

CITY MANAGER'S AGENDA

1. A communication transmitted from Louis A. DePasquale, City Manager, relative to the reappointments of the following persons as a members of the Family Policy Council: Kimberly Goldstein, Tagesech Wabeto, Tina Alu, Ben Clark and Michael Johnston.
2. Transmitting Communication from Louis A. DePasquale, City Manager, relative to the appropriation of a donation in the amount of \$1,000 from the Carl Barron Family to the Grant Fund Department of Public Works Other Ordinary Maintenance account which will be used for plaques, printing materials and providing light refreshments at the semi-annual awards ceremony to recognize employees who exhibit excellent job performance.
3. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 21-34, regarding potential parking solutions for residents living in vicinity of Concord Avenue, Smith Place.
4. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 21-41, regarding a report on closing Mass Ave from Prospect Street to Sydney Street on Friday and Saturday evenings. ["Based on all these concerns, I am not comfortable moving forward with a plan that involves a full closure of Massachusetts Avenue between Sydney Street and Prospect Street on Friday and Saturday evenings, as suggested in the original Policy Order. However, the City remains supportive of implementing more limited street closures, as we have done in other locations around the City in response to COVID-19 and to address other key needs, particularly where these closures help directly support the vitality of local businesses and local neighborhoods."]
5. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 21-44, regarding determining what the safest and most effective mosquito management program is for Cambridge.
6. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 21-7, regarding whether random check-ins and assessments of public and private affordable housing sites that were undergoing renovations were done for regular COVID-19 protocol safety checks.
7. Transmitting Communication from Louis A. DePasquale, City Manager, relative to the appropriation of an FY22 State 911 Department Emergency Medical Dispatch (EMD) Grant in the amount of \$23,939 to the Grant Fund Emergency Communications Other Ordinary Maintenance Account which will be used for quality assurance (call review) for the emergency medical protocol used by staff to provide pre- and post-dispatch instructions for medical emergencies.
8. A communication transmitted from Louis A. DePasquale, City Manager, relative to recommendation from the Planning Board and communication from Community Development Department and Law Department staff related

to the Cannabis Delivery Zoning Petition. [[Law Dept. memo](#)] [[recommended amended text of petition](#)]

CHARTER RIGHT

1. Transmitting Communication from Louis A. DePasquale, City Manager, relative to the appropriation of \$65,019,211, received from the U.S. Department of Treasury through the new Coronavirus Local Fiscal Recovery Fund (CLFRF) established by the American Rescue Plan Act (ARPA), to the Grant Fund Finance Department Other Ordinary Maintenance account which will be used to. [CHARTER RIGHT EXERCISED BY COUNCILLOR ZONDERVAN IN COUNCIL JUNE 21, 2021]
2. That the City Manager is requested to direct the appropriate City staff to determine the feasibility of establishing a pilot reparations program that would take a to-be-determined percentage of revenue from local cannabis sales and distribute these monies to local Black-owned businesses and to economic empowerment applicants. [CHARTER RIGHT EXERCISED BY COUNCILLOR ZONDERVAN IN COUNCIL JUNE 21, 2021]
3. That the City Council go on record in favor of filing of the attached Home Rule Petition entitled: AN ACT AUTHORIZING THE CITY OF CAMBRIDGE TO INCLUDE A BALLOT QUESTION ON THE NOVEMBER 2, 2021 MUNICIPAL BALLOT RELATIVE TO THE HOME RULE CHARTER. [CHARTER RIGHT EXERCISED BY COUNCILLOR TOOMEY IN COUNCIL JUNE 21, 2021]
4. That the City Manager is hereby requested to work with the appropriate departments and building contractors to reconsider the current plan which eliminates many trees including large old growth trees that are not part of the new building footprint and specifically do everything possible to save the three Oak trees on the west side of the property and any other large trees on the site. [CHARTER RIGHT EXERCISED BY COUNCILLOR SIMMONS IN COUNCIL JUNE 21, 2021]

ON THE TABLE

5. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 21-13, regarding next steps on implementation of Universal Pre-K. [PLACED ON THE TABLE IN COUNCIL MAY 17, 2021]

UNFINISHED BUSINESS

6. A communication transmitted from Louis A. DePasquale, City Manager, relative to proposed amendments to the Tree Protection Ordinance. [Passed to s 2nd Reading on June 14, 2021; To Be Ordained on or after June 28, 2021]
7. ORDINANCE 2021-8 Cannabis Delivery Zoning Amendments. [Passed to s 2nd Reading on June 14, 2021; To Be Ordained on or after June 28, 2021]

APPLICATIONS AND PETITIONS

1. An application was received from Craig Murphy representing Hanaya floral, requesting permission for an awning at the premises numbered 350 Huron Avenue.

Approval has been received from Inspectional Services, Department of Public Works, Community Development Department and proof of mailing for abutters.

COMMUNICATIONS

1. A communication was received from Chantal Eide, regarding support saving trees at Tobin Vassal.
2. A communication was received from Hasson Rashid, regarding public comment is concerning and in regard to POR #1.
3. A communication was received from Ruth Ryan Allen, regarding Impact on Businesses for parking removal.
4. A communication was received from Saul Tannenbaum, regarding Opposition to ShotSpotter is not confined to fringe luddites.
5. A communication was received from Susan Labandibar, regarding Charter Reform - Policy Order 2.

RESOLUTIONS

1. Recognizing Cambridge Youth Council. Mayor Siddiqui
2. City Council thank Father Walter Carreiro for his service as Pastor of St. Anthony and St. Francis parishes. Councillor Toomey

ORDERS

1. That the Zoning Ordinance of the City of Cambridge be amended to insert a new row in section 4.31 "Residential Uses" regarding the service of post-operative care for a dog. Councillor McGovern, Vice Mayor Mallon
2. City Council support of HD.3403 and SD.2340, An Act Relative to Fare Free Buses. Vice Mayor Mallon, Mayor Siddiqui, Councillor Sobrinho-Wheeler
3. City Council support of the Cambridge Transit Advisory Committee's suggested configuration for the #47 Bus. Vice Mayor Mallon, Councillor Sobrinho-Wheeler
4. City Council endorsement of the Agassiz Neighborhood name being changed to the Baldwin Neighborhood in honor of Maria L. Baldwin. Councillor Simmons, Mayor Siddiqui
5. That the City Manager is requested to confer with the Personnel Department, and other relevant City departments to examine and implement a flexible, permanent remote work policy for City employees who can perform their tasks remotely. Vice Mayor Mallon, Mayor Siddiqui, Councillor Nolan
6. That the City Manager is requested to work with the DPW and the family to install a suitable memorial in a meaningful location, including a new tree planting, to honor the life of Luca Gibson. Councillor Zondervan, Mayor Siddiqui
7. That the City Manager is requested to instruct the City Solicitor to prepare an ordinance which allows individual condominium owners the ability to obtain a City construction permit to repair known structural and other safety violations even without a majority of the building's condominium owners' vote of approval. Councillor Carlone, Mayor Siddiqui, Councillor Nolan, Councillor Sobrinho-Wheeler

8. That the City Manager is requested to work with the Finance and Personnel Departments to examine stipend models for the City's multi-member bodies. Councillor Sobrinho-Wheeler, Vice Mayor Mallon, Mayor Siddiqui, Councillor Zondervan
9. That the City Manager is requested to work with the Traffic, Parking, and Transportation Department to examine safety improvements at the intersection of Ware and Harvard Streets. Councillor Sobrinho-Wheeler
10. That the City Manager is requested to confer with the Law Department, Cambridge Development Department, and the City Manager's Housing Liaison to discuss and advise on a condominium conversion ordinance. [\[full text\]](#) Mayor Siddiqui, Vice Mayor Mallon, Councillor Simmons, Councillor Sobrinho-Wheeler
11. That the Chairs of the Ordinance Committee convene a hearing on amending the Cannabis Business Permitting Ordinance to extend the preference period. Councillor Zondervan, Mayor Siddiqui, Councillor Sobrinho-Wheeler, Councillor Carlone
12. That the Executive Assistant to the City Council confer with the Dedication Committee to consider the request from Kevin O'Keefe for a suitable dedication in the vicinity of Tremont Street and Gardner Road in Cambridge in honor of Thomas Peters. Councillor McGovern

COMMITTEE REPORTS

1. The Neighborhood and Long-Term Planning, Public Facilities, Arts and Celebrations Committee and the Housing Committee conducted a joint hearing on Wed, Feb 17, 2021 to discuss the elimination of single and two-family only zoning and restrictions on the type of housing that can be built city-wide.
2. The Economic Development and University Relations Committee conducted a public hearing on June 1, 2021 to discuss the small business grant and loan programs managed by the Economic Development Division of the Community Development Department throughout the COVID-19 pandemic.

COMMUNICATIONS & REPORTS FROM CITY OFFICERS

1. A communication was received from Mayor Sumbul Siddiqui, communicating information from the School Committee.
2. A communication was received from Anthony Wilson, City Clerk, transmitting information regarding the Early Voting Home Rule Legislation.
June 28, 2021
Dear City Council,
This communication is to inform you that "A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 18-108, regarding a report on offering early voting in City Council and School Committee Elections" will no longer appear on the City Council's meeting agenda.

This item is a home rule petition that was adopted by the Council and sent to the General Court on November 5, 2018. At the behest of the Council, the item was placed on the Calendar under “Unfinished Business”. The City has been informed by representatives of the Office of Representative Marjorie C. Decker that the item was not filed during this session and cannot be acted upon. The City Council would need to vote on this Home Rule petition again in order for the language to be refiled.

I have taken the liberty of drafting the petition again, with a change in dates to reflect refiling this year. The council could, if it is so inclined, move to adopt the modified home rule petition and send it to the state legislature.

Anthony Ivan Wilson, Esq.
City Clerk, City of Cambridge
795 Massachusetts Avenue, Cambridge, MA 02139

HEARING SCHEDULE

Mon, June 28

5:30pm City Council Meeting (Sullivan Chamber)

Tues, June 29

11:00am The Government Operations, Rules & Claims Committee will meet to discuss the hiring of the next City Manager. (Remote Meeting)

Wed, June 30

11:00am The Human Services Committee will conduct a public hearing on Wed, June 30, 2021 at 11:00am to discuss after school programming for the fall. (Remote Meeting)

Wed, July 14

10:00am The Transportation and Public Utilities Committee will meet to discuss car storage policies in Cambridge. (Remote Meeting)

Wed, July 21

2:00pm The Public Safety Committee and the Economic Development & University Relations Committee will meet jointly to hear from Saskia VannJames, President of the Massachusetts Recreational Consumer Council, on the importance of cannabis cooperatives and their potential role in the equitable development of Cambridge’s emerging recreational cannabis industry. (Remote Meeting)

Mon, Aug 2

5:30pm Special City Council Meeting (Sullivan Chamber)

TEXT OF ORDERS

O-1 June 28, 2021

COUNCILLOR MCGOVERN

VICE MAYOR MALLON

WHEREAS: Cambridge is home to over 5,000 licensed dogs and makes a great effort to provide a safe and healthy environment for animals; and

WHEREAS: Many pets, dogs and cats especially, often require surgery to address medical issues, including, but not limited to orthopedic issues; and

WHEREAS: Due to the often complex, post-surgery recovery, many pet owners find it difficult to provide the consistent, and often, around the clock care, needed to insure a safe and healthy recovery; and

WHEREAS: Many pet owners turn to others to provide this care for their pets; and

WHEREAS: On April 26, 2021, an application was submitted to the BZA for a variance to allow a resident the right to provide post-

operative care to a dog that she did not own, and this request was denied by the BZA because there was no definition in the Table of Uses to allow this service; and

WHEREAS: This service can mean the difference between life and death of an animal because the lack of post-operative care can have devastating impacts; now therefore be it

ORDERED: That the Zoning Ordinance of the City of Cambridge be amended to insert a new row in section 4.31 “Residential Uses” to read as follows:

k. single animal hospice

Not permitted in Open Space; Off 1, 2A, 2, 3, 3A; Bus B, B1, B-2;

Bus C, C1; Ind A-1, A-2; Ind A; Ind B1, B-2; Ind B; and Ind C.

Permitted via Special Permit in Res A 1&2; Res B; Res C, C1,

C1A, 2, 2A, 2B, 3, 3A, 3B; Bus A-1, A-2, A-3; Bus A, A4.

O-2 June 28, 2021

VICE MAYOR MALLON

MAYOR SIDDIQUI

COUNCILLOR SOBRINHO-WHEELER

WHEREAS: Public transportation is a lifeline for our residents, especially lower-income residents and communities of color who are [more likely to lack access to cars](#); and

WHEREAS: As our community shifts to the new normal, and as more residents work, learn, shop, and socialize outside of their homes, the burdensome cost of public transit could prevent many residents, especially vulnerable residents, from accessing this critical service; and

WHEREAS: State Representative Christine Barber and State Senator Patricia Jehlen recently introduced two companion bills in their respective chambers, [HD.3403](#) and [SD.2340](#), An Act Relative to Fare Free Buses; and

WHEREAS: If passed, these bills would establish a year-long MBTA Fare Free Bus Pilot for at least twenty bus routes experiencing high ridership, providing much-needed economic relief for community members across the Greater Boston Area after more than a year of severe financial devastation; and

WHEREAS: By providing an incentive for residents to opt for public transit over driving, especially after many community members became accustomed to utilizing private transportation during the pandemic, a Fare Free Bus Pilot could prove to be a powerful tool in cutting carbon emissions; and

WHEREAS: The City Council previously adopted [a policy order](#) calling for a similar municipal pilot, and as Fare Free Bus Pilot would advance our environmental, mobility, equity, and accessibility goals, the City should express its wholehearted support of these bills; now therefore be it

RESOLVED: That the City Council go on record in strong support of HD.3403 and SD.2340, An Act Relative to Fare Free Buses; and be it further

RESOLVED: That the City Clerk be and hereby is requested to forward suitably engrossed copies of this resolution to the entire Cambridge state delegation on behalf of the City Council.

O-3 June 28, 2021

VICE MAYOR MALLON

COUNCILLOR SOBRINHO-WHEELER

WHEREAS: Massachusetts Avenue is currently the home of the #47 Bus terminal and start stop, but the existing Central Square route must be moved due to the reconfiguration of Carl Barron Plaza; and

WHEREAS: The MBTA has proposed moving the these stops to Green Street, a decision that would inconvenience many riders, as well as present pedestrian traffic and safety concerns; and

WHEREAS: On an average weekday, 40%-50% of riders boarding the #47 Bus at the Mass Ave./Pearl St. stop in Central Square are transferring from the Red Line, the #1 Bus, or the #70 Bus, while 40%-50% of riders getting off at this stop transfer to the Red Line or #1 Bus, and therefore moving this stop to Green Street will take a significant portion of riders further from their transfers; and

WHEREAS: Riders would be forced to cross Massachusetts Avenue, which has notoriously busy and dangerous intersections as well as crowded sidewalks, to access the northbound Red Line station and #1 Bus towards Harvard if the stop was moved to Green Street, which would especially put vulnerable passengers, such as seniors or persons with disabilities, at risk; and

WHEREAS: The Cambridge Transit Advisory Committee (CTAC) has instead suggested piloting a change where the inbound #47 Bus would continue down Brookline Ave. to Mass. Ave., make a left and then stopping at the current Route 1 stop near Prospect St. (right next to the Red Line access) as its last stop, before turning around to return for outbound service at the main Central Square stop; and

WHEREAS: Curb space could be designated on Magazine Street for the #47 Bus' layover, keeping these buses out of the busier areas on Massachusetts Avenue and Green Street, and within sight of the Carl Barron Plaza supervisor; and

WHEREAS: CTAC's suggestion would enhance bus service for transferring passengers, while improving current MBTA layover and supervision practices at an insignificant additional deadhead routing cost; and

WHEREAS: As more residents return to working in person, ensuring that the #47 Bus route runs smoothly, conveniently, and safely is a matter of transit justice; now therefore be it

RESOLVED: That the City Council go on record in support of the Cambridge Transit Advisory Committee's suggested configuration for the #47 Bus; and be it further

RESOLVED: That the City Clerk be and hereby is requested to forward suitably engrossed copies of this resolution to the MBTA on behalf of the entire City Council.

O-4 June 28, 2021

COUNCILLOR SIMMONS

MAYOR SIDDIQUI

WHEREAS: Over the course of the past 16 months, residents living in the Agassiz Neighborhood have been in discussions with one another to determine whether there is a desire to change the neighborhood's name; and

WHEREAS: This process was [initially brought to the City Council's attention in February 2020](#), at which time the [City Council voted in favor](#) of endorsing the neighborhood residents' discussions around this potential name change, and in asking the City to assist with furthering these discussions; and

WHEREAS: This process was most recently detailed in a [communication the City Council received](#) on June 21, 2021 from the Agassiz Neighborhood Council; and

WHEREAS: The members of the Agassiz Neighborhood Council reported that, while there were some dissenting opinions, the clear majority of the neighborhood's residents do wish for their neighborhood to be renamed and referred to from this point forward as the Baldwin Neighborhood; now therefore be it

RESOLVED: That the City Council go on record endorsing the Agassiz Neighborhood name being changed to the Baldwin Neighborhood in honor of [Maria L. Baldwin](#).

O-5 June 28, 2021

VICE MAYOR MALLON

MAYOR SIDDIQUI

COUNCILLOR NOLAN

WHEREAS: On March 17, 2020, the City instituted a Temporary Work Policy for non-essential City employees to help protect our community from the threat of COVID; and

WHEREAS: As vaccines have become readily available, more City employees have returned to work in-person, and the City plans to have all employees working in-person by the end of July, with extensions to September for those with COVID-related health or childcare concerns; and

WHEREAS: Now that we are beginning to move towards a new normal, we must acknowledge that the City's temporary remote work policy provided our employees with much-needed flexibility, and that many employees would benefit from a permanent, non-COVID-related remote work policy without narrow eligibility parameters; and

WHEREAS: A Committee to Examine the Feasibility of a Future Telework Policy was recently announced, but the Committee's recommendations would likely not be implemented before January 2022; and

WHEREAS: There has been a complete shift in the way people work in the past sixteen months, and many employers are currently offering greater flexibility and a permanent remote work option, which are quickly proving to be an attractive benefit for many job candidates weighing different offers, and is becoming the norm in many industries; and

WHEREAS: The City prides itself in employing highly-qualified and dedicated personnel to serve our residents, but if we want to remain a competitive employer, and ensure we recruit and retain the best candidates possible, we must follow other employers and quickly implement a permanent remote work policy for City employees; now therefore be it

ORDERED: That the City Manager be and hereby is requested to confer with the Personnel Department, and other relevant City departments to examine and implement a flexible, permanent remote work policy for City employees who can perform their tasks remotely; and be it further

ORDERED: That the City Manager be and hereby is requested to confer with relevant City departments to conduct a survey to gauge employee interest in a permanent remote work option; and be it further

ORDERED: That the City Manager report back to the City Council by the Aug 2, 2021 regular summer meeting.

O-6 June 28, 2021

COUNCILLOR ZONDERVAN

MAYOR SIDDIQUI

WHEREAS: It has come to the attention of the City Council that lifelong Cambridge resident and CRLS alum Luca Gibson has tragically passed away at the young age of 23; and

WHEREAS: Luca was a cherished member of the Cambridge community and a good friend to all who knew them; and

WHEREAS: Luca was a gifted artist who as a CRLS student [won](#) a National Scholastic Award in Photography for their photograph titled *A Class Act*, one of just 25 student artworks from around the country to earn a National Gold Key and be featured for an entire year in the President's Committee of the Arts and the Humanities office in Washington, DC; and

WHEREAS: Luca was a passionate advocate for environmental justice who would often testify before the City Council in support of protecting and expanding Cambridge's tree canopy; and

WHEREAS: Luca's passing will leave a void in the lives of all their surviving family, parents Bob Gibson and Lolly Lincoln, sister Hannah, brother Elias, and countless friends and neighbors; and
WHEREAS: Luca's light will be sorely missed by all they touched and loved; now therefore be it

RESOLVED: That the City Council go on record extending its deepest condolences to the family of Luca Gibson for their tremendous loss; and be it further

ORDERED: That the City Manager be and hereby is requested to work with the DPW and the family to install a suitable memorial in a meaningful location, including a new tree planting, to honor the life of Luca Gibson and the many contributions they made to the City of Cambridge; and be it further

ORDERED: That the City Clerk be and hereby is requested to forward a suitably engrossed copy of this resolution to the family of Luca Gibson on behalf of the entire City Council.

O-7 June 28, 2021

COUNCILLOR CARLONE

MAYOR SIDDIQUI

COUNCILLOR NOLAN

COUNCILLOR SOBRINHO-WHEELER

WHEREAS: Many properties in Cambridge are owned, operated and maintained by condominium boards consisting of individual owners whose interest may be in conflict with each other; and

WHEREAS: Condominium bylaws generally require a majority vote of condominium owners to approve construction and maintenance; and

WHEREAS: A significant structural problem exists at 86 Kirkland Street as well as other locations throughout the city due to previous renovation work that did not meet the safety and structural standards of the Massachusetts Building Code, a general lack of maintenance, and/or an improperly installed and unprotected roofing membrane resulting in ongoing water leaks that together threaten the stability of any building; and

WHEREAS: In the 86 Kirkland Street example - three out of five voting members - will not approve repairs to the building; and

WHEREAS: The owner of the ground floor storefront unit wishes to renovate and resume renting the space and in doing so hired contractors who confirmed the lack of structural integrity and significant water damage is a serious danger for all of the building occupants; and

WHEREAS: Two separate structural engineers (see attached reports) stated that the building should not be occupied without the necessary structural and roof repairs; and

WHEREAS: Cambridge Inspectional Services has sent a Safety/Structural Violation Notice to the condominium association to no avail; and

WHEREAS: The City's Inspectional Services Department can neither grant a construction permit nor require all condominium owners pay their fair share to restore any building's structural integrity and/or replace the roof membrane without a majority of condominium owners approving the necessary construction; now therefore be it

ORDERED: That the City Manager be and hereby is requested to instruct the City Solicitor to prepare an ordinance which allows individual condominium owners the ability to obtain a City construction permit to repair known structural and other safety violations even without a majority of the building's condominium owners' vote of approval.

O-8 June 28, 2021

COUNCILLOR SOBRINHO-WHEELER

VICE MAYOR MALLON

MAYOR SIDDIQUI

COUNCILLOR ZONDERVAN

WHEREAS: The City of Cambridge's multi-member bodies, such as its Boards and Commissions, form an important part of local government and have significant input and decision-making power in areas including elections, land-use, policing, historical designations, and beyond; and

WHEREAS: Participating as a member of these bodies is a significant time commitment, with many meetings happening during the evening, and members who are not already salaried City employees have not traditionally received compensation from the City; and

WHEREAS: Equity in decision-making on City bodies has long been a goal of the City Council and efforts have been made following the [April 12, 2021 Policy Order](#) to schedule a meeting to discuss recommendations to diversify participation and representation; and

WHEREAS: City staff have noted at Council meetings that attracting a large and varied applicant pool for vacant positions, and being able to reflect the diversity of Cambridge in the selection process, is often challenging because the positions are all-volunteer and a large time commitment; and

WHEREAS: Other cities in Massachusetts including Somerville, Medford, and Leominster offer stipends for some Board and Commission members in recognition of the time and effort the positions entail; and

WHEREAS: Adding stipends for Cambridge's multi-member bodies, especially those that are most time intensive, is one important way the City could attract and retain members who reflect the diversity of Cambridge but who could not otherwise afford to make a significant additional time commitment to serve as a volunteer; now therefore be it

ORDERED: That the City Manager be and is hereby requested to work with members of the Finance and Personnel Departments to review other cities' stipend models as well as the average time commitment for Cambridge's various member multi-member bodies, including the City's Boards and Commissions, and report back to the City Council on what role stipends could play in attracting and retaining members who reflect the diversity and talent of Cambridge.

O-9 June 28, 2021

COUNCILLOR SOBRINHO-WHEELER

WHEREAS: Ware Street is a short but busy street in Mid-Cambridge that contains a significant residential and commercial presence and also serves as a through street between Harvard and Broadway Streets; and

WHEREAS: The intersection of Ware Street and Harvard Street is frequently used by vehicles and pedestrians, with vehicles turning both directions onto Harvard Street from Ware Street; and

WHEREAS: The intersection's current configuration and signage create limited visibility and make it at times dangerous both for pedestrians attempting to cross Ware Street and drivers trying to make the turn off of Ware Street into oncoming traffic on Harvard Street; and

WHEREAS: At least one pedestrian injury that necessitated emergency services has resulted from a crash with a driver at the intersection recently; now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with the Traffic, Parking, and Transportation Department to

examine the intersection of Ware Street and Harvard Street to see if a safer design is possible; and further be it

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

O-10 June 28, 2021

MAYOR SIDDIQUI

VICE MAYOR MALLON

COUNCILLOR SIMMONS

COUNCILLOR SOBRINHO-WHEELER

WHEREAS: Massachusetts law allows towns and cities to adopt, by a 2/3rd vote of their local legislative bodies, local ordinances or bylaws regulating condominium conversion that are stronger than, or which otherwise differ from, the statewide law; and

WHEREAS: The City of Cambridge formerly had local condominium conversion laws that were based on special rent control authority, but those laws were removed after rent control was phased out in 1994-1996; and

WHEREAS: The City of Cambridge has not yet adopted a local condominium ordinance under the authority of the statewide condominium law; and

WHEREAS: The Massachusetts Condominium Conversion Statute, Chapter 527 of the Acts of 1983, provides that (1) tenants have one year before they must leave or two years if they are handicapped, elderly or low or moderate income; (2) there is a limit on rent increases (up to 10%); (3) tenants have a 90 day purchase period and (4) tenants receive a relocation payment of \$750 or \$1,000 if "protected tenant"; and

WHEREAS: In 1999, [Boston revised its condominium Conversion Ordinance](#) to increase its notice requirements to an automatic five years for low-income or elderly residents, limiting rent increases per year, increasing relocation costs, among many more protections and supports; and

WHEREAS: In December 2019, Mayor Siddiqui and Councilor McGovern submitted the [Mayor's Task Force on Tenant Displacement](#) with a set of preliminary recommendations for a citywide condominium conversion ordinance, including: additional protections for elderly, disabled and low to moderate income tenants; written notice of intent to convert, including that the City should receive a copy of any condo conversion notice provided by a property owner; the City develop an extensive educational outreach effort that would reach tenants occupying any and all units subject to the ordinance on a periodic basis; the City should contract with one or more local mediators and refer disputes to a mediator (with the tenant's cost covered by the City); and

WHEREAS: In our efforts to reduce and prevent displacement of tenants, it is critical that Cambridge consider a condominium conversion ordinance that provides stronger protections for Cambridge tenants; now therefore be it

ORDERED: This Policy Order be referred to the Housing Committee for further discussion; and be it further

ORDERED: That the City Manager be and hereby is requested to confer with the Law Department, Cambridge Development Department, and the City Manager's Housing Liaison to discuss and advise on a condominium conversion ordinance that includes and is as follows:

- (a) The recommendations listed in the Tenant Displacement Task Force Report;
- (b) Automatic five-year notice requirements for low-to-moderate income, elderly and/or handicapped residents;
- (c) A resident's right to purchase time frame of no less than 180 days;

(d) Regulations in the event the tenant chooses not to buy, that the landlord to not sell converted condo at a lower price for 180 days; and

(e) Relocation costs for residents to move is at least \$10,000.

O-11 June 28, 2021

COUNCILLOR ZONDERVAN

MAYOR SIDDIQUI

COUNCILLOR SOBRINHO-WHEELER

COUNCILLOR CARLONE

WHEREAS: On September 23, 2019, the Cambridge City Council ordained the Cannabis Business Permitting [Ordinance](#) which states: "The City deems it to be in the public interest to give initial permitting preferences for Cannabis Businesses to Priority Applicants, as defined herein"; and

WHEREAS: The ordinance provides that for the first two years after its Effective Date, the City shall issue a Cannabis Business Permit to operate a Cannabis Retail Store only to state-certified Economic Empowerment Applicants; and

WHEREAS: The COVID-19 pandemic largely overlapped with this 2-year preferential period, which expires on September 23, 2021, causing significant delay for Economic Empowerment Applicants; now therefore be it

ORDERED: That the Chairs of the Ordinance Committee convene a hearing to discuss the possibility of amending the ordinance to extend the preference period, such a hearing to take place no later than Aug 15, 2021.

O-12 June 28, 2021

COUNCILLOR MCGOVERN

ORDERED: That the Executive Assistant to the City Council confer with the Dedication Committee to consider the request from Kevin O'Keefe for a suitable dedication in the vicinity of Tremont Street and Gardner Road in Cambridge in honor of Thomas Peters; and be it further

ORDERED: That the City Clerk be and hereby is requested to forward this order to the Dedication committee for their review and approval.