

To the Honorable Representatives Christine Barber, Paul Donato, and Sean Garballey and the Honorable Senator Patricia Jehlen,

Attached is a home rule petition to update the 1989 act that established Medford's linkage program. Since 1989, this act has provided a critical source of funds for our police, our parks, our roads and traffic, and our water and sewers.

The current act requires a new study every three years to update the exact amount of the linkage fees, but in practice, since its institution in 1990, Medford has never performed such a study. Thus the exact linkage amounts have not been updated since its institution 34 years ago and have been drastically undervalued by the effects of inflation. As the City works to update the linkage fees and add a new source of revenue for affordable housing, we find that the original requirement for review every three years was likely too cost-prohibitive.

We therefore request two updates to the Act. The first extends the period of review from three years to 10 years. This mandates a more reasonable period in between studies. The second allows for automatic updates to the linkage fees in between studies, based on an inflation index. This would prevent fees from being undervalued over time from inflation and uses the same language as that established for the [City of Watertown in 2022](#) (Chapter 302 of the Acts of 2022).

We have enclosed the proposed language of the Act.

Councilor Leming

AN ACT UPDATING THE LINKAGE EXACTION PROGRAM IN THE CITY OF MEDFORD

Chapter 488 of the Acts of 1989, "AN ACT ESTABLISHING A LINKAGE EXACTION PROGRAM IN THE CITY OF MEDFORD", is hereby updated as follows:

Section 2, part 5 shall now read: The level of any exaction shall be reviewed at least every ten years and reset as required based upon the recommendation of the office of community development and the mayor of said city. In between reviews, updates to any exaction may be adjusted, over time or retroactively, based upon changes in the Consumer Price Index for All Urban Consumers compiled by the United States Bureau of Labor Statistics.