.

Billie Jo Joy, 77 New Street, Cambridge, MA, shared that they do not support the proposed amendments to the AHO and that it has lacked transparency.

Michael Weiner, 233 Alewife Brook Parkway, Cambridge, MA, offered comments on Policy Order #177 and shared that bans would not be the solution.

Tina Alu, 113 ½ Pleasant Place, Cambridge, MA, spoke in strong support of the proposed amendments to the AHO.

Elaine DeRosa, 4 Pleasant Place, Cambridge, MA, offered comments that were in favor of the proposed amendments to the affordable housing overlay.

Charles Marquardt, 10 Rogers Street, Cambridge, MA, offered comments on Charter Right #1 and shared concerns about a proposed ban.

Carrie Pasquarello, 230 Upland Road, Cambridge, MA, urged the Council to vote against the proposed amendments to the AHO.

Nicola Williams, 8 Brewer Street, Cambridge, MA, shared concerns about the Council adopting the proposed amendments to the AHO.

Craig Whitaker, 8 Brewer Street, Cambridge, MA, offered comments that were not in favor of the proposed amendments to the AHO.

Dan Phillips, Broadway Street, urged the Council to vote in favor of the proposed amendments to the AHO.

Clara Wellons, 651 Green Street, Cambridge, MA, urged the Council to vote against the proposed amendments to the AHO.

Lisa Dreier, Cogswell Avenue, Cambridge, MA, encouraged the Council to vote in favor of Policy Order #187 and offered comments on the proposed amendments to the AHO.

Dan Totten, 54 Bishop Allen Drive, Cambridge, MA, shared that he supports the amendments to 105 Windsor Street and the AHO.

Saskia James, 251 Garden Street, Cambridge, MA, offered comments that were in support of Policy Order #185

Heather Hoffman, 213 Hurley Street, Cambridge, MA, offered comments on the AHO and Linear Park.

Lee Farris, 269 Norfolk Street, Cambridge, MA, offered comments that were in support of the proposed amendments to the AHO.

Michael Monestime, 4 George Street, Cambridge, MA, offered comments that were in favor of the amendments to the AHO.

The Chair, Mayor Siddiqui recognized Councillor Nolan who made a motion to close public comment. The motion passed on a voice vote.

SUBMISSION OF THE RECORD

The Chair, Mayor Siddiqui recognized Councillor Nolan who made a motion to accept the minutes from the Regular City Council Meeting held on October 2, 2023 and the Tax Classification Hearing also held on October 2, 2023. The motion passed on a voice vote.

CITY MANAGER AGENDA ITEMS

The Chair, Mayor Siddiqui recognized Councillor Azeem who made a motion to adopt the balance of the CMAs/orders/appropriation orders as part of the consent agenda; CMA 2023 #252, CMA 2023 #253, CMA 2023 #254, CMA 2023 #255, and CMA 2023 \$258.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion passed.

The Chair, Mayor Siddiqui recognized Councillor Nolan, Vice Mayor Mallon, Councillor Zondervan, and other Councillors for comments on CMA 2023 #256 relative to Policy Order 2023 #147 asking for a report on whether a change in language is needed to enable outdoor dining along separated bicycle lanes consistent with the Cycling Safety Ordinance.

The Chair, Mayor Siddiqui recognized City staff who responded to questions raised by Councillors.

The Chair, Mayor Siddiqui recognized Councillor Nolan who made a motion to refer CMA 2023 #256 to the Ordinance Committee.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – No

Mayor Sumbul Siddiqui – Yes

Yes-8, No-1. Motion passed.

The Chair, Mayor Siddiqui recognized Councillor McGovern on POR 2023 #257 relative to the establishment of the Opioid Settlement Stabilization Fund. Councillor McGovern

offered comments on the urgency of making these funds available and asked how funds would be allocated. City Manager Huang and City staff responded. The Chair, Mayor Siddiqui recognized Councillor Nolan who echoed Councillor McGovern's comments on the importance of addressing this critical need.

The Chair, Mayor Siddiqui recognized Councillor McGovern who made a motion to adopt the order establishing the Opioid Settlement Stabilization Fund and place CMA 2023 #257 on file.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion passed.

The Chair, Mayor Siddiqui recognized Councillor Nolan on CMA 2023 #259 relative to zoning petition signature requirements.

Councillor Nolan offered brief comments and made a motion to place CMA 2023 #259 on file. The motion passed on a voice vote.

CALENDAR/CHARTER RIGHT

The Chair, Mayor Siddiqui recognized Councillor Nolan for brief comments on POR 2023 #177 that would limit the sale of nips in Cambridge, that was Charter Right by Councillor Toner.

The Chair, Mayor Siddiqui recognized Councillor Toner who offered comments and made a motion to amend the policy order by substitution. The substitute order was provided on the screen and hard copies were available in the Chamber. The motion to amend by substitution was passed on a voice vote.

The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #177 as amended. The motion passed on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Zondervan for brief remarks on POR 2023 #178 that was Charter Right by Councillor Simmons. The Chair, Mayor Siddiqui recognized Councillor Simmons who offered comments and made a motion to amend the policy order by substitution. The substitute order was provided on the screen and hard copies were available in the Chamber. The motion to amend by substitution was passed on a voice vote.

The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #178 as amended. The motion passed on a voice vote.

CALENDAR/UNFINISHED BUSINESS

The Chair, Mayor Siddiqui recognized Councillor McGovern on proposed Ordinance 2023-#7, Affordable Housing Overlay that passed to a second reading in Council on September 11, 2023, and amended in Council on September 18, 2023.

The Chair, Mayor Siddiqui recognized Councillor McGovern who said that the Council has an opportunity tonight to add another tool to the toolbox to help increase our affordable housing stock, to do what we can to help maintain the diversity of our City, and to prioritize people over other things. Councillor McGovern recalled when the City passed inclusionary zoning after rent control was voted out and noted that thousands of people have been housed over the years as a result. Councillor McGovern commented that 30 years from now people will not remember who voted for this, but many will continue to benefit from it.

The Chair, Mayor Siddiqui recognized Councillor Simmons who shared the quote “If you want to go fast, go alone, if you want to go far, go together.” Councillor Simmons noted that what is before the Council tonight is the result of the hard work of many, including the affordable housing advocates. Councillor Simmons noted that there is no quick fix but with tools like this affordable housing overlay we are creating opportunities for critically needed housing to be built and for people who work in the community to be able to remain living in the community. Councillor Simmons noted that while recognizing the importance of these amendments we must remain aggressive in coming up with collaborative and creative ways to create more affordable housing.

The Chair, Mayor Siddiqui recognized Councillor Azeem who said he was happy to be at this point noting that it was almost a year ago that the amendments were introduced. Councillor Azeem noted there have been over a dozen hearings, a lot of conversations and a notable number of amendments. Councillor Azeem highlighted the recent story in the Boston Globe noting the number of families that have received affordable housing in Cambridge because of the Affordable Housing Overlay.

The Chair, Mayor Siddiqui recognized Councillor Nolan who said that she wanted to make sure that the record is crystal clear and expressed her concern that this vote means you are either for or against affordable housing. Councillor Nolan noted that Councillors with enough concerns to cast a no vote tonight, also have a long, solid documentable history of supporting affordable housing. Councillor Nolan noted that she was the first Councillor to propose ending parking minimums and two family only zones, and that Councillor Carlone has worked to develop affordable housing across the Country and Councillor Toner has made a number of votes in support of affordable housing. Councillor Nolan expressed her concerns with the process and noted the areas where she had hoped to be able to gain consensus through amendments so that she could vote for this tonight.

The Chair, Mayor Siddiqui recognized Councillor Zondervan who said he was excited that the City will be able to give more flexibility to developers to add and preserve open space while creating affordable housing and that he looks forward to passing this set of amendments and to building more affordable housing for residents.

The Chair, Mayor Siddiqui recognized Councillor Carlone who said he recognized that the 6-3 vote to approve the affordable housing overlay amendments is inevitable. Councillor Carlone

said that what he has learned in his life is that there are no simple answers to complex problems. Councillor Carlone noted that several individuals with expertise in affordable housing question this approach. Councillor Carlone stated that the key to creating more affordable housing is buying land, something he has been advocating for since he has been on the City Council and that is what the City should be doing. Councillor Carlone shared that through his profession he has learned that residents want to live in housing like their immediate neighbors, and that families do not want to live in high rise buildings. Councillor Carlone also shared that he sees this as Russian roulette zoning, and although he is not a lawyer, he thinks this will be challengeable.

The Chair, Mayor Siddiqui recognized Councillor Toner who said he has many of the same concerns expressed by Councillor Nolan and Councillor Carlone and he hopes that we can move beyond the notion that you are either for it or against it. Councillor Toner noted that every Councillor wants more affordable housing, and he would like to see more price points and different types of housing so that everyone has an opportunity to purchase a home. Councillor Toner noted that the amendments do not take into consideration folks living in the neighborhood and it is a real concern that if you own a one or two family home along one of these corridors, someone can build a 12 story building next to you. Councillor Toner noted that like Councillor Nolan and Councillor Carlone, he hoped their proposed amendments would pass so that he could vote for this.

The Chair, Mayor Siddiqui recognized Councillor McGovern, followed by Councillor Nolan for additional comments.

The Chair, Mayor Siddiqui recognized Vice Mayor Mallon who said she was excited to be moving the amendments forward. Vice Mayor Mallon commented that every Councillor wants to make sure we are protecting the most vulnerable in our community and providing them with housing and while we may not all agree on how to do that, we work together and with others in the community. Vice Mayor Mallon noted that advocates have their piece, affordable housing builders have their piece, and it is the job of the City Council to put the puzzle pieces together and create a policy and that is what we are doing. Vice Mayor Mallon acknowledged the concerns of those who are not able to support the amendments. Vice Mayor Mallon noted she was proud of the Council for putting these amendments forward and thanked the original sponsors.

The Chair, Mayor Siddiqui noted that she comes to this from having lived on the 14th floor of the Rindge Towers and that she appreciates the community that is created by tall buildings. Mayor Siddiqui noted how difficult it is to build affordable housing and this is a tool that will make it easier. Mayor Siddiqui stated that the conversation will be ongoing, and the Council will respond to feedback and figure it out. The Chair, Mayor Siddiqui noted that she was happy that this was moving forward.

The Chair, Mayor Siddiqui recognized Councillor McGovern who made a motion to ordain the Affordable Housing Overlay Ordinance 2023 #7, as amended. Copy Attached.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – No

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – No
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – No
Mayor Sumbul Siddiqui – Yes
Yes-6, No-3. Motion passed.

The Chair, Mayor Siddiqui recognized Councillor McGovern who made a motion to suspend the rules to allow reconsideration.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Yes
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan – Yes
Mayor Sumbul Siddiqui – Yes
Yes-9. Motion passed.

The Chair, Mayor Siddiqui recognized Councillor McGovern who made a motion to reconsider the vote to ordain Ordinance 2023 #7, as amended.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – No
Councillor Dennis J. Carlone – No
Vice Mayor Alanna M. Mallon – No
Councillor Marc C. McGovern – No
Councillor Patricia Nolan – No
Councillor E. Denise Simmons – No
Councillor Paul Toner – No
Councillor Quinton Y. Zondervan – No
Mayor Sumbul Siddiqui – No
Yes-0, No-9. Motion failed.

APPLICATIONS AND PETITIONS

The Chair, Mayor Siddiqui recognized Councillor McGovern who made a motion to adopt the orders for APP 2023 #52, APP 2023 #53, and APP 2023 #54. The motion passed on a voice vote.

COMMUNICATIONS

The Chair, Mayor Siddiqui recognized Councillor Simmons who made a motion to place all communications on file. The motion passed on a voice vote.

RESOLUTIONS

The Chair, Mayor Siddiqui recognized Councillor Simmons who made a motion to adopt the orders for the balance of resolutions as part of the consent agenda; RES 2023 #268, RES 2023 #269, RES 2023 #270, RES 2023 #271, RES 2023 #272, RES 2023 #274, RES 2023 #275, RES 2023 #276, and RES 2023 #278. The motion was adopted on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Nolan on RES 2023 #273 thanking Mary White. Councillor Nolan made a motion that she be added as a cosponsor. The motion was adopted on a voice vote. The Chair, Mayor Siddiqui made a motion to adopt RES 2023 #273 as amended. The motion was adopted on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Nolan who spoke on RES 2023 #278 congratulating Harvard Economics Professor Claudia D. Goldin on winning the 2023 Nobel Prize in Economics. Councillor Nolan made a motion to adopt the resolution. The motion passed on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Carlone on RES 2023 #279, the retirement of Steven A. Cohen. Councillor Carlone made a motion to suspend the rules to bring forward RS 2023 #280 on the retirement of Hugh Adams Russell. The motion was adopted on a voice vote. Councillor Carlone spoke on the tremendous contributions of both individuals. Councillor Carlone made a motion to adopt RES 2023 #279 and RES 2023 #280. The motion was adopted on a voice vote.

POLICY ORDERS

The Chair, Mayor Siddiqui made a motion to adopt the orders for the balance of policy orders as part of the consent agenda; POR 2023 #180, POR 2023 #181, POR 2023 #182, POR 2023 #183, and POR 2023 #186. The motion passed on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Simmons who spoke on POR 2023 #179, Breast Cancer Awareness Month. Councillor Simmons made a motion to adopt POR 2023 #179. The motion passed on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Nolan who spoke on POR 2023 #184 that staff create a dedicated page on the City's website listing all of the community based organizations providing services in The Port neighborhood. The Chair, Mayor Siddiqui made a motion to adopt the order for POR 2023 #184. The motion passed on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Simmons who spoke extensively on POR 2023 #185, the establishment of an American Freedmen Commission, highlighting the need for the Commission and the urgency. The Chair, Mayor Siddiqui recognized Councillor Zondervan who also offered comments in strong support. The Chair, Mayor Siddiqui also offered comments in strong support of establishing the Commission.

The Chair, Mayor Siddiqui recognized Councillor Simmons who made a motion to adopt POR 2023 #185 and to send the adopted order to the Ordinance Committee. The motion passed on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Simmons who made a motion to suspend the rules to allow reconsideration.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

Yes-9. Motion passed.

The Chair, Mayor Siddiqui recognized Councillor Simmons who moved reconsideration of the vote to adopt POR 2023 #185.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – No

Councillor Dennis J. Carlone – No

Vice Mayor Alanna M. Mallon – No

Councillor Marc C. McGovern – No

Councillor Patricia Nolan – No

Councillor E. Denise Simmons – No

Councillor Paul Toner – No

Councillor Quinton Y. Zondervan – No

Mayor Sumbul Siddiqui – No

Yes-0, No-9. Motion failed.

The Chair, Mayor Siddiqui recognized Councillor Nolan who offered brief remarks relative to the intent of POR 2023 #187, restoration of Linear Park. The Chair, Mayor Siddiqui recognized Councillor Toner who made a motion to amend POR 2023 #187 by changing the first sentence in the first “Ordered” to read: That the City Manager be and hereby is requested to work with DPW to consider restoring Linear Park.

The Chair, Mayor Siddiqui recognized Councillor Carlone for comments.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – No

Mayor Sumbul Siddiqui – Yes

Yes-8, No-1. Motion passed.

The Chair, Mayor Siddiqui recognized Councillor Toner who made a motion to adopt POR 2023 #187 as amended and to refer the adopted order to the Neighborhood, Long Term Planning, Public Facilities and Arts Committee. The motion passed on a voice vote.

COMMITTEE REPORTS

The Chair, Mayor Siddiqui recognized Councillor Zondervan who made a motion to accept and place on file the Housing Committee Report from April 13, 2023 and the Economic Development and University Relations Committee Report from September 27, 2023. The motion passed on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Zondervan on the Ordinance Committee Report from October 4, 2023. Councillor Zondervan made a motion to pass the proposed language changes to the Municipal Code relative to Chapter 5.50, Cannabis Permitting to a second reading. The motion passed on a voice vote. Councillor Zondervan made a motion to accept the Committee Report and place it on file. The motion passed on a voice vote.

The Chair, Mayor Siddiqui recognized Councillor Zondervan on the Ordinance Committee Report from October 10, 2023. Councillor Zondervan made a motion to pass the Zoning Ordinance Petition relative to hen keeping to a second reading. The motion passed on a voice vote. Councillor Zondervan made a motion to accept the Committee Report and place it on file. The motion passed on a voice vote.

COMMUNICATIONS FROM OTHER CITY OFFICERS

The Chair, Mayor Siddiqui made a motion to place COF 2023 #172 and COF 2023 #173 on file. The motion passed on a voice vote.

ADJOURN

The Chair, Mayor Siddiqui recognized Councillor Simmons who made a motion to adjourn. The motion passed on a voice vote.

The Cambridge City Council adjourned at approximately 8:29 p.m.

Attachments:

Affordable Housing Overlay Ordinance 2023 #7, ORDAINED AS AMENDED.

Written comments received from members of the public during public comment, per Council Rule 22.

Clerk's Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. It can be viewed at this link.

https://cambridgema.granicus.com/player/clip/590?view_id=1&redirect=true&h=57334d8e81b12b631cb770671a379952

ORDINANCE NO. 2023-7 – FINAL PUBLICATION
CITY OF CAMBRIDGE
In the Year Two Thousand and Twenty-three
AN ORDINANCE

That the Zoning Ordinance of the City of Cambridge be amended on a Zoning Petition by the Cambridge City Council to amend Article 2.000 to create definitions for “AHO Corridor” and “AHO Square”; and by amending Section 11.207 of the Zoning Ordinance to modify the height and open space standards applicable to Affordable Housing Overlay developments, among other changes.

Amend Article 2.000 as follows:

AHO Lot – A Lot, as defined in this Article 2.000, on which an AHO Project is proposed, whether or not there are other existing or proposed uses on the Lot that do not meet the definition of an AHO Project.

AHO Corridor Lot – An AHO Lot that has a Front Lot Line on one or more of the following streets: Albany Street, Alewife Brook Parkway, Bishop Allen Drive, Broadway, Cambridge Street, Concord Avenue, First Street, Fresh Pond Parkway, Massachusetts Avenue, Memorial Drive, Mount Auburn Street, Prospect Street, and Sidney Street.

AHO Square District – One of the following Zoning Districts or areas: the Central Square Overlay District, Harvard Square Overlay District, Lesley Porter Overlay District, or the area bounded by the centerline of Elm Street to the west, the Somerville/Cambridge municipal boundary to the north, the centerline of Windsor Street to the east, and Cambridge Street to the south; but not including the premises shown on Cambridge Assessor’s Map #81 Lots 81-50, 81-101, or 81-100.

Amend Section 11.207 as follows:

11.207.5.1 General Provisions

- (a) For the purposes of this Section, the phrase "District Development Standards" shall refer to the development standards of the base zoning district as they may be modified by the development standards of all overlay districts (with the exception of this Affordable Housing Overlay) that are applicable to a lot.
- (b) District Dimensional Standards shall include the most permissive standards allowable on a lot, whether such standards are permitted as-of-right or allowable by special permit. A District Dimensional Standard that is allowable by special permit shall include any nondiscretionary requirements or limitations that would otherwise apply.
- (c) An AHO Project that conforms to the following development standards shall not be subject to other limitations that may be set forth in Article 5.000 or other Sections of this Zoning Ordinance, except as otherwise stated in this Section.
- (d) Section 3.32 shall generally apply to an AHO Project where a zoning district boundary line divides the AHO Lot, except that the AHO Project may choose to apply the requirements of

the zoning district that covers the majority of the AHO Lot to the entirety of the AHO Lot as if it were within a single zoning district.

11.207.5.2.1 Building Height and Stories Above Grade. For an AHO Project, the standards set forth below shall apply in place of any building height limitations set forth in the District Development Standards.

- (a) Where the District Dimensional Standards set forth a maximum residential building height of forty (40) feet or less, an AHO Project shall contain no more than four (4) Stories Above Grade and shall have a maximum height of forty-five (45) feet, as measured from existing Grade. For AHO Projects containing active non-residential uses on the ground floor, the maximum height may be increased to fifty (50) feet but the number of Stories Above Grade shall not exceed four (4) stories.
- (b) Where the District Dimensional Standards set forth a maximum residential building height of more than forty (40) feet but not more than sixty-five (65) feet, an AHO Project shall contain no more than nine (9) Stories Above Grade and shall have a maximum height of one hundred (100) feet, as measured from existing Grade, except as further limited below.
 - (i) Except where the AHO Project abuts a non-residential use, portions of an AHO Project that are within thirty-five (35) feet of a lot whose District Dimensional Standards allow a maximum residential building height of forty (40) feet or less shall be limited by the provisions of Paragraph (a) above.
- (c) The height of an AHO Project on an AHO Corridor Lot may be increased from the height limits in Paragraphs (a) or (b) above, not to exceed twelve (12) Stories Above Grade and a building height of one hundred and forty (140) feet, subject to the limitations in Section 11.207.5.2.1(b)(i) above.
- (d) Where the District Dimensional Standards set forth a maximum residential building height of more than sixty-five (65) feet, an AHO Project shall contain no more than thirteen (13) Stories Above Grade and shall have a maximum height of one hundred and fifty (150) feet, as measured from existing Grade, except as further limited below.
 - (i) Except where the AHO Project abuts a non-residential use, portions of an AHO Project that are within thirty-five (35) feet of a district whose District Dimensional Standards allow a maximum residential building height of forty (40) feet or less shall be reduced to a minimum of five (5) Stories Above Grade or a maximum height of sixty (60) feet, as measured from existing Grade, except that if the AHO project parcel extends into that District, then the height limitation shall only extend thirty five (35) feet from the property line.
- (e) The height of an AHO Project within an AHO Square District may be increased from the height limits in Paragraphs (a) through (d) above, not to exceed fifteen (15) Stories Above Grade and a building height of one hundred and seventy (170) feet, subject to the limitations in Section 11.207.5.2.1(d)(i) above.
- (f) An AHO Project may exceed the allowable height limitations of the previous paragraphs of this Section, not to exceed three additional stories and thirty-five feet (35') of additional building height, under the following circumstances:
 - (i) The Residential Density limitations set forth in Section 11.207.5.2.2 will be met, or, if the AHO Project is not subject to an FAR restriction in Section 11.207.5.2.2, then the

total gross floor area on the AHO Lot will not exceed 70% of the total lot area multiplied by the maximum number of stories otherwise permitted under the previous paragraphs of this Section; and

- (ii) pre-existing, contiguous Green Area Open Space on the AHO Lot will be preserved or expanded, consisting of at least 5% or more of the total area of the AHO Lot; and
 - (iii) the AHO Project will exceed the minimum required open space as set forth in Section 11.207.5.2.4 of this Article.
- (g) If the height of an existing building on the AHO Lot, or on an abutting lot, exceeds the height limits in the previous paragraphs of this Section 11.207.5.2.1, then the height of the AHO Project may be increased, not to exceed the building height and Stories Above Grade of the existing building.
 - (h) Where an AHO Project has different applicable Building Height and Stories Above Grade limitations as specified in the preceding paragraphs of this Section 11.207.5.2.1, the most permissive height limitations shall control.
 - (i) The Height Exceptions set forth in Section 5.23 of this Zoning Ordinance shall apply when determining the building height of an AHO Project.

11.207.5.2.2 Residential Density

- (a) Where the District Dimensional Standards establish a maximum floor area ratio (FAR) of less than 1.00, an AHO Project shall not exceed an FAR of 2.00. Otherwise, there shall be no maximum FAR for an AHO Project.
- (b) There shall be no maximum FAR for an AHO Project within an AHO Square or AHO Corridor.
- (c) There shall be no minimum lot area per dwelling unit for an AHO Project.

11.207.5.2.3 Yard Setbacks

- (a) For the purpose of this Section, the applicable District Dimensional Standards shall not include yard setback requirements based on a formula calculation as provided in Section 5.24.4 of the Zoning Ordinance, but shall include non-derived minimum yard setback requirements set forth in Article 5.000 or other Sections of this Zoning Ordinance.
- (b) Front Yards. An AHO Project shall have no minimum front yard setback.
- (c) Side Yards. An AHO Project shall have no minimum side yard setback.
- (d) Rear Yards. An AHO Project shall have a minimum rear yard setback of fifteen (15) feet, or may be reduced to the minimum rear yard setback set forth in the District Dimensional Standards if it is less restrictive.
- (e) Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one-half (3.5) feet from the principal exterior wall plane, and unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above Grade, may extend beyond the minimum yard setback.
- (f) Bicycle parking spaces, whether short-term or long-term, and appurtenant structures such as coverings, sheds, or storage lockers may be located within a required yard setback but no closer than seven and one-half (7.5) feet to an existing principal residential structure on an abutting lot.

11.207.5.2.4 Open Space

- (a) Except where the District Dimensional Standards establish a less restrictive requirement or as otherwise provided below, the minimum percentage of open space to lot area for an AHO Project shall be thirty percent (30%). However, the minimum percentage of open space to lot area may be reduced to no less than fifteen percent (15%) if the AHO Project includes the preservation and protection of an existing building included on the State Register of Historic Places.
- (b) The required open space shall be considered Private Open Space but shall be subject to the limitations set forth below and shall not be subject to the dimensional and other limitations set forth in Section 5.22 of this Zoning Ordinance. Private Open Space shall exclude parking and driveways for automobiles.
- (c) All of the required open space that is located at grade shall meet the definition of Permeable Open Space as set forth in this Zoning Ordinance.
- (d) The required open space shall be located at Grade or on porches and decks that are no higher than the floor elevation of the lowest Story Above Grade, except that up to twenty five percent (25%) of the required open space may be located at higher levels, such as balconies and decks, only if it is accessible to all occupants of the building.
- (e) For the purpose of this Affordable Housing Overlay, area used for covered or uncovered bicycle parking spaces that are not contained within a building shall be considered Private Open Space.
- (f) Notwithstanding the foregoing, lots consisting of five thousand (5,000) square feet or less in total lot area that directly abut a Public Open Space consisting of at least one thousand five hundred (1,500) square feet of area shall not have a minimum open space requirement under this Article.

In City Council October 16, 2023.

Ordained as amended by a yea and nay vote:-

Yeas 6; Nays 3; Absent 0.

Attest:- Diane P. LeBlanc, City Clerk

A true copy;



ATTEST:-

Diane P. LeBlanc, City Clerk

Young Kim
17 Norris Street
Calendar Item #3

The proposed AHO amendment must be reviewed together with the Affordable Housing Stock Data – 2023 and summary of the Cambridge affordable housing inventory released by CDD just last Thursday. Based on that, the proposed AHO amendment must be rejected.

According to Housing Director Cotter, an affordable housing unit is entered into the inventory when the project receives the building permits. Even without a summary of affordable housing units that are currently undergoing AHO, Chapter 40B, inclusionary or any other Affordable Housing processes to obtain building permits, the Affordable Housing Stock Data and summary cast serious doubt on the need for the proposed AHO2 amendments.

The data shows proposed AHO2 will widen the socio-economic gap among the 13 neighborhoods. It also shows overall housing production is right on target but the production of affordable housing units is lagging behind the established goal. But if we add all the units that are in the pipeline, we may well be on target. Walden Square II, for example, will add approximately 100 new affordable rental units which accounts for about 30% of the missed goal. So, it is imperative CDD release this data immediately and vote on this amendment should be delayed until it is available.

In response to Esther's comment, no zoning ordinance can solve funding issue.

Please see my handout for details of my analysis. Thank you

Proposed AHO2 must be reviewed in light of CDD's just released Affordable Housing (AH) Stock Data

1 message

Young Kim <ycknorris@gmail.com>

Mon, Oct 16, 2023 at 3:28 PM

To: "Siddiqui, Sumbul" <ssiddiqui@cambridgema.gov>, "Mallon, Alanna" <amallon@cambridgema.gov>, "Azeem, Burhan" <bazeem@cambridgema.gov>, "Carlone, Dennis" <dcarlone@cambridgema.gov>, "McGovern, Marc" <mmcgovern@cambridgema.gov>, "Nolan, Patricia" <pnolan@cambridgema.gov>, "Simmons, Denise" <dsimmons@cambridgema.gov>, "Toner, Paul" <ptoner@cambridgema.gov>, "Zondervan, Quinton" <qzondervan@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>

Cc: City Manager <citymanager@cambridgema.gov>, "O'Riordan, Owen" <ooriordan@cambridgema.gov>, Cambridge Charter Review Committee <CharterReviewCommittee@cambridgema.gov>, "Farooq, Iram" <ifarooq@cambridgema.gov>, "Cotter, Chris" <ccotter@cambridgema.gov>, "Warnick, Jeremy" <jwarnick@cambridgema.gov>, Adrienne <voteforadrienne@gmail.com>, Ayah Al-Zubi <alzubiforcambridge@gmail.com>, "Totten, Daniel" <dtotten@cambridgema.gov>, "Hsu, Peter (HMFP - HMFP Medicine)" <phsu1@bidmc.harvard.edu>, burhan@burhanforcouncil.com, Contact@votepierre.com, Jivan Sobrinho-Wheeler <jivan.sobrinhowheeler@gmail.com>, vernon@votevernon.org, Joe McGuirk <popsmcguirk@gmail.com>, Hao Wang <dr.hao.wang@gmail.com>, John Hanratty <john@hanrattyforcambridge.com>, Catherine Zusy <cathzusy@gmail.com>, Robert Winters <Robert@rwinters.com>, Doug Brown <douglas_p_brown@yahoo.com>, federico.muchnik@gmail.com, Carrie Pasquarello <VoteCarriePasquarello@gmail.com>, Ayesha Wilson <Ayesha@voteayesha.com>, GJMoree@gmail.com, joan@electpickett.org

Dear Mayor, City Councillors and City Clerk,

Please reject Calendar Item #3, the proposed AHO amendment, or let it expire so that it can be taken up in the next legislative session in light of the Thursday, Affordable Housing (AH) Stock Data – 2023 (<https://www.cambridgema.gov/CDD/News/2023/10/affordablehousingstockdata%e2%80%932023update>) and summary of the Cambridge affordable housing inventory released by CDD.

According to Director Cotter, an affordable housing unit (AHU) is entered into the inventory if the project for it has received building permit. Even without a summary of AHUs that are currently undergoing the process (AHO. Chapter 40B, inclusionary and any other Affordable Housing processes) to obtain building permits i.e. in the pipeline), the AH Stock Data and summary cast serious doubt on the need for the proposed AHO2 amendments.

My initial analysis (please see the attached below) of the new data indicates

1. the proposed AHO2 will widen the socio-economic divide among the 13 neighborhoods
2. The overall housing production since Envision Cambridge is right on target but the production of AHUs is lagging behind the established goal. But if we add all the AHUs that are in the pipeline, we may well be on target. Just one such project, Walden Square II will add approximately 100 new affordable rental units which accounts for about 30% of the missed goal of Envision Cambridge

It's important to take a thoughtful approach when it comes to making decisions that will impact the entire Cambridge. Rushing the decision can lead to costly errors, mistakes and unintended consequences. Our city deserves a well-thought-out plan that will bring new affordable housing, improve the community, enhance the environment, and make the city more livable.

Respectfully yours,

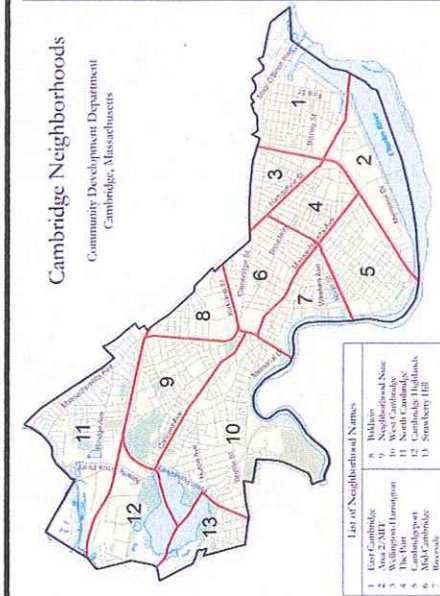
Young Kim
Norris Street



Affordable Housing Stock Data.pdf

192K

Neighborhood	All Housing Units	% of All Housing Units	Affordable Housing (AH) Type					Total Affordable	% of Total Affordable	% of Neighborhood Total
			Non Profit/ Other Sponsored Housing	Public Housing	Inclusionary Housing	Privately-Owned Housing	Scattered-Site FTHB			
2 - MIT	1977	3.4%	0	0	36	0	0	36	0.4%	1.8%
10 - West Cambridge	4,198	7.3%	37	8	6	0	6	57	0.7%	1.4%
8 - Baldwin	1,928	3.3%	49	16	4	40	2	111	1.3%	5.8%
13 - Strawberry Hill	1,134	2.0%	0	153	0	0	5	158	1.8%	13.9%
12 - Cambridge Highlands	1,685	2.9%	155	0	172	0	7	334	3.9%	19.8%
6 - Mid-Cambridge	6,738	11.6%	351	58	7	32	11	459	5.3%	6.8%
9 - Neighborhood 9	6,013	10.4%	215	92	41	240	11	599	7.0%	10.0%
3 - Wellington-Harrington	3,040	5.3%	326	215	7	64	12	624	7.3%	20.5%
7 - Riverside	4,290	7.4%	316	178	43	128	4	669	7.8%	15.6%
4 - The Port	3,262	5.6%	433	578	70	37	14	1,132	13.2%	34.7%
1 - East Cambridge	8,690	15.0%	69	389	682	0	22	1,162	13.5%	13.4%
5 - Cambridgeport	6,907	11.9%	593	475	65	151	16	1,300	15.1%	18.8%
11 - North Cambridge	8,032	13.9%	478	578	364	511	19	1,950	22.7%	24.3%
Total	57,894	100.0%	3,022	2,740	1,497	1,203	129	8,591	100.0%	14.8%
% of AH by type			35.2%	31.9%	17.4%	14.0%	1.5%			



Notes

1. Port, East Cambridge, Cambridge Port and North Cambridge has 46.4% of all housing units and provide 64.5% of affordable housing; **AH must be integrated into the neighborhoods equitably**
2. There are almost same number of Privately Owned Housing as Inclusionary. **Privately Owned Housing should be regulated by Ordinance** the same way as State's Chapter 40B - Must be limited dividend entity with mandatory audit of pro forma financial statement.
- 3 - Area 2, MIT, has 3.4% of all housing units and provides only 0.4% of all AH or less than 2% of neighborhood total. MIT must contribute more AH for its students and staff. So Shoud Harvard and Lesley.

Indicator	Baseline	2030 Goal	No. yrs	2023 Actual	Growth to date	% Growth	% Achieved	Growth Goal	Missed Units
Total housing units in Cambridge (2018)	54,713	67,213	12	57,894	3,181	22.8%	25.4%		
Total Affordable Housing (2017)	8,117	11,292	13	8,591	474	25.0%	14.9%	795	321
share of housing production that is dedicated as affordable, 2019–2030		25.0%							

1 - Accurate count of AH units in development projects that is undergoing process to obtain building permits needs to be established. For example, Walden II held its 6th community meeting on 9/14/2023. This project is expected to add about 95 new AH units if AHO process us successfully copleted. This one project alone will make up 30% units of missed goal.

2 - Just A Start completed the AHO process for 52 New Street "in January 2022 and is now in the process of assembling financing in order to begin construction." - Not clear if this means it has received building permit and the 105 units in this project is included in total AH count. But the funding issue should not be a factor in approving the proposed AHO Zoning Ordinance

We, the undersigned urge the City Council to vote in support of the Affordable Housing Overlay (AHO) amendments in order to respond to Cambridge's affordable housing crisis. The non-profit housing developers support these amendments because they remove additional barriers to affordable housing development that the original overlay did not address.

<u>NAME</u>	<u>ADDRESS</u>
Philip Chen	18 Winter St.
Linda Luvadin	243 Broadway
ERNEST Luvadin	243 Broadway
Jennifer C. Shakespeare	
Joanne Parker	12 Boardman Street
Wendy Grant	25 Blanchard Rd (Cul
Andrea Camillo	7 Miller Ave Cambridge
Jen's Kasinsky	60 East St. Camb.
Rachel Wyon	283 Sidney St. #2
Nikita Jain	46 Cherry St, Cambridge
Marah Mukhtar	70 Norfolk St, Cambridge
Hyun Ji Yim	↓
Paul Breguire	271 Pearl St - Apt 2L
JUSTIN W. COOK	30 PARKER ST #2 02138
HEIDI COOK	30 PARKER #2 02138
Aaron King	40 Essex St Cambridge
Gabriela Ouedo	39 Clinton St Cambridge 02139
Dominic Chang	39 Clinton St. Cambridge, 02139
Bram Fisher	158 River St.
Emilia Pitchon	158 River St.

We, the undersigned urge the City Council to vote in support of the Affordable Housing Overlay (AHO) amendments in order to respond to Cambridge's affordable housing crisis. The non-profit housing developers support these amendments because they remove additional barriers to affordable housing development that the original overlay did not address.

[illegible]

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NAME

ADDRESS

[illegible]

We, the undersigned urge the City Council to vote in support of the Affordable Housing Overlay (AHO) amendments in order to respond to Cambridge's affordable housing crisis. The non-profit housing developers support these amendments because they remove additional barriers to affordable housing development that the original overlay did not address.

<u>NAME</u>	<u>ADDRESS</u>
Shelly Bebasut	92 Henry St
Rose Hanley	25 Essex St
Joseph Downs	202 Elm St
Jess P. Jollo	24 Chama
SOFTIE BERTHE	2 Eowhart ST
Randy Albelde	18 Watson St
Danielle Pierre-Louis	Cambridge, MA.
Elaine D'Killy	95 Rusting St Cambridge
Fun Benham	" " "
Neil Rohr	655 Concord Ave, 02138
Antoinette Prestax	9 Plymouth St 02141
Rev Irene Thomas	5 King Place, Cambridge 02134
Erin Mc Cormick	1785 Mass Ave Cambridge 02138
Ayla Thornton	27 Wheeler St, unit 221 Cambridge, MA 02138
Lauren Curry	3 Concord Av. 02138

We, the undersigned urge the City Council to vote in support of the Affordable Housing Overlay (AHO) amendments in order to respond to Cambridge's affordable housing crisis. The non-profit housing developers support these amendments because they remove additional barriers to affordable housing development that the original overlay did not address.

[illegible]

Good Evening -

(1) IRENE STRINGER
6 Clifton Pl #634
Cambridge MA 02140

My name is Irene Stringer.
My son Gary and I have been
residents in the City of Cambridge
for over 20 years and currently
reside at Clifton Place for the
past 5 1/2 years.

I and other residents attended a
meeting with Joe Bednar, employee
with Cambridge Housing on Wednesday,
June 21, 2023, regarding the chronic
and on-going parking concerns at
Clifton Place. At that meeting, Mr. Bednar
presented maps to us, displaying
the parking spaces which would be
allocated to the tenants during the
construction period.

These maps showed there would
be parking available adjacent to
the Head Start building which has
always had "8" spaces that tenants
could utilize. Presently those
spaces are fenced in and closed
at night with a chain and lock.

Mr. Bednar also stated there would be more spaces available for another 8 or so spaces, which was where the old parking area abutting the Jefferson Park Admin. Office was located. However, that space is now used by the contractor Consigli as part of the construction site and is definitely off-limits. In addition to the above, when the temporary JP office on Rindge Avenue is demolished, the parking lot in back of the building will minus out another 9 spaces, for a grand total of 24-25 parking spaces lost to us, as well as office personnel and the maintenance crew.

This mess has affected parking on Clifford, Jackson, Clay and Montgomery Streets as well.

-3-

About 2 weeks ago, I had a sort of AdHoc meeting in my apartment. Those present were Michael Johnston, Joe Bednar and Carrie Canavan. This meeting came about suddenly and had not been in anyway planned.

In our discussions regarding parking concerns, I asked Mr. Johnston a question about parking spaces for the new construction. He, in turn, turned and referred the question to Joe Bednar, but I felt they were dancing around the question and I never got a definitive answer.

So I am asking you, the Council Members for the City. To the best of your abilities, how many units are to be built? It's an easy answer; 175 units or more?

-4-

Lastly, I am very aware of the threat of climate change to our planet. I read Al Gore's book on climate change in the 1970's. Now, I would like to ask you some rhetorical questions.

Where do you park when you go home? Or, do you ride a bike to work, to run errands, buy food, visit friends and relatives?

If you have a private driveway off-street, have you thought about taking up the black asphalt and grow grass, trees and plants. Please don't presume I should give up my car if you're not willing to do ~~the same~~ ^{make} sacrifices as well.

I feel discriminated against as an elder, and I also feel economic discrimination b/c I do not have the means to purchase a home with a driveway.

Bikers Vs Drivers

I pay an excise tax every year for the use of the roads. How about the bikers' paying a nominal fee as well.

My name is Esther Hanig and I live at 136 Pine St, Apt. 2

I am here today to reaffirm my very strong support for the passage of the AHO Amendments.

As I have said repeatedly in past testimony, for me, this proposal is about one thing - the families who are desperately in need of affordable housing.

I have heard from the opponents about the fear that this initiative will change the very character of our city with so many new and large buildings. Somewhat to my disappointment, as I believe that we need much more affordable housing than this proposal will create, that is just not going to happen. This proposal will most likely result in a very limited number of buildings over a period of many years. Acquiring and financing affordable housing developments is very costly, challenging and complex with very small margins of profit, which for the vast majority of the developers goes back into meeting the costs of maintaining those buildings.

I have heard the opponents talk about the fear of shadows, lack of setbacks and marring the character of their neighborhoods. In addition to the fact that, as I have already stated, this is unlikely to happen to the vast majority of Cambridge homeowners and, as I pointed out in earlier testimony, some of these neighborhoods could benefit from some changes to their character, I feel that these concerns pale in comparison to the concerns of parents in desperate need of affordable housing, many living in shelters, hotels or even on the street or in their cars.

For me, the vote for the AHO Amendment is not about politics or zoning, it is about doing the right thing. It is about making a moral and just choice. It is simply about increasing the ability of our affordable housing developers to provide additional affordable units for people in desperate need of housing.

I thank and commend those of you who have supported the AHO Amendments to this point, and I sincerely hope that I can look forward to thanking you again for your vote to move this very important proposal to passage.