

CITY MANAGER'S AGENDA

1. A communication transmitted from Yi-An Huang, City Manager, relative to a Federal update. (CM25#109)
2. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 24-14, regarding a home rule petition allowing Cambridge to end the practice of property owners passing on broker's fees to tenants. (CM25#110) [[text of report](#)]
3. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 25-19, which requested that the City Manager provide a report that includes a summary of all requests for approval of Surveillance Technology Impact Reports (STIRs) received by the City Council since the last summary report date. (CM25#111)
4. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 25-16, regarding MBTA bus issues. (CM25#112) [[text of report](#)]
5. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 25-22, regarding a request to work with the School Department, the Department of Public Works, and other relevant departments to open the publicly owned parking at the King Open/Cambridge Street Upper School Complex for either residential free parking or commercial parking opportunities during "off" hours. (CM25#113)
6. A communication transmitted from Yi-An Huang, City Manager, relative to the appointment of **Subandha Karmacharya** as a member of the **Commission on Immigrant Rights and Citizenship** for a term of three years. (CM25#114)
7. A communication transmitted from Yi-An Huang, City Manager, relative to the appointment of **Carolyn Zern** as a member of the **Planning Board** for a term of five years. (CM25#115)
8. A communication transmitted from Yi-An Huang, City Manager, relative to the Planning Board recommendation on the AHO Heights Zoning Petition. (CM25#116)
9. A communication transmitted from Yi-An Huang, City Manager, relative to the prioritization of zoning priorities. (CM25#117) [[text of report](#)]

ORDERS

1. City Council support of the completion of the Mass Central Rail Trail. Vice Mayor McGovern, Councillor Azeem, Councillor Sobrinho-Wheeler (PO25#64)
2. That the Cambridge City Council go on record recognizing May 2025 as National Water Safety Month. Vice Mayor McGovern, Mayor Simmons (PO25#65)
3. That the City Manager is requested to work with relevant staff to investigate bike pod storage options to be placed in suitable areas in the City to provide residents and visitors

safe storage options. Councillor Sobrinho-Wheeler, Councillor Siddiqui, Vice Mayor McGovern, Councillor Nolan (PO25#66)

4. That the City Manager is requested to prepare an update with details on the status of potential civilian flagger operations in the Cambridge police union contract and work with relevant city staff to explore a civilian traffic flagger program and update the current police union contract on the City's website. Councillor Sobrinho-Wheeler, Councillor Azeem, Councillor Nolan, Councillor Siddiqui (PO25#67)
5. The City Manager is requested to confer with the Community Development Department to develop a timeline for the next Inclusionary Housing Study, explore remedies to address the lack of housing starts and provide for consideration draft amendments to the Inclusionary Housing Ordinance, and explore other incentives to encourage developers to include affordable units beyond the requirement voluntarily. Councillor Toner, Councillor Nolan (PO25#68)
6. That the City Manager is requested to include in the FY26 Operating Budget a continued commitment to Emergency Housing Vouchers for Permanent Supportive Housing and Mixed Status Families, and the Transition Wellness Center, as well as allocate the necessary resources to establish a municipal successor to Rise Up Cambridge that builds on its mission of providing direct, dignified economic support to families. Councillor Wilson, Vice Mayor McGovern, Councillor Siddiqui, Councillor Sobrinho-Wheeler (PO25#69)
7. First floor retail policy order. Councillor Azeem, Vice Mayor McGovern, Councillor Toner, Councillor Wilson (PO25#70)

UNFINISHED BUSINESS

1. Transmitting Communication from Yi-An Huang, City Manager, relative to the FY 2026 submitted budget and appropriation orders for the General Fund, Water Fund, and Public Investment Fund. [Placed on Unfinished Business, Referred to Finance Committee – Apr 28, 2025] (CM25#92)
2. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$7,500,000 to provide funds for the design and construction of open space at Ahern Field and surrounding amenities. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#93)
3. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$16,500,000 to provide funds for the reconstruction of various City streets and sidewalks. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#94)

4. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$11,100,000 to provide funds for the Municipal Facilities Improvement Plan. Funds will support significant building improvements and deferred maintenance projects. Proposed projects include but are not limited to upgrades of Public Works facilities, municipal offices, youth centers, branch libraries, fire stations, and deferred maintenance. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#95)
5. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$19,986,000 to provide funds for financing school building upgrades. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#96)
6. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$27,500,000 to provide funds for the design and construction of surface enhancements and sewer and drainage infrastructure improvements in Central Square. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#97)
7. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$3,000,000 to provide funds for the sewer Combined Sewer Overflow Program and for planning and design of a floodwater storage tank. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#98)
8. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$7,500,000 to provide funds for the sewer Capital Repairs Program and projects related to climate change preparedness efforts. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#99)
9. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$15,250,000 to provide funds for Ozone Generator replacement; Lead Service Line replacement; and water works construction projects in coordination with DPW street restoration projects, which include repair and or replacement of water infrastructure at Dana Street, Sciarappa Street, Massachusetts Ave 4, Haskell Street and Hillside Avenue. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#100)
10. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to

borrow \$1,600,000 to provide funds for the design and construction of open space at Wilder Lee Playground and play areas at 359 Broadway. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#101)

APPLICATIONS AND PETITIONS

1. An application was received from Matt Mayo, requesting permission for a curb cut at the premises numbered 49 Alpine Street; said petition has received approval from Inspectional Services, Traffic, Parking and Transportation, Historical Commission and Public Works. Response has been received from the neighborhood association. (AP25#19)

COMMUNICATIONS

1. Edward Loveall, re: Municipal Broadband PO#13.
2. Ethan Frank, re: Supporting automated traffic safety.
3. Nate Sharpe, re: Broadway Safety Improvement Project.
4. Stan Rivkin, re: Petition Regarding Budget Priorities.
5. Catherine Forde-Augustine, re: City ordinance to remove parking on Broadway.
6. Carlos Loya, re: City Finance questions for City Manager Huang.

RESOLUTIONS

1. Condolences on the death of Marguerite “Doris” Maglillozzi. Councillor Toner
2. Condolences on the death of Philomena (Durso) Donovan. Councillor Toner
3. Condolences on the death of Sandra L. “Cookie” Saltman. Councillor Toner
4. Condolences on the death of Alice C. Wadden. Councillor Toner
5. Condolences on the death of Antoinette “Dolly” Frammartino. Councillor Toner
6. Congratulations to Jose Aponte on his retirement from the Cambridge Housing Authority. Councillor Toner, Mayor Simmons
7. Congratulations to James Carvello on his retirement from the Cambridge Housing Authority. Councillor Toner, Mayor Simmons
8. Condolences on the death of Carol (Mingace) Basile. Councillor Toner
9. Congratulations to Officer Eric Helberg on his retirement from the Cambridge Police Department. Councillor Toner, Councillor Wilson, Mayor Simmons
10. Congratulations to Sergeant Thomas Maldonado on his retirement from the Cambridge Police Department. Councillor Toner, Councillor Wilson, Mayor Simmons
11. Congratulations to Cheryl Wilson on her retirement from the City of Cambridge. Councillor Toner, Mayor Simmons

12. Congratulations to Lieutenant David Brown on his promotion to the rank of Deputy Superintendent with the Cambridge Police Department. Councillor Toner, Councillor Wilson
13. Congratulations to Lieutenant Michael Logan on his promotion to the rank of Deputy Superintendent with the Cambridge Police Department. Councillor Toner, Councillor Wilson
14. Resolution on the death of Doane Perry. Councillor Nolan

COMMITTEE REPORTS

1. The **Human Services and Veterans Committee** held a public hearing on April 10, 2025 to discuss services being provided to the unhoused community and an update on the opioid settlement. [[text of report](#)]
2. The **Human Services and Veterans Committee** held a public hearing on April 17, 2025 to discuss the feasibility of a successor program to Rise Up. [[text of report](#)]
3. The **Ordinance Committee** held a public hearing on April 29, 2025 on a Zoning Petition by the Cambridge City Council to amend the Cambridge Zoning Ordinance in Article 11.000 with the intent to amend certain subsections of the Affordable Housing Overlay, Section 11.207 of the Cambridge Zoning Ordinance, with the intent of limiting allowable height increases in Residence C-1 districts, removing references to provisions in the base zoning that are no longer applicable, and clarifying references to departments responsible for enforcement. The Ordinance Committee voted favorably to accept the amendments and forward them to the full City Council with a favorable recommendation. [[text of report](#)]

COMMUNICATIONS & REPORTS FROM CITY OFFICERS

1. A communication was received from Diane LeBlanc, City Clerk, transmitting an update regarding legislative activity. (COF25#73)

HEARING SCHEDULE

Mon, May 5

3:00pm The **Government Operations, Rules, and Claims Committee** will hold a public hearing to initiate the process of re-appointing the City Auditor (PO25#62).

5:30pm City Council Meeting

Tues, May 6

3:00pm The **Economic Development and University Relations Committee** will hold a public hearing to discuss all Workforce Development/Job Training programs provided for and/or funded by the City, School Department, and non-profits, and discuss a possible future "Jobs Trust" may do differently, or in addition to, current programming funded and/or operated by the City.

Wed, May 7

3:00pm The **Ordinance Committee** will hold a public hearing from 3:00pm to 5:00pm on a Zoning Petition by the Cambridge City Council to amend the Cambridge Zoning Ordinance in Article 11.000 with the intent to amend a subsection of the Cannabis Uses standards, Section 11.800 of the Cambridge Zoning Ordinance,

with the intent to remove the provision that prohibits the packaging or repackaging of cannabis products on the premises of a Cannabis Retail Store. The Committee will also review and discuss proposed amendments to the Cambridge Municipal Code Chapter 5.50, Cannabis Business Permitting.

Thurs, May 8

9:00am The **Finance Committee** will conduct a public hearing on the FY26 City budget covering the fiscal period July 1, 2025 to June 30, 2026.

Mon, May 12

5:30pm City Council Meeting

Tues, May 13

6:00pm The **Finance Committee** will conduct a public hearing on the FY26 School Department budget covering the fiscal period July 1, 2025 to June 30, 2026.

Wed, May 14

9:00am The **Finance Committee** will conduct a public hearing on the FY26 City budget covering the fiscal period July 1, 2025 to June 30, 2026.

Thurs, May 15

9:00am The **Finance Committee** will conduct a public hearing on the FY26 City and School budgets covering the fiscal period July 1, 2025 to June 30, 2026 (if necessary).

Mon, May 19

5:30pm City Council Meeting

Tues, May 20

10:30am The **Ordinance Committee** will hold a public hearing from 10:30am to 1:30pm on a Zoning Petition by Mushla Marasao, et al. to amend the Cambridge Zoning Ordinance in Sections 5.28.21, 8.22.1, 8.22.2, and Table 5.1 with the intent to remove gross floor area (GFA) and floor area ratio (FAR) limitations for religious uses, permit conforming additions to nonconforming structures without limitation for religious uses, and permit religious uses with the same dimensional limitations as residential uses except that in a Residence C-1 district permeable open space would not be required, buildings would be permitted up to 6 stories and 74 feet above grade without meeting inclusionary housing requirements, and buildings taller than 35 feet and 3 stories above grade would not be required to notify neighbors and hold a meeting.

In addition, the **Ordinance Committee** will review and discuss a Zoning Petition by BMR-320 Charles LLC c/o BioMed Realty, L.P. to amend the Cambridge Zoning Ordinance in Article 20.000 with the intent to create a new overlay district called the East Cambridge Community Enhancement (ECCE) Overlay District that would 1) allow for increases in height and floor area by special permit to facilitate the conversion of older industrial properties to new structures in a way that will 2) improve the edge of the district adjacent to Ahern Field, improve the pedestrian experience within the zoning district, and/or provide support for community services in East Cambridge.

Wed, May 21

3:00pm The **Government Operations, Rules, and Claims**

Committee will hold a public hearing to discuss whether the City Council can be removed from the process of approving/denying curb cuts, whether abutters should continue to be part of the process of approving/denying curb cuts and if abutters remain part

of the process including renters in definition of “abutters,” and to prepare draft Ordinance language.

Thurs, May 29

4:00pm The **Human Services and Veterans Committee** will hold a public hearing to discuss Policy Order 2025 #46 on sex trafficking. This discussion will allow for stakeholders and other community members to raise awareness and share resources important to keeping individuals safe and free of harm.

Mon, June 2

12:00pm The **Public Safety Committee** will hold a public hearing for an update and review of the Cambridge Police Department’s use of “Shot-Spotter” technology. Public comment will be allowed if time permits.

5:30pm City Council Meeting

Mon, June 9

5:30pm City Council Meeting

Mon, June 16

5:30pm City Council Meeting

Mon, June 23

5:30pm City Council Meeting

Mon, June 30

5:30pm City Council Meeting

TEXT OF ORDERS

O-1 May 5, 2025

VICE MAYOR MCGOVERN

COUNCILLOR AZEEM

COUNCILLOR SOBRINHO-WHEELER

WHEREAS: The City of Cambridge has developed comprehensive plans to create a network of safe bike lanes, neighborways and shared use paths, including the Grand Junction Path, to create a non-motorized network that connects to North Point and to the Somerville Community Path; and

WHEREAS: The Somerville Community Path and the continuing path through North Point to Boston’s North Station is the eastern end of the Mass Central Rail Trail (MCRT), a partially completed rail-trail greenway that extends from Boston to Northampton through 26 municipalities; and

WHEREAS: The MCRT Coalition, under the guidance of the Norwottuck Network, has embarked on a vital project to push for the completion of the entire Mass Central Rail Trail from Boston to Northampton, noting that 63-miles are currently open, with 94.5 miles protected and many miles being planned and under construction by various entities; and

WHEREAS: The completion of the Mass Central Rail Trail project will mitigate traffic and facilitate bike-to-school programs, community health and safety, economic development, increased tourism, climate resiliency, and historic education opportunities; and

WHEREAS: The MCRT Coalition’s mission aligns with Cambridge’s strategic priorities, particularly in promoting the health and safety of all of the Commonwealth’s citizens, fostering economic development throughout Massachusetts, and addressing key community objectives for the overall well-being of our citizens; and

WHEREAS: The MCRT Coalition has demonstrated a commitment to fostering partnerships, collaborating with entities such as MassDOT, Mass Department of Conservation and Recreation, the

MassTrails program, the Mass Office of Outdoor Recreation (MOOR) and the numerous municipalities; and

WHEREAS: Completion of the Mass Central Rail Trail is consistent with the efforts of the MCRT Coalition, and that completing this 104-mile shared use path will enhance non-motor vehicle access to Cambridge and will solidify Cambridge’s position as one of the region’s premier destinations for residents, business, arts, entertainment, and general enjoyment; and

WHEREAS: The completion of the Mass Central Rail Trail project contributes to economic development in isolated rural communities and positions of our city, located at the east end of the trail, as an attractive destination for national and international bicycling and walking tourists; now therefore be it

ORDERED: That the Cambridge City Council go on record supporting the completion of the MCRT, which will foster a safer, greener, and more welcoming community and is wholly aligned with our city’s vision for a thriving and interconnected community, creating a lasting legacy for future generations; and be it further ORDERED That the City Clerk be and hereby is requested to forward suitably engrossed copies of this resolution to MassDOT, Mass Department of Conservation and Recreation, Mass Office of Outdoor Recreation, the Massachusetts Congressional Delegation, and the Metropolitan Area Planning Council (MAPC) on behalf of the entire City Council.

O-2 May 5, 2025

VICE MAYOR MCGOVERN

MAYOR SIMMONS

WHEREAS: The City of Cambridge recognizes the importance of swimming and aquatic-related activities and how they relate to good physical and mental health and enhance the quality of life for all people; and

WHEREAS: Drowning is the single leading cause of death for children ages 1-4 and the second leading cause of injury-related death for children up to age 14 in the United States, affecting not only the victims but also families, emergency personnel and hospitals of our community as a whole; and

WHEREAS: The Cambridge Public Health Department and Parks and Recreation Department have resources available to educate the public on water safety and the War Memorial Recreation Center offers year-round swim instruction classes for residents of all ages; and

WHEREAS: The ongoing effort and commitment to educate the public on pool and spa safety by the recreational water industry, as represented by organizations involved in the National Water Safety Month Coalition, is vital in helping prevent drowning and other water-related injuries; now therefore be it

ORDERED: That the Cambridge City Council go on record recognizing May 2025 as National Water Safety Month and encouraging all residents, especially parents and caregivers of children to educate themselves on water safety to help prevent water accidents.

O-3 May 5, 2025

COUNCILLOR SOBRINHO-WHEELER

COUNCILLOR SIDDIQUI

VICE MAYOR MCGOVERN

COUNCILLOR NOLAN

WHEREAS: The City has [reported](#) a general increase of bicycling activity over the last several years on many city streets; and

WHEREAS: Many residents do not have bike storage options at their residences and while Cambridge has racks throughout the city, bikes are still frequently damaged or stolen while locked to a rack, even with a high quality a lock; and

WHEREAS: Around [500 bikes](#) are reported stolen in Cambridge each year; and

WHEREAS: Municipalities including [Minneapolis](#), [New York](#), [Jersey City](#), and [London](#) have added [bike pods](#) to provide high-capacity bike storage options that limit access and are weather safe; now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with relevant staff to investigate bike pod storage options to be placed in suitable areas in the City to provide residents and visitors safe storage options; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the Council in a timely manner.

O-4 May 5, 2025

COUNCILLOR SOBRINHO-WHEELER

COUNCILLOR AZEEM

COUNCILLOR NOLAN

COUNCILLOR SIDDIQUI

WHEREAS: In 2008, [Governor Deval Patrick signed a state law](#) allowing civilian employees to direct traffic rather than flagging details being required to be conducted solely by police officers; and

WHEREAS: Despite civilian traffic flaggers being common in other states, [Massachusetts was the last state in the nation](#) to allow them under state law, and they continue to be uncommon in municipalities in Massachusetts due to requirements in police union contracts; and

WHEREAS: In 2023, Boston negotiated a new contract with their municipal police union that [allows for civilian flaggers](#) and is in the process of instituting them; and

WHEREAS: Implementing civilian traffic flaggers has the potential to reduce costs to the City and the risk of escalation on routine traffic flagging details, and Cambridge's most recent contract with the police union allows for civilian flaggers; now therefore be it

ORDERED: That the City Manager be and hereby is requested to prepare an update with details on the status of potential civilian flagger operations in the Cambridge police union contract and work with relevant city staff to explore a civilian traffic flagger program; and be it further

ORDERED: That the City Manager be and hereby is requested to update the current police union contract on the [City's union contracts web page](#); and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council in a timely manner.

O-5 May 5, 2025

COUNCILLOR TONER

COUNCILLOR NOLAN

WHEREAS: The Commonwealth of Massachusetts faces a critical housing shortage, with an estimated deficit of 200,000 housing units by 2030, driving high costs that disproportionately burden low- and middle-income households, exacerbate homelessness, and hinder economic growth; and

WHEREAS: The City of Cambridge established an Inclusionary Zoning Ordinance (Section 11.200 of Article 11.000 in 1998) requiring developers to include affordable units of new residential buildings with 10 or more units; and

WHEREAS: In April 2017, based on a [2016 Inclusionary Housing Study](#), the City amended the Inclusionary Zoning Ordinance to increase the required ratio of affordable housing to 20% of residential floor area in new residential buildings; and

WHEREAS: The 2017 amendment also established a requirement for the City to review and update the Inclusionary Housing requirement after five (5) years to consider changes in demographic characteristics and residential development activity, housing trends, vacancy rates, production statistics, prices for dwelling units, affordability, and the relationship between Inclusionary Housing Projects and all housing in Cambridge; and

WHEREAS: The MBTA Communities Act (Section 3A of MGL c. 40A), enacted in 2021, mandates that the City of Cambridge, as a rapid transit community, zone for multifamily housing as-of-right to accommodate 25% of its 2020 housing stock (approximately 13,477 units) in designated districts, to increase housing supply near transit and address the statewide housing crisis; and

WHEREAS: The MBTA Communities Act, through its implementing guidelines issued by the Executive Office of Housing and Livable Communities (EOHLC), limits municipalities' ability to impose inclusionary housing requirements exceeding 10% of units in MBTA-compliant multifamily zoning districts, to ensure that such requirements do not unduly burden development or undermine the as-of-right zoning mandate intended to maximize housing production; and

WHEREAS: Cambridge's Inclusionary Housing Ordinance currently requires 20% of units in developments of 10 or more units to be set aside as affordable, a requirement that exceeds the MBTA Communities Act's threshold and potentially deterring housing production critical to meeting state mandates; and

WHEREAS: Other peer cities have reduced or proposed reducing inclusionary housing requirements to stimulate housing production, including Denver, Colorado and San Francisco, California; and

WHEREAS: Cambridge added only very few inclusionary units in the last three years, underscoring the ordinance's limited effectiveness in producing affordable housing amidst ongoing housing production challenges; and

WHEREAS: The high cost of compliance with the 20% inclusionary requirement, combined with rising construction costs, interest rates, and land values, risks rendering many housing projects economically infeasible, thereby limiting the City's ability to address the housing shortage and comply with production; and

WHEREAS: The City Council has received information on two separate projects of 291 units combined which are in the final

stages of permitting and are stalled due to financial infeasibility; and

WHEREAS: Given changes in Cambridge's residential development sector—including the high cost of capital, increases in construction labor and material costs, land costs, other development requirements, and other larger macroeconomic challenges and uncertainties, the development of new residential buildings has become significantly more challenging in recent years, making it advisable that a new Inclusionary Housing Study be undertaken and the immediate relief be provided to support current projects in planning and discussion; now therefore be it

ORDERED: That the City Manager be and hereby is requested to confer with the Community Development Department to develop a timeline for the next Inclusionary Housing Study; and be it further

ORDERED: The City Manager be and hereby is requested to confer with the Community Development Department and explore remedies to address the lack of housing starts and provide for consideration draft amendments to the Inclusionary Housing Ordinance, based on a review of the affordable housing requirement, and provide guidance on what inclusionary requirements will allow the city to reach housing production goals and be in compliance with the MBTA community act, that any changes would be on an emergency basis, for a maximum period of three years, subject to an economic feasibility study required by the MBTA Communities Act; and be it further

ORDERED: That the City Manager be and hereby is requested to explore other incentives, such as tax abatements, density bonuses or expedited permitting, to encourage developers to include affordable units beyond the requirement voluntarily, particularly in zones with no existing density bonus; and be it further

ORDERED That the City Manager be and hereby is requested to report back to the City Council on the progress of these directives within 30 days.

O-6 May 5, 2025

COUNCILLOR WILSON

VICE MAYOR MCGOVERN

COUNCILLOR SIDDIQUI

COUNCILLOR SOBRINHO-WHEELER

WHEREAS: The Cambridge City Council has been engaged in ongoing conversations amidst an uncertain economic environment, the looming end of American Rescue Plan Act (ARPA) funded projects, and other federal threats to programs that have supported our most vulnerable residents and are now facing imminent cuts or termination; and

WHEREAS: The Human Services and Veterans Committee convened on April 10 and April 17, 2025, to hold hearings related to some of these programs, including:

- *Emergency Housing Vouchers for Permanent Supportive Housing*, which currently provide housing for approximately 130 formerly unhoused Cambridge residents, and is now being dismantled by the Trump administration;
- *Housing Vouchers for the Mixed Status Households*, for approximately 42 families impacted by changing Federal Policy;
- *Transition Wellness Center*, a 58-bed non-congregate shelter that is an effective pathway to stable housing and renewed wellbeing;
- *Rise Up Cambridge*, the country's first non-lottery cash assistance program, which has provided approximately 2,000

families with flexible, no-strings-attached monthly payments until its conclusion in February 2025; and

WHEREAS: These conversations have occurred against the backdrop of the FY26 budgeting process and the City Council's responsibility to prioritize essential services in the face of economic uncertainty; now therefore be it

ORDERED: That the City Manager be and hereby is requested to include in the FY26 Operating Budget a continued commitment to Emergency Housing Vouchers for Permanent Supportive Housing and Mixed Status Families, and the Transition Wellness Center, as well as allocate the necessary resources to establish a municipal successor to Rise Up Cambridge that builds on its mission of providing direct, dignified economic support to families; and be it further

ORDERED: That the City Manager be and hereby is requested to report to the City Council on each of these priorities during the FY26 budget hearings.

O-7 May 5, 2025

COUNCILLOR AZEEM

VICE MAYOR MCGOVERN

COUNCILLOR TONER

COUNCILLOR WILSON

WHEREAS: Cambridge is home to many longstanding small businesses located on the first floor of residential districts, which provide valuable amenities to the community; and

WHEREAS: These businesses are typically grandfathered in as non-conforming uses, and risk being removed or displaced in the event of residential redevelopment; and

WHEREAS: First-floor retail enhances neighborhood walkability, supports local entrepreneurship, and provide convenient services to residents; and

WHEREAS: These types of uses are currently not allowed by right in residential zoning districts, even though they are widely supported by residents; and

WHEREAS: The following businesses would be affected by this limitation and could benefit from zoning clarity and protection: Black Sheep Market; Surya Veg N Dosa Company; Alive and Kicking Lobsters; Amelia's Trattoria; Andala Asaro Bakery; Basta Pasta; Cambridge Italian Pizzeria; Circus Cooperative Cafe; Columbia Market; Gypsy Place Coffee and Juice; Kantipor Cafe; Luxor Cafe; Oleana; Paddy's Lunch; Pearl St. Laundry; Planet Records; Skenderian Apothecary; Western Market; AJ Spears Funeral Home; Desfina; European Country Antiques; Pollo2Go; Izzy's; Great Eastern Trading Co.; and Second Street Cafe, among others; now therefore be it

ORDERED: That the City Manager be and hereby is requested to direct the Community Development Department (CDD) to draft and propose the zoning language necessary to codify first-floor retail by right in residential districts, thereby protecting this charming neighborhood characteristic and ensuring the continued operation of valued local businesses.