

CITY MANAGER'S AGENDA

1. A communication transmitted from Yi-An Huang, City Manager, relative to an update on and appointments to the LGBTQ+ Friendly Housing Task Force. (CM23#221) [[text of report](#)] Appointees: Elinor Brelis, Sarah Boyer, Thaddeus Brown, Taylor Devane, Linden Huhmann, Iris Lewis, Deborah Morse, Tej Nuthulaganti, Michael Smith, Longjun Tan, Jesse Edsell Vetter, Thomas Worth
2. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Dam and Seawall Repair or Removal Program Grant, in the amount of \$1,000,000, received from the Executive Office of Energy and Environmental Affairs (EOEEA) to the Public Investment Fund Water Extraordinary Expenditures account, for the repair of the Cambridge Reservoir Dam - Hobbs Brook Gatehouse and Culvert Outlet. (CM23#222)
3. A communication transmitted from Yi-An Huang, City Manager, relative to the appointment Anna Spier as a resident member to the Community Benefits Advisory Committee. (CM23#223)
4. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of donations from Harvard and MIT to support the Cambridge Promise pilot program in the amount of \$50,000 to the Grant Fund Human Services Other Ordinary Maintenance account. This last-dollar plus program pays for tuition, mandatory fees, plus school-related expenses not covered by a student's Pell Grant and outside scholarships. (CM23#224)
5. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Coordinated Family and Community Engagement grant for the Center for Families program in the amount of \$263,815 to the Grant Fund Department of Human Service Programs Salary and Wages account (\$243,692), and to the Grant Fund Department of Human Service Programs Other Ordinary Maintenance account (\$20,123). This grant covers twelve months of programming and will be used by the Center for Families to support a portion of the cost of 7 full-time staff and 2 part time staff salaries. (CM23#225)
6. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Children's Trust Fund grant for the Center for Families program in the amount of \$180,000 to the Grant Fund Department of Human Service Programs Salary and Wages account (\$127,810), to the Grant Fund Department of Human Service Programs Other Ordinary Maintenance account (\$35,690), and to the Grant Fund Department of Human Service Programs Travel and Training account (\$16,500). This grant covers twelve months of programming and will be used by the Center for Families to support a portion of the cost of 4 full-time staff and 2 part time staff salaries. (CM23#226)
7. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Adult and Community Learning Services grant received from the Massachusetts Department of Elementary and Secondary Education (DESE) in the amount of \$1,000,000 to the Grant Fund Human Service Programs Salary and Wages account (\$955,753), to the Grant Fund Human Service Programs Other Ordinary Maintenance account (\$42,462), and to the Grant Fund Human Service Programs Travel and Training account (\$1,785). This is a state grant for core ESOL services. (CM23#227)
8. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Massachusetts Department of Elementary and Secondary Education (DESE)/Adult and Community Learning Services in the amount of \$368,269 to the Grant Fund Human Service Programs Salary and Wages account. Funds will support ESOL and ABE teaching, as well as support for advising. (CMA 2023 #228)
9. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of various donations to the Council on Aging in the amount of \$5,000 to the Grant Fund Human Service Programs Other Ordinary Maintenance account. These donations will be used to support services for Cambridge Older Adults. (CM23#229)
10. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Friends of the Community Learning Center (CLC) grant in the amount of \$48,000 to the Grant Fund Human Service Programs Salary and Wages account (\$40,478), to the Grant Fund Human Service Programs Other Ordinary Maintenance account (\$4,984), and to the Grant Fund Human Service Programs Travel and Training account (\$2,538). They are providing support for Bridge Program advising, coaching and mentoring, for the ESOL/Certified Nursing Assistant Program, and career advising for other CLC students. (CM23#230)
11. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Low-Income Home Energy Assistance Program grant in the amount of \$354,603 funded by the Massachusetts Executive Office of Housing and Livable Communities (formerly the Department of Housing and Community Development) to the Grant Fund Human Service Programs Salary and Wages account (\$32,174), and to the Grant Fund Human Service Programs Other Ordinary Maintenance account (\$322,429). Funds will be used for the Low-Income Home Energy Assistance Program (LIHEAP). (CM23#231)
12. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the Massachusetts Housing and Shelter Alliance grant funded by the Department of Housing and Community Development (DHCD) in the amount of \$133,486.58 to the Grant Fund Human Service Programs Salary and Wages account (\$94,858.28), and to the Grant Fund Human Service Programs Other Ordinary Maintenance account (\$38,628.30). Funds will be used for costs related to the Carey Men's Permanent Supported Housing Program operated by the Multi-Service Center. (CM23#232)

13. A communication transmitted from Yi-An Huang, City Manager, relative to 135 Fulkerson Street parcel and its transfer to the City for public use. (CM23#233)
14. A communication transmitted from Yi-An Huang, City Manager, relative to Policy Order #23-133 [Awaiting Report 23-49], regarding possible projections of build-out of the Alewife Quadrangle under the proposed AOD-Q zoning petition. (CM23#234) [\[text of report\]](#)
15. A communication transmitted from Yi-An Huang, City Manager, relative to Policy Order #23-135, regarding standards for henkeeping. (CM23#235) [\[text of report\]](#)
16. A communication transmitted from Yi-An Huang, City Manager, relative to updates to the City of Cambridge's Participatory Budgeting (PB) process for the upcoming 10th cycle (PB10) of the program. (CM23#236)
17. A communication transmitted from Yi-An Huang, City Manager, relative to extending the prior authorization for the City Manager or their designee to grant street obstruction approvals, along with any other necessary approvals for temporary obstructions until June 30, 2024. (CM23#237)

Agenda Item Number 17 Sept 11, 2023

ORDERED: That from this date until June 30, 2024 due to the restaurant community's continued need to expand outdoor dining services in response to COVID-19 and consistent with the extension of the legislation which temporarily waives some of the time-consuming procedural requirements for restaurants that are licensed to sell alcoholic beverages for on-premises consumption that are applying to operate outdoor dining services and temporarily waives the requirement that the Alcoholic Beverage Control Commission approve such requests, and consistent with the City's Outdoor Dining Policy, until June 30, 2024, all applications for temporary street obstructions for outdoor dining services will hereby be referred to the City Manager with authorization to act.

18. A communication transmitted from Yi-An Huang, City Manager, relative to the appointment of Victoria Bergland as a member of the Cambridge Housing Authority (CHA) Board of Commissioners as the resident Representative for a term of 5-years. (CM23#238)

CHARTER RIGHT

1. That the City Manager is requested to work with the Law Department and CPD to report to the City Council on all outstanding and recent (last 5 fiscal years: FY'23,'22,'21,'20,'19) lawsuits involving the CPD or individual members of CPD that the City is expending or has expended resources on, including an estimate of how much has been spent on these lawsuits to date in FY24. [Charter Right – Simmons, Aug 7, 2023] (PO23#142)
2. That the City Manager is requested to work with relevant departments and agencies to design and implement a pilot program providing subsidized, on-demand transit to low-income residents, people with disabilities and seniors, with a goal of expanding the program to service the region in ways

that supplement the MBTA system via fare-free, on-demand transit for everyone. [Charter Right – Toner, Aug 7, 2023] (PO23#145)

3. That the City Manager is requested to report back to the City Council on whether change in language to the CSO is necessary to enable installation of permanent, seasonal, and/or temporary outdoor dining and pop-ups alongside separated bicycle lanes consistent with Cycling Safety Ordinance that address concerns about the current situation. [Charter Right – McGovern, Aug 7, 2023] (PO23#147)

UNFINISHED BUSINESS

4. Amendment to Chapter 2.78 of the Cambridge Code of Ordinance, entitled "Historical Buildings and Landmarks." (Ordinance #2022-11). [Passed to 2nd Reading as Amended Aug 7, 2023; To Be Ordained on or after Aug 28, 2023] (ORD22#11)
- A. A communication transmitted from Yi-An Huang, City Manager, relative to Policy Order #23-123, regarding an explanation of the legal standard that is used to compel changes or deny projects reviewed by the Historical Commission or Neighborhood Conservation District Commissions. (CM23#195)
- B. A communication transmitted from Yi-An Huang, City Manager, relative to proposed amendments to Ch. 2.78, Art III of the Cambridge Municipal Code, the Neighborhood Conservation Districts (NCD) and Landmarks Ordinance. (CM23#196)
5. An Ordinance has been received from City Clerk, relative to amending Article 4.30 and Article 11.800 of the Zoning Ordinance of the City of Cambridge. [Passed to 2nd Reading as Amended Aug 7, 2023; To Be Ordained on or after Aug 28, 2023] (ORD23#4)
6. An Ordinance has been received from City Clerk, relative to the Alewife Overlay District: Quadrangle (AOD-Q) Zoning Petition and Design Guidelines. [Passed to 2nd Reading as Amended Aug 7, 2023; To Be Ordained on or after Aug 28, 2023] (ORD23#5)

APPLICATIONS AND PETITIONS

1. An application from Heather Dudko representing Bank of America, requesting permission for a projecting sign at the premises numbered 121 First Street, Cambridge, MA. Approval has been received from Inspectional Services, Department of Public Works, Community Development Department and abutters proof of mailing has been provided. (AP23#47)
2. An application from Scott Fraser representing Jose Mateo Ballet Theatre requesting permission for a temporary banner to be hung across the public way located at JFK at Mount Auburn Street from Sept 12, 2023 through Sept 24, 2023 promoting Dance for World Community. (AP23#48)
3. An application from Pamela Jagiello representing Joe's Pizza, requesting permission for two awnings at the premises numbered 3 Brattle Street. Approval has been received from Inspectional Services, Department of Public Works, Community Development Department and proof of

mailing to abutters has been received along with one abutter approval. (AP23#49)

COMMUNICATIONS

1. A communication from Margaret Drury, regarding proposed amendments to the Affordable Housing Overlay.
2. A communication from A. M. Kubilius regarding NO to proposed AHO.
3. A communication from Alex Epstein regarding PO#17 comment.
4. A communication from Amy Clarkson regarding AHO 2 Against.
5. A communication from Andrea Dupree regarding NCD Ordinance Oppose.
6. A communication from Andrew Richman regarding Cycling Safety Ordinance amendment from PO#17.
7. A communication from Angela Chang regarding Please remove the dangerous Cycling Safety Ordinance amendment from PO#17.
8. A communication from Ann Stewart regarding PO23#133 Alewife Overlay District Quadrangle Zoning Petition and Design Guidelines.
9. A communication from Annette LaMond regarding Proposed Amendments to Cambridge Municipal Code Ch. 2.78 Article III Neighborhood Conservation Districts and Landmarks Ordinance.
10. A communication from Bill Dines regarding Lack of Public Posting of Proposed Amendments to Ch. 2.78 Art. 111.
11. A communication from Bjorn Poonen regarding De-paving.
12. A communication from Carol Lee Rawn regarding PO#17.
13. A communication from Caroline Lowenthal regarding Please remove the Cycling Safety Ordinance from PO#17.
14. A communication from Cathie Zusy regarding Vote NO on Proposed Amendments to the Neighborhood Conservation District Landmarks Ordinance.
15. A communication from Charlie DiRienzo regarding Comment on PO#17.
16. A communication from Chris Zegras regarding CSO.
17. A communication from Cynthia Hibbard regarding Support for ORD23#3 and COF23#139 - Fossil-Fuel-Free Demonstration Ordinance and Nolan Amendment.
18. A communication from Dan Eisner regarding public health update.
19. A communication from Daniel Gilbert regarding Cycling Safety Ordinance amendment.
20. A communication from David Leung regarding PO#17.
21. A communication from David Read regarding Protected bike lanes.
22. A communication from Don Michaelis regarding Please Support Policy Order Encouraging De-Paving Throughout the City.
23. A communication from Earl K. Miller regarding Please remove the Cycling Safety Ordinance amendment from PO#17.
24. A communication from Ed Bacher regarding Separated bike lanes PO#17.
25. A communication from Elizabeth Houghteling regarding Leave the Conservation and Historic districts alone.
26. A communication from Ella Weber regarding Proposed amendment to Cycling Safety Ordinance.
27. A communication from George Sarrinikolaou regarding PO#17.
28. A communication from Gerald Bergman regarding PHRA Charter Right.
29. A communication from Gleb Bahmutov regarding PO#17 - removing safe bike lanes for dining!!!
30. A communication from Gloria Korsman regarding PO#17.
31. A communication from Helen Abraham regarding Vote No on new AHO August 7 model.
32. A communication from Helen Walker regarding Oppose proposed amendments to Ch. 2.78 Art. III unless adopt Sullivan edits.
33. A communication from Helen Walker regarding Please reject amendment to language of Fossil Fuel Free Demonstration.
34. A communication from Jean Spera regarding Lack of Public Posting of Proposed Amendments to Ch. 2.78 Art. 111.
35. A communication from Jessica O'Leary regarding Keep bikers safe when allowing for outdoor dining.
36. A communication from Joan Pickett regarding No to Fossil Fuel Demonstration Project and No to Nolan Amendment.
37. A communication from John and Elizabeth Gilmore regarding Opposition to NCD Amendment being voted August 7.
38. A communication from John Hanratty regarding Support PO23#127, PO23#147 (with reservations), Do not support Fossil Fuel-Free Demonstration (Ordinance 2023-3).
39. A communication from John Leo regarding Removal of the amendment from PO#17 from CSO.
40. A communication from John Trever regarding Depaving.
41. A communication from John Trever regarding Exclusion of historic and religious buildings from BEUDO.
42. A communication from John Trever regarding opposition to gas ban proposal amendment.
43. A communication from John Trever regarding opposition to Manager's Agenda 3 and 4.
44. A communication from Jonathan Cohen regarding Please maintain the Cycling Safety Ordinance.
45. A communication from Joseph Reagle regarding Preserve safe bike lanes.
46. A communication from Joshua Hartshorne regarding In opposition to PO#17.
47. A communication from Josie Swift regarding Separated bike lanes.
48. A communication from Julie and Ernest Vargas regarding No AHO 2.0 Amendment.
49. A communication from Mark Boswell regarding PO#17 - Paint is not protection.
50. A communication from Justin Saif regarding Strong Support for Affordable Housing.
51. A communication from Karen Falb regarding Observations of bikers from a neighbor of the Larchwood Neighborhood.
52. A communication from Karl Schmeckpeper regarding Policy Order PO23#147 Buffered Bike Lanes are an unsafe alternative to Separated Bike Lanes.
53. A communication from Kevin Doyle regarding Separated bike lanes and outdoor dining.
54. A communication from Larry Borins regarding AHO Amendment.
55. A communication from Leah Smith regarding Cycling Safety Ordinance amendment from PO#17.
56. A communication from Lee Farris regarding Residents Alliance letter on proposed AHO changes.
57. A communication from Len von Morze regarding PO#17.

58. A communication from Linda Brion-Meisels regarding Cambridge's appeal against the Lexington Tracer Lane solar project .
59. A communication from Linda Moussouris regarding Extending the Deadline on Economic Impacts Survey RE Quick-Build on N. Mass. Ave.
60. A communication from Linda Moussouris regarding Fwd Writing in opposition to Affordable Housing Overlay 2.0 the attack on historic preservation Imposing BEUDO on local restaurants.
61. A communication from Linda Moussouris regarding A Citizen Voices Opposition to Implementation Process for Economic Impacts Survey RE Quick-Build on N. Mass. Ave.
62. A communication from Lisa Camacho regarding Manager Agenda Items 3 and 4.
63. A communication from Macky Buck regarding Lets Encourage De-Paving.
64. A communication from Magdalena Georgieva regarding Bike Lanes Policy Review.
65. A communication from Mahal Alvarez-Backus regarding Testimony in support of PO23#129.
66. A communication from Margaret Hume regarding Aug 7 City Council meeting agenda.
67. A communication from Margaret Studier regarding Fwd Support PO Encouraging DePaving Throughout the City.
68. A communication from Marie Elena Saccoccio regarding Lack of Public Posting of Proposed Amendments to Ch. 2.78 Art. 111.
69. A communication from Marie Elena Saccoccio regarding AHO 2.0 Zoning restrictions were born from the slums of our city.
70. A communication from Marilee Meyer regarding PLEASE REJECT AMENDMENTS TO THE NEIGHBORHOOD CONSERVATION DISTRICTS.
71. A communication from Marilyn Oliphant regarding Cycling Safety Ordinance amendment.
72. A communication from Matt Poulsen regarding PO#17.
73. A communication from Matthew Greene regarding PO#17 amendment on bicycle lanes.
74. A communication from Megan Brook regarding cc of message to Brooke McKenna bike lane marking.
75. A communication from Michelle Hewitt regarding Please maintain separated bike lanes!
76. A communication from Nolan V. regarding PO#17.
77. A communication from Patrick W. Barrett III regarding Gas Hookup Ban Comments for Monday.
78. A communication from Peter Galison regarding In favor of separated bike lanes.
79. A communication from Phil Wellons regarding Lack of Public Posting of Proposed Amendments to Ch. 2.78 Art. 111.
80. A communication from Philip L Laird regarding Against the AHO.
81. A communication from Rabbi Yoni regarding Support for AHO Amendments and Tenants' Rights!
82. A communication from Rob Vandenabeele regarding PO#17.
83. A communication from Robert Camacho regarding Historical Homes and Buildings in Cambridge.
84. A communication from Robert Filene regarding In Support of Councilor Quinton Zondervan's Request that the City Review and Consider an Amendment to the Zoning Ordinance to Allow Chicken Keeping and Add Standards for Chicken Keeping to Article 23 (Urban Agriculture) of the Ordinance.
85. A communication from Ronald Suleski regarding AHO.
86. A communication from Rose Hanig regarding In favor of the AHO amendments.
87. A communication from Ruth Ryals regarding Oppose Managers Agenda 3 and 4.
88. A communication from Ruth Ryals regarding Say No to Nolan amendment to gas ban applying immediately to restaurants.
89. A communication from Ruth Ryals regarding Exclude historic and religious buildings from more rapid BEUDO and waive Dumpster fees for DEPAVING.
90. A communication from Sam Allon regarding Contraflow bike lane on Line St in Cambridge.
91. A communication from Sam Burgess regarding PO#17--Don't Water Down the CSO.
92. A communication from Sara Barcan regarding Affordable Housing Overlay.
93. A communication from Sarah Sandler regarding PO#17.
94. A communication from Sarah Stone regarding Fwd Wholehearted support of the AHO.
95. A communication from Scott Englander regarding Fwd Reject the Cycling Safety Ordinance amendment of PO#17.
96. A communication from Sebastian Spitz regarding PO#17 - We Need Separated Bike Lanes.
97. A communication from Shelagh Hadley regarding Proposed Amendments.
98. A communication from Shelagh Hadley regarding AHO 2.0.
99. A communication from Susan M Hunziker regarding Support Policy Order Encouraging De-Paving Throughout the City.
100. A communication from Susan Murphy regarding Please remove the Cycling Safety Ordinance amendment from PO#17.
101. A communication from Suzanne Blier regarding Three additional facts - AHO - 2.0.
102. A communication from Suzanne Blier regarding NCDs BEUDO Gas Depaving - responsible government.
103. A communication from Suzanne Blier regarding AHO 2.0.
104. A communication from Teresa Cardosi regarding please support AHO amendments.
105. A communication from Theresa Cloutier regarding Remove dangerous Cycling Safety Ordinance amendment from PO#17.
106. A communication from Thomas C. Owen and Sue A. Owen regarding Opposition to AHO and weakening of historical preservation standards.
107. A communication from Tim Mackey regarding PO#17.
108. A communication from Vivek Sikri regarding PO#17.
109. A communication from Walter Martin regarding PO#17.
110. A communication from Wayne Welke regarding Support the AHO Amendments.
111. A communication from Ruthann Rudel regarding Remove attached Cycling Safety Ordinance Amendment from PO#17.
112. A communication from Arabella Baldini regarding AHO 2.0.
113. A communication from Cathy Higgins regarding Strong support for AHO amendments 8/8/23 meeting.
114. A communication from James Mendelson regarding Keep safe separated bike lanes please.

115. A communication from Amina Sheikh regarding Supporting AHO amendments.
116. A communication from Eric Grunebaum regarding Support Policy Order Encouraging De-Paving Throughout the City.
117. A communication from Joan Pickett regarding For PO#13 and PO#17 and against CM#4.
118. A communication from Joan Pickett regarding AHO 2.0.
119. A communication from Ilana Strauss regarding Cycling Safety Ordinance.
120. A communication from Jerome Ryan regarding AHO amendments.
121. A communication from Diane and Charley Norris regarding AHO 2.0.
122. A communication from CPT Chris Marden regarding Violation of Title 50 USC.
123. A communication from Jerome Ryan regarding AHO amendments.
124. A communication from Lauren Luther regarding support for the AHO amendments.
125. A communication from Catalina Arboleda regarding AHO 2.0.
126. A communication from Rhonda Smith regarding Please vote no on the AHO proposal.
127. A communication from Judy G. Townley regarding AHO.
128. A communication from Rebecca Pries regarding AHO 2.0.
129. A communication from Susan McDonald regarding AHO 2.0 voting and responsibility.
130. A communication from Neil Miller regarding Strong support for AHO expansion.
131. A communication from Joe Connolly regarding support for AHO amendments.
132. A communication from Amalia Child regarding In support of the AHO amendments.
133. A communication from Phyllis Simpkins regarding AHO 2.0.
134. A communication from Janet Kinasewich regarding up-zoning proposal.
135. A communication from Gabe Colombo regarding Support Affordable Housing Overlay amendments.
136. A communication from Robert Camacho regarding AHO 2.0.
137. A communication from Janet Reckman regarding Oppose the revised AHO.
138. A communication from Nancy E. Phillips regarding Please approve the AHO Amendment.
139. A communication from Barbara Rubel regarding Affordable Housing Overlay.
140. A communication from Patrick and Rajee Joyce regarding Support AHO Amendments.
141. A communication from Rachel Sandalow-Ash regarding Cambridge resident supporting the Affordable Housing Amendments.
142. A communication from Daniel Blinderman regarding Letter in Support of the AHO Amendment.
143. A communication from Marie Keil regarding In support of the AHO amendments.
144. A communication from Regis de Silva regarding Fwd Affordable Housing and Sustainable.
145. A communication from Andrew Solomon regarding AHO 2.0.
146. A communication from Young Kim regarding Please reject AHOZ Petition and address the fundamental flaw in AHOZ.
147. A communication from Annette LaMond and Joe Moore regarding Affordable Housing Overlay Zoning Petition Please Vote Against.
148. A communication from Thomas C. Owen and Sue A. Owen Sep. 11 meeting on AHO 2.0 and architectural preservation.
149. A communication from Marie Elena Saccoccio regarding Fw AHO 2.0 Zoning restrictions were born from the slums of our city.
150. A communication from Joseph Antebi regarding AHO 2.0.
151. A communication from Shelagh Hadley regarding AHO 2.0.
152. A communication from Carole Colsell regarding AHO 2.0.
153. A communication from Suzanne Shaw regarding Affordable Housing Overlay (AHO) amendments.
154. A communication from Dan Phillips regarding In support of AHO amendments.
155. A communication from Diana P. Paolitto and Frank J. Paolitto regarding Against AHO 2.0!
156. A communication from Kathleen Moore regarding Planning Board -- Support the AHO.
157. A communication from Chris Zurn regarding Support AHO amendments!
158. A communication from Deb Olken regarding AHO 2.0 Meeting on 8.29.2023.
159. A communication from Justin Saif regarding Strong Support for Affordable Housing.
160. A communication from Towne Williams regarding No on AHO Amendment.
161. A communication from Kathryn Carlson regarding Support for AHO Amendment.
162. A communication from Maureen Whitehouse regarding AHO 2.0 Meeting on 8.29.2023.
163. A communication from Suzan Wolpow regarding A.H.O. 2.0.
164. A communication from Sula Fiszman and Jack Bergman regarding strong support for permitting chickens to be kept in Cambridge.
165. A communication from Helen Walker regarding Changes needed to Amendments to the Affordable Housing Overlay.
166. A communication from Young Kim regarding AHO Zoning Petition – Envision Cambridge Final Plan Inconsistencies.
167. A communication from Fred-Rick Schermer regarding Cambridge Local Revolutions Team reporting on your (in)activity addressing our Constitutional Invocation.
168. A communication from Elizabeth Foote regarding Objection to new blue banners high on poles in neighborhood.
169. A communication from Young Kim regarding Correct the error in Envision Cambridge before considering Affordable Housing Zoning Petition on Sept. 11.

RESOLUTIONS

1. Resolution Wishing Gail Seidman a swift recovery. Councillor Simmons
2. Resolution on the death of Patricia A. Maloney. Councillor Toner
3. Condolences to the family of Lovie Jean Shelton. Councillor Simmons
4. Resolution on the death of Helen B. Sullivan. Councillor Toner

5. Congratulations to the U13 Cambridge Hitmen on winning the Lou Tompkins All Star Championship. Councillor McGovern
6. Congratulations to the Holy Trinity Armenian Apostolate Church of Greater Boston on the occasion of its 100th Anniversary. Councillor Simmons
7. Resolution on the death of Luis M. Rodrigues. Councillor McGovern
8. Resolution on the death of Albert J. Sarchioni Jr. Councillor Toner
9. Resolution on the death of Mary Grace. Councillor Toner
10. Congratulations to Manobaldo Amaral on his Retirement from The Cambridge Health Alliance. Councillor Toner, Councillor Simmons
11. Congratulations to Elaine Condon on her Retirement from The Cambridge Health Alliance. Councillor Toner, Councillor Simmons
12. Congratulations to Carmen Delgado on her Retirement. Councillor Toner, Councillor Simmons
13. Congratulations to Dawn Olcott on her Retirement. Councillor Toner, Councillor Simmons, Councillor McGovern
14. Congratulations to Connie Young on her Retirement. Councillor Toner, Councillor Simmons
15. Resolution on the death of Leah Warren Rugen. Councillor McGovern
16. Congratulations to Nancy Glowa on her Retirement. Councillor Toner, Mayor Siddiqui, Councillor Simmons, Councillor McGovern
17. Resolution on the death of Maria de Jesus Monteiro. Councillor Toner
18. Resolution on the death of Herman Banks. Councillor Simmons
19. Resolution on the death of Luis M. Rodrigues. Councillor Toner
20. Resolution on the death of Marie E. Vieira. Councillor Toner

ORDERS

1. Dedication for Edward J. "Ted" Hoff. Councillor McGovern (PO23#149)
2. Policy Order re Recognizing National Hispanic Heritage Month in Cambridge. Councillor Simmons, Mayor Siddiqui (PO23#150)
3. That the City Manager be and hereby is requested to direct the appropriate City staff to establish and implement a regular maintenance schedule for tree wells, bump outs, crosswalks, and other pedestrian areas to prevent overgrowth and ensure consistent upkeep. Councillor Simmons (PO23#151)
4. Policy Order to design and affix a commemorative plaque in honor of Atieno Simmons on one of the Pride benches in front of City Hall. Councillor Toner, Mayor Siddiqui, Councillor McGovern (PO23#152)

5. Policy Order re: Improving the Quality of Life In and Around Central Square. Councillor Simmons, Councillor Toner (PO23#153)
6. Rodent Control Update. Mayor Siddiqui, Vice Mayor Mallon, Councillor Simmons, Councillor Nolan (PO23#154)
7. Reviewing the Short-Term Rentals Ordinance. Councillor Nolan, Councillor Azeem, Mayor Siddiqui (PO23#155)
8. Changes to the Amendments to the Affordable Housing Overlay. Councillor Nolan, Councillor Toner (PO23#156)
9. That the City Manager be and hereby is requested to work with relevant departments including the Affordable Housing Trust, Community Development Department and Law Department to review the attached zoning proposal and report back to the City Council with an initial assessment regarding the feasibility and efficacy of such an approach no later than Oct 31, 2023. Councillor Zondervan (PO23#157)
10. That the City Manager be and hereby is requested to work with the relevant departments, including Community Development and Law to review the attached proposed amendment language and propose any adjustments no later than the Oct 2, 2023 Regular City Council Meeting. Councillor Zondervan, Councillor Nolan (PO23#158)
11. That the City Council go on record in opposition to the Cambridge Police Department and the City of Cambridge government sending trainees to, participating in any collaborations with, or supporting the Atlanta Public Safety Training Center or any similar facilities, in any way. Councillor Zondervan (PO23#159)

COMMITTEE REPORTS

1. The **Health and Environment Committee** conducted a public hearing on June 23, 2022 at 5:30pm to discuss the final report of the Climate Crisis Working Group. [[text of report](#)]
Present: Nolan, Carlone
Remote Present: McGovern, Zondervan
Absent: Azeem
2. A public meeting of the Cambridge City Council's **Ordinance Committee** was held on Mon, July 31, 2023. The call of the meeting was to hold a public hearing on a City Council Zoning Petition relative to amendments to the Affordable Housing Overlay (AHO). The meeting was recessed, and it was reconvened on Aug 3, 2023. The Committee voted to send the proposed ordinance language to the Full Council with a favorable recommendation to pass to a second reading. [[text of report](#)]
Present: Azeem, Carlone, McGovern, Nolan, Toner, Zondervan, Siddiqui
Absent: Mallon, Simmons

COMMUNICATIONS & REPORTS FROM CITY OFFICERS

1. A communication from Councillor Simmons Re: Seeking Reconsideration of PO23#146. (COF23#148)

2. A communication from Diane LeBlanc, City Clerk, transmitting an update regarding legislative activity. (COF23#149)
3. A communication from Mayor Siddiqui, transmitting information from the School Committee. (COF23#150)

HEARING SCHEDULE

Mon, Sept 11

5:30pm City Council Meeting

Tues, Sept 12

12:00pm The **Ordinance Committee** will hold a public hearing from 12:00pm to 2:00pm to discuss potential amendments to the Municipal Code of the City of Cambridge to Protect Family Inclusion and Relationship Diversity, PO23#97.

5:30pm The **Charter Review Committee** (Zoom only)

Wed, Sept 13

4:00pm The **Health and Environment Committee** will hold a public meeting from 4:00pm to 6:00pm to discuss PO23#73, which asks the City Manager to work to develop a policy that would lead to a ban on the use of gas-powered lawn equipment in Cambridge by residents, businesses, and city operations and develop incentive programs to support a policy.

Mon, Sept 18

5:30pm City Council Meeting

Wed, Sept 20

12:30pm The **Ordinance Committee** will hold a public hearing on from 12:30pm to 2:30pm to consider a proposed amendment to BEUDO requiring new Covered Properties to achieve net zero by 2030.

Tues, Sept 26

5:30pm The **Charter Review Committee** (Zoom only)

Wed, Sept 27

1:00pm The **Economic Development and University Relations Committee** will hold a public meeting from 1:00pm-3:00pm to report and update on the City of Cambridge Disparity Study.

5:30pm The **Neighborhood and Long-Term Planning, Public Facilities, Arts and Celebrations Committee** will hold a public meeting from 5:30pm-7:30pm to discuss the future treatment of Jerry's Pond, specifically the Rindge Avenue edge as it affects the community.

Mon, Oct 2

5:30pm City Council Meeting

Wed, Oct 4

12:30pm The **Ordinance Committee** will hold a public hearing from 12:30pm to 2:30pm to discuss proposed changes to the Municipal Code of the City of Cambridge relative to Chapter 5.50 CANNABIS BUSINESS PERMITTING.

Tues, Oct 10

5:30pm The **Charter Review Committee** (Zoom only)

Mon, Oct 16

5:30pm City Council Meeting

Tues, Oct 17

2:00pm The **Government Operations, Rules and Claims Committee** and the **Health and Environment Committee** will hold a joint public meeting from 2:00pm-4:00pm to discuss the relationship between the city and the Cambridge Health Alliance including a review of the operations and budget of the Public Health Department, the Cambridge Health Alliance annual contract with the City of Cambridge, legal options for structuring the public health board, and other ways to best serve the community's public health needs.

Mon, Oct 23

5:30pm City Council Meeting

Tues, Oct 24

5:30pm The **Charter Review Committee** (Zoom only)

Wed, Oct 25

3:00pm The **Health and Environment Committee** will hold a public meeting from 3:00pm-5:00pm to discuss, review, and evaluate the Zero Waste Master Plan and plan reports and updates, and to discuss possible ways to further reduce waste in Cambridge including exploring how the city might eliminate single-use plastics including but not limited to nips, bottled water, and utensils.

Mon, Oct 30

5:30pm City Council Meeting

Mon, Nov 6

5:30pm City Council Meeting

Tues, Nov 7

5:30pm The **Charter Review Committee** (Zoom only)

Mon, Nov 13

5:30pm City Council Meeting

Mon, Nov 20

5:30pm City Council Meeting

Tues, Nov 21

5:30pm The **Charter Review Committee** (Zoom only)

Mon, Nov 27

5:30pm City Council Meeting

Mon, Dec 4

5:30pm City Council Meeting

Tues, Dec 5

5:30pm The **Charter Review Committee** (Zoom only)

Mon, Dec 11

5:30pm City Council Meeting

Mon, Dec 18

5:30pm City Council Meeting

Tues, Dec 19

5:30pm The **Charter Review Committee** (Zoom only)

TEXT OF ORDERS

O-1 Sept 11, 2023

COUNCILLOR MCGOVERN

ORDERED: That the Executive Assistant to the City Council confer with the Dedication Committee to consider the request from Councillor McGovern to find a suitable location for a street sign dedication to honor Edward J. "Ted" Hoff; 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.

O-2 Sept 11, 2023

COUNCILLOR SIMMONS

MAYOR SIDDIQUI

WHEREAS: Every year, the United States dedicates Sept 15 – Oct 15 to the vibrant histories, rich cultures, and profound contributions of those with roots in Spain, Mexico, the Caribbean, and Central and South America via National Hispanic Heritage Month; and WHEREAS: Beginning as National Hispanic Heritage Week under President Johnson in 1968 and expanded to 30 days in 1988, this month-long observance holds significant dates of independence for numerous Latin American nations; and WHEREAS: The tapestry of our Cambridge community is intricately woven with the threads of Hispanic heritage, which has brought unparalleled cultural vibrancy, artistic flair, and civic strength, and

it is only fitting that the City of Cambridge should go on record in acknowledging this month; now therefore be it
ORDERED: That the City Council formally go on record in recognizing Sept 15 - Oct 15 as National Hispanic Heritage Month, and in urging residents to appreciate the enduring contributions and influence of our Hispanic neighbors in shaping our vibrant city.

O-3 Sept 11, 2023

COUNCILLOR SIMMONS

WHEREAS: The proper maintenance of our tree wells and pedestrian areas is crucial for the safety and well-being of our community members, and the recent heavy rains have caused local vegetation to grow extensively in the tree wells, obstructing many sidewalks; and

WHEREAS: The overgrowth, when not tended to, is particularly dangerous and disruptive for seniors and those using canes and walkers, making it difficult and hazardous for them to navigate the sidewalks; and

WHEREAS: Specific areas of concern, notably around 150 Erie Street, as well as around the intersection of Windsor Street and Market Street, where a bump out was recently added, have recently been brought to the City Council's attention; and

WHEREAS: These areas, once constructed or altered by the City, must be given consistent attention and care to prevent them from becoming hazards or eyesores for the community; now therefore be it

ORDERED: That the City Manager be and hereby is requested to direct the appropriate City staff to prioritize the immediate trimming and maintenance of all City-owned tree wells, particularly in the areas mentioned above, ensuring they do not spill over and obstruct the sidewalks; and be it further

ORDERED: That the City Manager be and hereby is requested to direct the appropriate City staff to establish and implement a regular maintenance schedule for tree wells, bump outs, crosswalks, and other pedestrian areas to prevent overgrowth and ensure consistent upkeep, and to report back to the Council on this matter in a timely manner.

O-4 Sept 11, 2023

COUNCILLOR TONER

MAYOR SIDDIQUI

COUNCILLOR MCGOVERN

WHEREAS: Atieno Simmons was a valued and cherished member of the Cambridge community, and the City Council was deeply saddened to learn of her passing on August 23, 2023; and

WHEREAS: Atieno Simmons leaves behind a legacy of dedication and activism, serving as the driving force behind urging the City to paint its sidewalks in front of City Hall, as well as the front benches in front of City Hall, with the vibrant Pride colors; and

WHEREAS: Atieno Simmons felt it important that the City send this clear message to the members of the LGBTQ+ Community that this city is an open, tolerant, and inclusive community to all, and utilizing these crosswalks and benches for this purpose was just one powerful way of communicating this; and

WHEREAS: It is fitting that the City of Cambridge acknowledges and honors the significant contributions of its residents, especially those who have had a profound impact on the community; now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with the appropriate departments to design and affix a commemorative plaque in honor of Atieno Simmons on one of the Pride benches in front of City Hall, to forever remind residents and visitors of her dedication and impact upon our community.

O-5 Sept 11, 2023

COUNCILLOR SIMMONS

COUNCILLOR TONER

WHEREAS: Central Square, once a bustling hub for commerce and community, has seen a [concerning increase](#) in [homelessness](#), drug use, [public intoxication](#), [violence](#), and aggressive [panhandling](#) [since](#) the onset of the Covid pandemic; and

WHEREAS: Such issues not only jeopardize the safety and well-being of our most vulnerable populations, including seniors and the unhoused, but they also deter residents and visitors from freely walking, shopping, and engaging in the Square, causing significant harm to local businesses and the overall vibrancy of the area; and

WHEREAS: The ripple effects of the ongoing situation at [Mass and Cass](#) in Boston have intensified challenges in Central Square, highlighting the interconnectedness of our metropolitan areas and the pressing need for sustained, coordinated efforts; and

WHEREAS: Resolving these challenges requires proactive, robust, and systematic approaches, transparency and regular communication with the public and stakeholders, and a willingness on the part of the City to not only identify potential corrective actions but to actually commit to and follow through on these plans; and

WHEREAS: [Central Square has been the focus](#) of [numerous studies](#) and [City action plans for over 40 years](#), yet despite such attention, many of the plans arising from these sessions remain unimplemented, leading to a frustratingly continuous cycle of task forces being convened, studies being commissioned, recommendations being issued, and the City's failure to fully and coherently follow through on the necessary actions to truly address the issues in Central Square that can truly revitalize the area; and

WHEREAS: It would be prudent for the City's leadership to take this time to pledge a fresh approach with an unyielding commitment to take the necessary steps to diagnose the issues that need attention, to craft a long-term, comprehensive strategy to address those issues, and to fully and completely adhere to this strategy over the course of the coming weeks, months, and years; now therefore be it

ORDERED: That the City Manager be and hereby is requested to convene a Taskforce, inclusive of relevant stakeholders and experts, to review and analyze the most recent policy initiatives focused upon Central Square, to prioritize immediate, actionable "lowhanging fruit" recommendations, and to develop a comprehensive, longer-term plan on how to address the quality-of-life issues in and around Central Square; and be it further

ORDERED: That the City Manager be and hereby is requested to provide monthly progress reports to the City Council, detailing the strategies being designed and implemented to address the issues in Central Square, including the metrics being used to measure success, as part of the "City Manager's Agenda" section of the regular council meetings; and be it further

ORDERED: That the City Council reaffirms its commitment to work collaboratively with the City Manager, the Taskforce, and all relevant parties to ensure Central Square remains a cornerstone of the City, safe and inviting for all who live, work, or visit the neighborhood.

CENTRAL SQUARE PLANNING STUDIES AND RECOMMENDATIONS

(As compiled by Robert Winters and available at <http://www.rwinters.com/>)

Feb 1980: CDD report entitled "[Central Square - Commercial Area Revitalization District](#)"

June 1980: CDD booklet entitled "Facade Improvements" with focus on Central Square

Apr 1983: “Central Square Report” produced by City Council’s Central Square Subcommittee (study began in 1980 or 1981)
1987: A report produced in 1987 about a Subcommittee that allegedly built on the 1983 report (may be same as Central Square Action Plan)
Nov 1987: [Central Square Action Plan](#)
1989: [Draft Central Square Development Guidelines](#)
May 1993: Results of the “Mayor’s Forum on Central Square”
Oct 1993: Report by the Committee to Promote and Enhance Central Square Now!
Aug 1994: A Study of the Visual Images and Signage of Central Square (CDD)
May 1995: [Central Square Improvements Project, Master Plan Report](#)
May 1995: An Urban Design Plan for Central Square (executive summary)
May 2001: Summary Notes from “A Conversation about Central Square”
Feb 2000: The Gibbs Report, Central Square Commercial Market Study
Oct 2004: Central Square, Cambridge - Rising Fortunes at a Regional Crossroads (Rekha Murthy)
Dec 2004: Reviving a Traditional City - Central Square, Cambridge, gets a facelift (Rekha Murthy)
June 2005: Street Media: Ambient Messages in an Urban Space - a photographic analysis of Central Square, Cambridge, Massachusetts (Rekha Murthy)
2009: [CDD Central Square Customer Intercept Survey Report](#)
2011: [Central Square Market Profile](#)
2011: [Red Ribbon Commission Study Report](#)
2012: [Goody/Clancy report and recommendations](#)
2013: [K2C2 Final Reports](#) (Dec 30, 2013)
[Kendall Square Central Square Planning Study](#) (K2C2)
[Central Square Final Report 2013 Part 1](#), December 2013 (K2C2)
[Central Square Final Report 2013 Part 2](#), December 2013 (K2C2)

O-6 Sept 11, 2023
MAYOR SIDDIQUI
VICE MAYOR MALLON
COUNCILLOR SIMMONS
COUNCILLOR NOLAN

WHEREAS: The City Council has passed multiple policy orders over the last three years regarding strategies for rodent control; and
WHEREAS: In November 2022, [a report from the City Manager](#) outlined the strategies for [combating the rodent issue](#) that has persisted throughout the city, including the implementation of a SMART box pilot program; and
WHEREAS: A new position of Project Coordinator/ Environmental Health was created to work out of the Inspectional Services Department; and
WHEREAS: Residents continue to voice concerns over the high number of rats throughout the city, especially near the squares; now therefore be it
ORDERED: That the City Manager report back on the progress of rodent control programs by the Oct 16, 2023 City Council meeting.

O-7 Sept 11, 2023
COUNCILLOR NOLAN
COUNCILLOR AZEEM
MAYOR SIDDIQUI

WHEREAS: In August 2017 the Cambridge City Council amended the Zoning Ordinance of the City of Cambridge to include Chapter 4.60 entitled “[Short-Term Rentals](#)” in order to make the operation of short-term rentals legal for Cambridge residents; and

WHEREAS: The intent of the Short-Term Rentals Ordinance language was to protect the safety of renters and residents, ensure that the primary use remains residential, ensure that short-term rentals will not be a detriment to the character and livability of the surrounding residential neighborhood, and to ensure that it did not lead to increased pressure on the availability or cost of housing; and
WHEREAS: While there are [state](#) and [municipal](#) requirements for short-term rental operators, there have been some instances in cities around the country where enforcement issues have come up, and other cities, such as [New York City](#), have developed further restrictions on short-term rentals; and
WHEREAS: There have been instances reported to the City Council of neighbors who believe that the rules are not being followed and some short-term rentals are not owner occupied or owner adjacent, yet determining whether the rules are being followed can be challenging to enforce; and
WHEREAS: Units used exclusively for short-term rentals risk limiting availability of long-term rentals in the city and hurting local hotels, which now have capacity; now therefore be it
ORDERED: That the City Manager be and hereby is requested to work with relevant city departments to provide a report on the use of short-term rentals in Cambridge including numbers of registered units and how that compares to public listings, data on usage, whether the City can have access to data from rental services and state agencies, and whether the city needs additional ordinance language to improve enforcement; and be it further
ORDERED: That the City Manager be and hereby is requested to report back to the City Council by December 2023.

O-8 Sept 11, 2023
COUNCILLOR NOLAN
COUNCILLOR TONER

WHEREAS: In response to a [policy order](#) adopted 5-3 on May 8, 2023, on June 12 2023, the City Manager delivered formal [zoning language](#) based on language proposed by several councillors, which was adopted as a council zoning petition to amend the Affordable Housing Overlay (AHO); and
WHEREAS: There have been concerns expressed about the definition of corridors in the proposed AHO amendments which are not the same as Envision and which treat some streets with two family homes the same as commercial retail streets like Massachusetts Avenue; and
WHEREAS: The lack of workforce housing for middle income residents making salaries at Area Median Income is a problem; and
WHEREAS: The lack of green and open space has been an ongoing discussion; now therefore be it
ORDERED: That the City Manager be and hereby is requested to work with relevant city departments to answer the following questions:

- How amendments would look if the corridors height was based on a multiple of the base zoning, for example 1.3 or 1.5 instead of an across-the-board allowance of 12 stories on all corridors, or another means of addressing the concerns, for example by defining major corridors as distinct from secondary corridors;
- Whether there is an effective way to help middle income residents making 80-120% of AMI, for example by giving such residents first priority for 20% of AHO project units, both rental and home ownership;
- How to ensure that green space and open space is not compromised due to any AHO projects, and that the AHO is consistent with the City’s environmental ordinances;

and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council at the next City Council meeting on Sept 18, 2023, so information may be provided prior to final ordination.

O-9 Sept 11, 2023

COUNCILLOR ZONDERVAN

WHEREAS: To undo decades of racial discrimination and denial of homeownership opportunities to Black and Brown residents, Cambridge must intentionally change its policies and regulations to promote and create homeownership opportunities for disenfranchised communities; and

WHEREAS: The existing financing mechanisms for affordable housing development preferentially generate income-restricted rental housing, which is also the greatest need, but further limits homeownership opportunities for people who have been economically disenfranchised; and

WHEREAS: The current low-rise residential height and density limitations in our zoning code perpetuate historically racist housing policies, but simply removing them would produce additional luxury housing that remains largely unaffordable to economically disenfranchised community members; and

WHEREAS: The opportunity exists to conditionally allow for more height and density if a portion of the additional units produced by private market rate developers are made available for purchase through our income restricted affordable homeownership programs; and

WHEREAS: Our existing affordable homeownership programs understandably include limited equity provisions to maintain the limited supply of affordable units that is produced, but permanently limiting the equity that affordable homeownership participants can recover is a further perpetuating of historical and ongoing racist and economic disenfranchisement; and

WHEREAS: Utilizing the private market rate developers to produce additional affordable homeownership units creates a potentially renewable supply of affordable homeownership units, and hence could allow for less strict limited equity requirements for our affordable homeownership units; now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with relevant departments including the Affordable Housing Trust, Community Development Department and Law Department to review the attached zoning proposal and report back to the City Council with an initial assessment regarding the feasibility and efficacy of such an approach no later than Oct 31, 2023.

Councillor Quinton Zondervan

Affordable Homeownership Overlay Policy Order

Sept 11, 2023

(with Attachment A)

Whereas: To undo decades of racial discrimination and denial of homeownership opportunities to Black and Brown residents, Cambridge must intentionally change its policies and regulations to promote and create homeownership opportunities for disenfranchised communities; and

Whereas: The existing financing mechanisms for affordable housing development preferentially generate income-restricted rental housing, which is also the greatest need, but further limits homeownership opportunities for people who have been economically disenfranchised; and

Whereas: The current low-rise residential height and density limitations in our zoning code perpetuate historically racist housing policies, but simply removing them would produce additional luxury housing that remains largely unaffordable to economically disenfranchised community members; and

Whereas: The opportunity exists to conditionally allow for more height and density if a portion of the additional units produced by private market rate developers are made available for purchase through our income restricted affordable homeownership programs; and

Whereas: Our existing affordable homeownership programs understandably include limited equity provisions to maintain the limited supply of affordable units that is produced, but permanently limiting the equity that affordable homeownership participants can recover is a further perpetuating of historical and ongoing racist and economic disenfranchisement; and

Whereas: Utilizing the private market rate developers to produce additional affordable homeownership units creates a potentially renewable supply of affordable homeownership units, and hence could allow for less strict limited equity requirements for our affordable homeownership units; now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with relevant departments including the Affordable Housing Trust, Community Development Department and Law Department to review the attached zoning proposal and report back to the City Council with an initial assessment regarding the feasibility and efficacy of such an approach no later than Oct 31, 2023

ATTACHMENT A

Notwithstanding other provisions in the zoning code, a developer may build as of right multi-family housing, up to 3 stories tall (35') or taller if allowed by the underlying base district, including standalone, attached, and semi-attached structures, up to 9 total units per lot, with no limits on density, and no minimum lot size per unit, but meeting the setback requirements of Section [11.207.5.2.3](#) "Yard Setbacks", and the open space requirements of Section [11.207.5.2.4](#) "Open Space" of the Affordable Housing Overlay, provided that the developer make a portion of the units available to the city under a right of first refusal affordability covenant as follows:

Total Units	Affordable Units
2 or 3	1
4,5 or 6	2
7,8 or 9	3

Prior to obtaining a building permit, the developer will confer with CDD to identify the affordable units to confirm that the city is interested in purchasing them at cost plus a fee. The price shall be negotiated and agreed upon prior to the issue of a building permit. The requirements of Section [11.203.3](#), "Standards for Providing Affordable Dwelling Units Created through Inclusionary Housing", shall apply to the affordable units.

The city will not agree to participate in any project involving the demolition of an existing structure, unless the existing structure is not suitable for conversion to residential use, has been condemned, or is otherwise in a state of disrepair so severe that demolition is the only option.

Upon completion of construction (certificate of occupancy obtained), the affordable units will be offered to the city for purchase under an expiring limited equity affordability covenant. The city will have up to 60 days (with a 30 day extension if needed) to complete the purchase, either via the AHT, through a designated third party (e.g. CHA, JAS, HRI, etc.), or through an income-restricted qualified home buyer(s).

The city will make every effort to make the units available for purchase to qualified first-generation home buyers already living in Cambridge.

The city may purchase the unit and operate it as an affordable rental unit, managed by a third party of its choosing. However,

the preferred option will be to sell the unit to a qualified home buyer, via the affordable homeownership resale [pool](#).

If the city or its designee fails to complete the purchase within 90 days, the developer may choose to sell the unit on the open market, however, 80% of the net proceeds above the cost plus fee pre-negotiated with the city shall be contributed to the Affordable Housing Trust. Net proceeds shall not include any transaction fees or other carrying costs associated with selling the property on the market.

If the unit is purchased by qualified home buyer(s), full market equity in the property shall vest at a rate of 5% per year, so that after 20 years of continuous ownership by the same individual buyer(s) or their heirs, they will have 100% full equity in the property. After 20 years, the unit may be sold on the open market by the owner(s). However, if the unit is sold prior to 20 years of continuous ownership, the limited equity provisions shall apply to the new owner, and the 20 year clock is reset. After 5 years (25% vested) the property may be passed on to legal heir(s) in case of death, in which case the vesting will confer onto the heir(s) and will not start from 0.

O-10 Sept 11, 2023

COUNCILLOR ZONDERVAN

COUNCILLOR NOLAN

WHEREAS: The City Council adopted the Green Roofs Zoning Ordinance in June of 2021 which requires certain new construction buildings to install a Green Roof or Solar Energy System; and

WHEREAS: Technology and economic improvements make it feasible to require solar installations in areas that were rightfully excluded from the Green Roofs requirement, including parking decks, rooftop HVAC equipment and access pathways on the roof, through the use of solar canopies; and

WHEREAS: The ongoing and worsening global climate crisis that continues to deliver unprecedented catastrophes on an almost daily basis compels us to maximally leverage the urban spaces available for renewable energy production, in Cambridge primarily through the deployment of Solar Energy Systems; and

WHEREAS: The City Council would like to propose appropriate amendments to the Green Roofs Zoning Ordinance to maximize the solar energy potential of new construction in Cambridge; now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with the relevant departments, including Community Development and Law to review the attached proposed amendment language and propose any adjustments no later than the Oct 2, 2023 Regular City Council Meeting.

Councillor Quinton Zondervan

Solar Requirement - Green Roofs Amendment

Sept 11, 2023

(with Attachment A)

Whereas: The City Council adopted the Green Roofs Zoning Ordinance in June of 2021 which requires certain new construction buildings to install a Green Roof or Solar Energy System;

Whereas: Technology and economic improvements make it feasible to require solar installations in areas that were rightfully excluded from the Green Roofs requirement, including parking decks, rooftop HVAC equipment and access pathways on the roof, through the use of solar canopies;

Whereas: The ongoing and worsening global climate crisis that continues to deliver unprecedented catastrophes on an almost daily basis compels us to maximally leverage the urban spaces

available for renewable energy production, in Cambridge primarily through the deployment of Solar Energy Systems;

Whereas: The City Council would like to propose appropriate amendments to the Green Roofs Zoning Ordinance to maximize the solar energy potential of new construction in Cambridge; therefore be it

Ordered: That the City Manager be and hereby is requested to work with the relevant departments, including Community Development and Law to review the attached proposed amendment language and propose any adjustments no later than the Oct 2nd, 2023 Regular City Council Meeting

Please see attached additional text

ATTACHMENT A

22.30 - [GREEN ROOFS](#)

22.31 Purpose. The purpose of this Section is to remove potential impediments to the development of green roof systems on new and existing buildings by clarifying that such systems should not count against a building's Gross Floor Area, and by providing for limited access and enjoyment of green roofs by occupants of a building, and to require new buildings of substantial size to include vegetation and/or solar energy roofing systems on much or most of the available roof area.

22.32 Green Roof Area as defined in Article 2.000 of this Zoning Ordinance may be accessible by means of a roof entrance.

22.33 Floor Area Exemptions for Green Roof Area.

22.33.1 Spaces meeting the definition of Green Roof Area, which are to be accessed only for maintenance purposes and are not intended to be used by building occupants or others, shall be exempt from the calculation of Gross Floor Area of a building.

22.33.2 Spaces meeting the definition of Green Roof Area, which are intended to be accessed for use by occupants of the building or others, and which are located above the third floor of the building, may be exempted from the calculation of Gross Floor Area of a building only after the granting of a special permit by the Planning Board. The proponent seeking such a special permit must demonstrate that the Green Roof Area is designed such that the vegetation will withstand the foot traffic associated with its anticipated use. The Planning Board shall also consider the potential visual, noise and privacy impacts of the anticipated use on neighbors. Unless such a special permit is granted, any Green Roof Area located above the third floor of a building that is intended to be accessed for use by building occupants or others shall be counted as Gross Floor Area.

22.34 Floor Area Exemptions for Patios or Decks Adjacent to Green Roof Area.

22.34.1 In non-residential zoning districts and in Residence C-1A, C-2, C-2A, C-2B, C-3, C-3A, and C-3B zoning districts, where a rooftop surface above the third floor includes Green Roof Area, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Green Roof Area, such as a patio or deck, shall be exempted from the calculation of Gross Floor Area of the building, provided that the total space exempted in such a manner shall not exceed fifteen percent (15%) of the amount of Green Roof Area on the building and that all such usable outdoor space shall be set back at least ten (10) feet from all outer roof edges.

22.34.2 In residential zoning districts not listed in Section 22.34.1 above, where a rooftop surface above the third floor includes Green Roof Area, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Green Roof Area, such as a patio or deck, may be exempted from the calculation of Gross Floor Area of the building only after the granting of a special permit by the

Planning Board. The total space exempted in such a manner shall not exceed fifteen percent (15%) of the amount of Green Roof Area on the building and all such usable outdoor space shall be set back at least ten (10) feet from all outer roof edges. In granting the special permit, the Planning Board shall consider the location and orientation of the patio or deck in relation to adjacent properties and potential visual, noise and privacy impacts of the anticipated use on abutters.

22.35 Green Roofs Requirement.

22.35.1 Applicability. This Section 22.35, et. seq., shall apply to any new building or structure of twenty-five thousand (25,000) gross square feet or more, except it shall not apply to affordable housing buildings that either are developed under the Affordable Housing Overlay (AHO) as defined in Section 11.207 or have a majority of their units permanently reserved for households at or below 100% of AMI.

22.35.2 Requirement.

(a) At least 80% of the roof area of the building as measured in plan view, excluding those portions of the roof listed below, shall be devoted to Green Roof Area, Biosolar Green Roof Area, or Solar Energy Systems.

1. Areas having a slope greater than 3 in 12 or twenty-five percent (25%).
2. Areas designed and managed for use by building occupants or the general public.
3. Vehicular parking decks.
4. Chimneys, water towers, air conditioning equipment, elevator bulkheads, skylights, ventilators and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy, in addition to conduit, visual and acoustical screening, access routes for maintenance and service, and other areas that must be clear of obstruction to comply with applicable building and safety codes.

(b) In the case of non-residential or mixed-use buildings in which at least half of the Gross Floor Area is devoted to one or more of the non-residential uses listed below (with reference to the Table of Use Regulations, Section 4.30 of this Zoning Ordinance), excluding any municipal buildings, at least 80% of the roof area of the building as measured in plan view, excluding those portions of the roof listed above, shall be devoted to Green Roof Area or Biosolar Green Roof Area:

1. Transportation, Communication & Utility Uses (Section 4.32);
2. Educational Purposes (Section 4.33-b.);
3. Noncommercial Research Facilities (Section 4.33-c.);
4. Other Institutional Uses (Section 4.33-h.);
5. Office and Laboratory Use (Section 4.34);
6. Retail Business and Consumer Service Establishments (Section 4.35);
7. Open Air or Drive In Retail & Service (Section 4.36);
8. Light Industry, Wholesale Business and Storage (Section 4.37); or
9. Heavy Industry (Section 4.38).

(c) In addition to the above, any remaining portions of the roof, up to 80% of the roof area of the building as measured in plan view, including individual portions greater than 500 square feet in size, not devoted to Green Roof or Biosolar Green Roof, including portions exempted in 22.35.2(a) above, shall be devoted to Solar Energy Systems, including via the construction of a solar canopy, unless an Exemption is granted via special permit by the Planning Board for the following reasons:

1. The area is shaded from the sun and therefore unsuitable for Solar Energy production. If the Planning Board determines that the area could reasonably become available for Solar Energy

production in the future (because e.g. a shading structure is scheduled for removal), the area must be wired for Solar Energy Systems and installation of such a System shall commence within one year from the time that the obstacles are removed.

2. The Electric Utility is unable to provide an interconnect, in which case the area must be wired for Solar Energy Systems and installation of such a System shall commence within one year from the date that the Electric Utility announces the availability of an interconnect.

3. The Solar Energy System will be owned and operated by a third party (e.g. Community Solar), in which case the roof area must be wired for Solar Energy Systems, and installation of such a System shall commence no later than one year from the issuance of the Certificate of Occupancy.

22.35.3 Exemption. The Planning Board may grant a special permit to reduce the required Green Roof Area, Biosolar Green Roof Area, or Solar Energy System below the area required by Section 22.35.2, provided that each square foot so reduced be compensated by a unit price contribution to the Cambridge Affordable Housing Trust. This unit price shall be determined based on the average costs to design, install, and maintain green roofs and rooftop solar energy systems in Cambridge using actual cost figures to the extent possible, shall be subject to annual adjustment based on standard construction cost indices, and shall be calculated, and recalculated approximately every three years, by the Cambridge Community Development Department. All such funds contributed to the Trust shall be dedicated to the design and incorporation of Green Roof Area, Biosolar Green Roof Area, or Solar Energy Systems into new or existing affordable housing developments.

22.35.4 Effective Date. The provisions of this Section 22.35, as adopted on June 1, 2021, shall not apply to structures lawfully in existence or lawfully begun before June 1, 2021, or to a building or special permit issued before June 1, 2021, and shall take effect on June 1, 2021.

O-11 Sept 11, 2023

COUNCILLOR ZONDERVAN

WHEREAS: It has come to the attention of the City Council that the City of Atlanta, with support of the Atlanta Police Foundation and private investors, has approved the construction of an Atlanta Public Safety Training Center, dubbed "Cop City", on approximately 85 acres of deforested land in the Weelaunee Forest; and

WHEREAS: If built, the Atlanta Public Safety Training Center would be the largest police training facility in the US nearby a predominantly Black residential town just outside of Atlanta. The Center would hold shooting ranges, a helicopter pad, and a "tactical village" meant to mimic an Atlanta neighborhood. It would enhance the militarization of not just the Atlanta Police Department, but any municipal, state or federal agency invited to train there. The military-inspired style of training will assuredly make Black, disabled, poor, and other marginalized communities more vulnerable to the violence of over policing; and

WHEREAS: In May, 2009 the [Cambridge City Council](#) declared a climate emergency and we understand that the climate crisis is borderless. According to the [Georgia Forestry Commission](#), Atlanta forests remove about 19 million pounds of air pollutants each year and the Weelaunee (South River) Forest is one of the last [unspoiled forested areas](#) in the metro Atlanta area; and

WHEREAS: The area that the Center is planned to be placed on was stolen from the Muskogee Creek Nation by the Indian Removal Act of 1830, it had been used for Indigenous burial and ceremonial

sites. [The land then housed a prison farm where many Black people were incarcerated and enslaved for accusations of violating Jim Crow laws.](#) Building the Center would disturb this important land once again and “[continue its long history of racism](#)”; and

WHEREAS: Atlanta [Police murdered](#) Manuel “Tortuguita” Terán by shooting them [57 times](#) during a multi-agency raid of the Weelaunee Forest (also known as the South River Forest). Autopsy reports show that Tortuguita had their hands raised when they were killed and there is no evidence that they were armed. Embedded in a long tradition of environmental activism, Tortuguita among many others was camping in the Weelaunee forest in order to prevent deforestation and construction. They were murdered over 4 months before the Atlanta City Council had even approved public funds for the Center; and

WHEREAS: In a survey written by lender Cadence Bank, the Atlanta Police Foundation’s Program Manager answered that [43% of recruited trainees](#) at the Atlanta Public Safety Training Center would be from out-of-state; and

WHEREAS: The Cambridge Police Department should not be trained by or alongside a policing system that violates constitutional and human rights; and

WHEREAS: Chicago, Baltimore, Tennessee, and Houston have already built or proposed “tactical villages” similar to the Center, indicating a growing and deeply concerning militarization of municipal police departments nation-wide; now therefore be it

RESOLVED: That the City Council go on record in opposition to the Cambridge Police Department and the City of Cambridge government sending trainees to, participating in any collaborations with, or supporting the Atlanta Public Safety Training Center or any similar facilities, in any way; and be it further

RESOLVED: That the City Council go on record strongly condemning the destruction of the Weelaunee Forest and the building and implementation of the Atlanta Public Safety Training Center as a gross violation of human rights; and be it further

RESOLVED: That the City Council go on record in urging Representatives Katherine Clark and Ayanna Pressley and Senators Ed Markey and Elizabeth Warren to publicly condemn the destruction of the Weelaunee Forest and the building and implementation of the Atlanta Public Safety Training Center; and be it further

RESOLVED: That the City Clerk be and hereby is requested to forward a suitably engrossed copy of this resolution to the Atlanta City Council and Mayor Andre Dickens, and the offices of Senators Markey and Warren, and Representatives Clark and Pressley.