

**MINUTES OF THE CAMBRIDGE CITY COUNCIL
JOINT NEIGHBORHOOD AND LONG TERM PLANNING, PUBLIC
FACILITIES, ARTS AND CELEBRATION COMMITTEE AND
HOUSING COMMITTEE**

**Thursday, June 25, 2026 Recessed
Reconvened, Wednesday, September 16, 2026**

**NEIGHBORHOOD & LONG TERM PLANNING,
PUBLIC FACILITIES, ARTS & CELEBRATION
COMMITTEE MEMBERS**

Councillor Zusy, Chair
Councillor Al-Zubi
Councillor Flaherty
Vice Mayor Azeem
Councillor Nolan

HOUSING COMMITTEE MEMBERS

Councillor Azeem, Co-Chair
Councillor Sobrinho-Wheeler, Co-Chair
Councillor Al-Zubi
Councillor Simmons
Councillor Zusy

A joint public meeting of the Cambridge City Council's Neighborhood & Long-Term Planning, Public Facilities, Arts & Celebration Committee and Housing Committee was held on Thursday, June 25, 2026. The meeting was Called to Order at 12:30 p.m. by the Housing Co-Chair, Councillor Sobrinho-Wheeler. Pursuant to Chapter 20 of the Acts of 2025 adopted by Massachusetts General Assembly and approved by the Governor, this public meeting was remote participation via Zoom.

At the request of the Co-Chair, Clerk of Committees Erwin called the roll of both Committees.

Housing Committee

Councillor Al-Zubi – Present/In Sullivan Chamber
Vice Mayor Azeem – Absent*
Councillor McGovern – Present/In Sullivan Chamber
Councillor Sobrinho-Wheeler – Present/In Sullivan Chamber
Councillor Zusy – Present/In Sullivan Chamber

Present – 4, Absent – 1. Quorum established.

*Vice Mayor Azeem was present in the Sullivan Chamber at 12:35 p.m.

**Neighborhood and Long Term Planning, Public
Facilities, Arts and Celebrations Committee**

Councillor Al-Zubi – Present/In Sullivan Chamber

Vice Mayor Azeem – Absent*

Councillor Flaherty – Present/In Sullivan Chamber

Councillor Nolan – Present/In Sullivan Chamber

Councillor Zusy – Present/In Sullivan Chamber

Present – 4, Absent – 1. Quorum established.

*Vice Mayor Azeem was present in the Sullivan Chamber at 12:35 p.m.

Councillor Sobrinho-Wheeler offered opening remarks and noted that the Call of the meeting was to hold a joint public hearing to continue discussion of the 2025 Multifamily Zoning Amendments and consider potential modifications. In addition, the Committees will also be reviewing POR 2026-123, relative to proposed amendments to the Multifamily Zoning Ordinance, which was referred to the Committee hearing at the Regular City Council meeting held on June 8, 2026. Present at the meeting was Assistant City Manager for Community Development, Melissa Peters, Housing Director, Chris Cotter, Director of Zoning and Development, Jeff Roberts, Deputy Chief of Planning, Jen Caira, and Assistant City Solicitor, Franz Lepionka. Also present were Councillor Simmons and Mayor Siddiqui.

Councillor Sobrinho-Wheeler recognized Melissa Peters who offered opening remarks and a brief update since the previous hearing. Jeff Roberts gave a presentation titled “Citywide Multifamily Housing Zoning Update”. The presentation was provided in advance of the meeting and included in the Agenda Packet.

Councillor Sobrinho-Wheeler opened public comment.

Kelly Teitel, 34 Putnam Avenue, Cambridge, MA, spoke in support of more student housing and affordable housing.

Patrick Barrett, Cambridge, MA, spoke in opposition to the proposed changes.

Young Kim, 17 Norris Street, Cambridge, MA, spoke in opposition to the proposed changes.

Robert O’Neil, 175 Holworthy Street, Cambridge, MA, spoke in opposition to the current MFH and suggested changes.

Ayaz Hameed, 105 Cross Street, Somerville, MA, spoke in opposition to the proposed changes.

David Halperin, 14 Valentine Street, Cambridge, MA, spoke in support of some of the proposed changes and shared concerns regarding others.

Karen Brushett, 51 Cushing Street, Cambridge, MA, spoke in support of the proposed changes.

Liza Oliver, 4 Wyman Road, Cambridge, MA, spoke in support of the proposed changes.

Suzanne Blier, 5 Fuller Place, Cambridge, MA, spoke in opposition to the proposed changes.

Liz Loya, 21 Field Street, Cambridge, MA, suggested some Councillors recuse themselves regarding MFH due to development funding.

Itamar Turner-Trauring, 139 Oxford Street, Cambridge, MA, shared concerns regarding the proposed changes.

Cary Saunders, 8 Ellery Square, Cambridge, MA, spoke in support of some of the proposed changes and shared concerns regarding others.

Carol Lynn Alpert, 99 Cushing Street, Cambridge, MA, spoke in support of the proposed changes.

Marilee Meyer, 10 Dana Street, Cambridge, MA, spoke in opposition to the proposed changes.

Daniel Mascoop, 37 Speridakis Terrace, Cambridge, MA, spoke in opposition to the proposed changes.

Martha Bedell, 5 Clement Circle, Cambridge, MA, spoke in opposition to the proposed changes and supports affordable housing.

Mary Jane Kornacki, 103 Avon Hill Street, Cambridge, MA, spoke in support of the proposed changes.

Kiril Alexandrove, 406 Franklin Street, Cambridge, MA, spoke in opposition to the proposed changes.

Tod Brubaker, 225 Allston Street, Cambridge, MA, spoke in support of the proposed changes.

Sean Hope, 350 Washington Street, Cambridge, MA, spoke in opposition to and shared concerns about the proposed changes.

Jacob Silversin, 103 Avon Hill Street, Cambridge, MA, spoke in support of the proposed changes.

Elizabeth Lyster, 62 Kinnaird Street, Cambridge, MA, spoke in support of the proposed changes.

Jeff Singer, 29 Buckingham Street, Cambridge, MA, spoke in opposition to the proposed changes.

Thomas Pounds, 102 Lexington Avenue, Cambridge, MA, spoke in support of the proposed changes.

Alan Joslin, 36 Banks Street, Cambridge, MA, spoke in support of the proposed changes.

Michael Seller, 49 Sheridan Street, Cambridge, MA, spoke in opposition to the proposed changes.

Lee Farris, 269 Norfolk Street, Cambridge, MA, spoke in support of and offered suggestions to the proposed changes,

Diana MacArthur, 255 Grove Street, Cambridge, MA, spoke in support of affordable housing.

Neil Miller, 425 Massachusetts Avenue, spoke in opposition to the proposed changes.

Councillor Sobrinho-Wheeler recognized Vice Mayor Azeem who thanked CDD for the presentation and acknowledged the feedback that has been received from the community. Vice Mayor Azeem pointed out that policy changes require adjustments over time and recognized the concerns that have been raised regarding increased development, construction impacts, and neighborhood changes. Vice Mayor Azeem asked if the proposed amendments could be looked at as a “one-year review” before moving forward with future zoning changes. Councillor Zusy agreed that the amendments would be helpful to clarify the Ordinance and would support having more time to evaluate the changes before adopting additional amendments. Councillor Zusy noted the importance of having reviews. Vice Mayor Azeem provided an overview of what his priorities are related to Multifamily Housing (MFH), such as parking permits for new developments, limiting large housing units, and flexibility to preserve trees, adding that these priorities would also address many of the concerns raised by the community.

Councillor Sobrinho-Wheeler recognized Councillor Zusy who pointed out that the current MFH has created confusion for both residents and developers, which has resulted in unintended consequences, such as larger luxury housing, tree loss, and loss of open space. Councillor Zusy spoke in support of the proposed amendments, noting that they would encourage a better balance of housing development while also keeping the character of neighborhoods. Councillor Zusy spoke in favor of increased setbacks, more open space, encouraging smaller housing units, better understanding of notification requirements, and reviewing design standards with building height and street width. Councillor Zusy added that there should be more public engagement and more accurate data to help guide policy decisions.

Councillor Sobrinho-Wheeler recognized Councillor Nolan who thanked CDD and shared that it would be helpful to understand how the proposed changes would impact solar production, noting that solar is part of balancing the City’s overall goals. Councillor Nolan spoke in support of eliminating parking minimums and restricting resident parking permits for new developments. Councillor Nolan questioned if projects that are already in the permitting process, such as those in inclusionary housing developments, could be exempt from future zoning changes. Jeff Roberts explained how the City is reviewing how to bring in new requirements without impacting projects that have already begun and provided suggestions on how the City could approach that. Councillor Nolan asked if there was any information on displacement due to redevelopment and the loss of naturally occurring affordable housing. Chris Cotter noted that the City has not seen a big increase in eviction or requests for housing assistance, but displacement could still be happening on a smaller scale. Chris Cotter shared that staff could review that data and provide additional information to the Council. Councillor Nolan shared support for the proposed changes and asked if staff could review ways to have enforceable design standards while still having as-of-right developments.

Councillor Sobrinho-Wheeler recognized Councillor McGovern who thanked CDD and those who spoke in public comment. Councillor McGovern shared that there should be additional discussion before making any changes to the current zoning. Councillor McGovern pointed out that the Affordable Housing Overlay (AHO) and MFH have different purposes within the city. He noted that the AHO is for income-restricted affordable housing and that the MFH is to increase overall housing in the city. Councillor McGovern agreed that the community process could be better and shared support for setback flexibility and restricting resident parking permits for new developments near transit. Councillor McGovern pointed out that displacement within Cambridge has been happening for many years due to property sales and redevelopment, adding that it is a complex issue. Councillor McGovern emphasized that MFH has been working towards increasing housing, which is a goal of the City Council.

Councillor Sobrinho-Wheeler recognized Councillor Nolan who made a motion to extend the meeting by ten minutes.

On a voice vote of five members present from the Housing Committee, the motion passed.

On a voice vote of four members present from the Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee, the motion passed. Councillor Flaherty was recorded as absent.

Councillor Sobrinho-Wheeler recognized Mayor Siddiqui who noted that the proposed changes address concerns without drastically changing the overall goals of MFH. Mayor Siddiqui asked if the intent of the recommendations was to help preserve housing production while also addressing the concerns that have been raised by the Council and the public. Melissa Peters confirmed that was the intent of the recommendations to address concerns while also improving implementation. Mayor Siddiqui shared she was supportive of the proposed amendments and asked how the setback changes would help with preserving housing production. Melissa Peters explained that the amendments would better reflect the current requirements and would help to create clearer expectations for developers and neighbors, adding that with those changes it would help to simplify the review process and keep the City's anticipated housing production.

Councillor Sobrinho-Wheeler recognized Councillor Al-Zubi who thanked CDD for their presentation and pointed out that the City Council is considering amendments to the Ordinance before it has been fully implemented. Councillor Al-Zubi asked how staff decided with the recommendation on increasing permeable open space and why it was 20% instead of the 30%, which was suggested in the Policy Order. Melissa Peters explained that the 30% requirement will be unchanged and that the proposed amendment is to only increase the portion that is required to be permeable. Jeff Roberts added that the recommendation was intended to balance permeable open space with other site requirements, such as setbacks, parking, and usable outdoor areas. Councillor Al-Zubi thanked staff for their clarification and shared that she looks forward to continuing the discussion.

Councillor Sobrinho-Wheeler thanked staff and Committee members and shared that there will be an additional meeting on this discussion in the future.

Councillor Sobrinho-Wheeler recognized Councillor McGovern who made a motion to close public comment.

On a voice vote of five members present from the Housing Committee, the motion passed.

On a voice vote of four members present from the Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee, the motion passed. Councillor Flaherty was recorded as absent.

Councillor Sobrinho-Wheeler recognized Councillor Nolan who made a motion to recess the meeting.

Clerk of Committees Erwin called the roll of both Committees.

Housing Committee

Councillor Al-Zubi – Yes

Vice Mayor Azeem – Yes

Councillor McGovern – Yes

Councillor Sobrinho-Wheeler – Yes

Councillor Zusy – Yes

Yes – 5. Motion passed.

Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee

Councillor Al-Zubi – Yes

Vice Mayor Azeem – Yes

Councillor Flaherty – Absent

Councillor Nolan – Yes

Councillor Zusy – Yes

Yes – 4, No – 0, Absent – 1. Motion passed.

The joint Housing Committee and Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee went into recess at approximately 2:40p.m.

On Wednesday, September 16, 2026, the Cambridge City Council’s Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee and Housing Committee that recessed on June 25, 2026, reconvened at 11:00a.m. by the Chair of the Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee. Councillor Zusy. Pursuant to Chapter 2 of the Acts of 2025 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and remote participation via Zoom.

At the request of the Chair, Clerk of Committees Erwin called the roll of both Committees.

Housing Committee

Councillor Al-Zubi – Present/In Sullivan Chamber
Vice Mayor Azeem - Present/In Sullivan Chamber
Councillor McGovern - Present/In Sullivan Chamber
Councillor Sobrinho-Wheeler - Present/In Sullivan Chamber
Councillor Zusy - Present/In Sullivan Chamber

Present – 5. Quorum established.

**Neighborhood and Long Term Planning,
Public Facilities, Arts and Celebrations Committee**

Councillor Al-Zubi - Present/In Sullivan Chamber
Vice Mayor Azeem - Present/In Sullivan Chamber
Councillor Flaherty - Present/In Sullivan Chamber
Councillor Nolan - Present/In Sullivan Chamber
Councillor Zusy - Present/In Sullivan Chamber

Present – 5. Quorum established.

Councillor Zusy offered opening remarks (Attachment A) and noted that the Call of the meeting was to continue the joint public hearing of the recessed June 25, 2026 meeting on the 2025 Multifamily Zoning Amendments, consideration of potential modifications, and review of POR 2026-123, relative to proposed amendments to the Multifamily Zoning Ordinance, which was referred to the hearing at the Regular City Council meeting held on June 8, 2026. Present at the meeting was Assistant City Manager for Community Development, Melissa Peters, Deputy Chief of Planning, Jen Caira, Director of Zoning and Development, Jeff Roberts, Director of Community Planning and Design, Daniel Messplay, Commissioner of the Department of Public Works, John Nardone, Supervising Engineer, Kara Felise, Commissioner of the Department of Transportation, Brooke McKenna, Assistant Commissioner for Transportation Planning, Stephanie Groll, Assistant Commissioner for Inspectional Services, Jacob Lazzara, and City Solicitor, Megan Bayer. Mayor Siddiqui was present in the Sullivan Chamber and Councillor Simmons was present via Zoom.

Councillor Zusy recognized Melissa Peters for opening remarks. Jen Caira, Jeff Roberts, Brooke McKenna, Daniel Messplay, and John Nardone gave a presentation titled “Citywide Multifamily Housing Zoning Update”. The presentation was provided in advance of the meeting and included in the Agenda Packet.

Councillor Zusy recognized Vice Mayor Azeem who read questions that were submitted to the Committee from Councillor Simmons (Attachment B). Vice Mayor Azeem also shared a Reddit post from two years ago relative to housing (Attachment C). The Vice Mayor shared that he expected amendments to the Multifamily Housing Ordinance and supported making changes where needed but also emphasized the importance of understanding how those changes may affect housing production with larger projects that include inclusionary units. Vice Mayor Azeem asked for additional information related to changes with setbacks and stormwater requirements. Melissa Peters explained that the proposed changes to setbacks would help projects meet several of City requirements, including stormwater. Melissa Peters added that each

project would be affected differently and suggested that the proposed recommended changes have a future effective date to help developers who are currently in the middle of projects.

Councillor Zusy recognized Councillor Nolan who thanked staff for their work reviewing the Ordinance and developing the proposed changes. Councillor Nolan pointed out that enough time has passed to see the positive and negative impacts of the Ordinance, which is why changes are being considered. Councillor Nolan emphasized that she did not support returning to single family only zoning and supports all the recommended changes from City staff. Councillor Nolan added that with the proposed changes the City can continue to add more housing while also addressing other important goals, such as trees and open space. Councillor Nolan shared that after discussion, she and Councillor Al-Zubi would be moving to ask staff to go forward with the proposed recommendations through a Policy Order.

Councillor Zusy recognized Councillor Al-Zubi who emphasized that discussions should not have to be between choosing housing and environmental concerns and that it's important for the City to consider both. Councillor Al-Zubi shared concerns related to the removal of naturally affordable housing being replaced with projects that do not include affordable units, and shared support for the proposed changes to setbacks and permeable space. Councillor Al-Zubi shared that having more information related to housing displacement would be helpful so that the Council could review ways to help displaced residents. Councillor Al-Zubi asked about the three-to-six-month effective date and how immediate zoning changes could affect projects that are already being planned. Melissa Peters explained that having a future effective date would allow current projects time to move forward while allowing future projects to be planned under the new requirements. Megan Bayer added that recent changes to the State Zoning Act protect projects from zoning changes once a building permit has been applied for or received.

Councillor Zusy recognized Councillor McGovern who shared that he was open to changes to the Ordinance as long as they did not weaken the overall goal of adding more housing. Councillor McGovern asked how the proposed changes to setbacks and smaller buildable areas would be possible without limiting the projected number of housing units. Melissa Peters explained that the projections already assumed that some space would be needed for other City requirements and noted that some projects could become smaller under the proposed changes, but the impact would vary by property. Melissa Peters added that the City's overall housing projections would stay the same. Councillor McGovern shared concerns related to limiting developments of six stories or more to major corridors and that all neighborhoods should help address the City's housing shortage. Councillor McGovern added that it would be important to have clearer definitions of terms used in housing discussions, so that the Council and public have a better understanding of what those terms mean.

Councillor Zusy recognized Councillor Sobrinho-Wheeler who thanked staff for their work and shared that it was important that any changes to the Ordinance would not reduce the amount of affordable housing that is being built through the Inclusionary Housing Program. Councillor Sobrinho-Wheeler had clarifying questions related to the proposed larger setbacks and inclusionary affordable units and if there could be different requirements. Melissa Peters shared that different requirements could possibly be created for inclusionary and non-inclusionary projects, adding that the zoning already allows different height standards for inclusionary

projects. Councillor Sobrinho-Wheeler spoke in favor of different requirements because he did not want affordable housing projects to become more difficult to build. Councillor Sobrinho-Wheeler shared that he, along with Vice Mayor Azeem and Councillor McGovern, would be submitting an amendment to Councillor Nolan and Councilor Al-Zubi's Policy Order.

Councillor Zusy recognized Councillor Flaherty who shared that he still has concerns related to the Ordinance and pointed out that the housing shortage is a regional issue and that the City should work more closely with surrounding communities to address the problem. Councillor Flaherty shared concerns related to the increase in density within the City without creating enough housing for families or lower-income residents. Councillor Flaherty spoke in favor of encouraging more family sized housing. Councillor Flaherty shared that it is important to create more housing, but it is also important to look at the impact on neighborhoods, families, traffic and other City goals when developments are being built. Councillor Flaherty asked that if the larger developments along the major corridors help to reach housing goals, would the City consider limiting the number of developments within residential neighborhoods. Melissa Peters pointed out that the city needs housing in all areas and believes it is important for housing and affordable units to be developed throughout Cambridge, and that the City would be encouraging larger development along the corridors and other areas that are appropriate.

Councillor Zusy recognized Councillor Simmons who asked what changes were made as a response to feedback that was received during the summer meetings with developers. Councillor Simmons also had clarifying questions related to front and rear setbacks. Melissa Peters explained that one response was the proposed effective future date, which can help protect projects that are already being planned and financed under the current zoning. Melissa Peters shared that the proposed changes to setbacks would allow flexibility through a "sum-to" approach instead of requiring the same setback on every property. Melissa Peters reviewed the proposed side setbacks and the front and rear setbacks, noting that it could help accommodate existing trees or other conditions on a particular property. Councillor Simmons spoke in support of having a dashboard and having clearly defined terms for the public, adding that a dashboard could help to explain the projects being proposed and the intent of the zoning changes.

Councillor Zusy recognized Mayor Siddiqui who shared that she supports the proposed amendments and believes that they are responding to concerns that have been raised since the adoption of the Multifamily Housing Ordinance. Mayor Siddiqui added that she does not believe the proposed changes would weaken the City's overall housing goals. Mayor Siddiqui pointed out that the City is always working on other zoning efforts that could help increase housing, such as Central Square. Mayor Siddiqui shared that she hopes the Council can reach an agreement on the proposed changes.

Councillor Zusy thanked staff for their work and shared that she supported the proposed amendments. Councillor Zusy added that she believes the proposed amendments would improve the Multifamily Housing Ordinance, but it would have been better if these issues were addressed before the Ordinance was adopted. Councillor Zusy shared that she supported the proposed flexible setback approach, but would also like to see stronger requirements, such as including balconies, porches, window wells, and requiring more side setbacks for six-story buildings. Councillor Zusy spoke in strong support of requiring more green open space and strengthening

the Green Factor requirements. Councillor Zusy provided additional suggestions, such as limiting six-story buildings to wider streets, larger lots, and design review. Councillor Zusy acknowledged that zoning changes require compromise and shared that she would support stronger requirements and proposed changes but believes additional changes could be considered in the future.

Councillor Zusy recognized Councillor McGovern who shared that it is important for the Council to review Ordinances after they have been adopted to make changes based on impacts. Councillor McGovern added that the proposed changes are a compromise that address concerns while still maintaining the overall goal of creating more housing. Councillor McGovern shared support for the proposed amendments moving forward.

Councillor Zusy reviewed the process of how to move the amendments forward, sharing they would have to go back to the full City Council and be referred to Ordinance Committee for additional discussion, and then back to the Council for adoption.

Councillor Zusy recognized Vice Mayor Azeem who shared concerns that the proposed changes may have an impact of smaller lots and urged the Council to consider exempting inclusionary projects from some of the proposed requirements as they move forward.

Councillor Zusy recognized Councillor Sobrinho-Wheeler who introduced and reviewed his amendment to Councillor Nolan and Councillor Al-Zubi's Policy Order, explaining that it would add two additional ORDERED sections. City staff were available to respond to clarifying questions from Councillor Flaherty. Councillor Zusy shared she would not be supporting the amendments from Councillor Sobrinho-Wheeler.

Councillor Sobrinho-Wheeler introduced his amendment to Councillor Nolan's Policy Order, explaining that it would keep the existing language and add two additional ORDERED sections. The first would require modeling to show that the proposed zoning changes would be neutral or result in an increase in overall housing production compared with the current zoning. The second would require that the proposed changes not reduce the number of affordable inclusionary units that could be built.

Councillor Nolan clarified that the final motion would be to refer the recommended Policy Order to the full City Council with a favorable recommendation.

Councillor Zusy recognized Councillor Sobrinho-Wheeler who made a motion to amend the Policy Order by adding two additional ORDERED sections.

Clerk of Committees Erwin called the roll of both Committees.

Housing Committee

Councillor Al-Zubi – Yes

Vice Mayor Azeem – Yes

Councillor McGovern – Yes

Councillor Sobrinho-Wheeler – Yes

Councillor Zusy – No
Yes – 4, No – 1. Motion passed.

**Neighborhood and Long Term Planning,
Public Facilities, Arts and Celebrations Committee**

Councillor Al-Zubi – Yes
Vice Mayor Azeem – Yes
Councillor Flaherty – No
Councillor Nolan – Yes
Councillor Zusy – No
Yes – 3, No – 2. Motion passed.

Councillor Zusy recognized Councillor Al-Zubi who made a motion that the Housing Committee and Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee recommend to the full City Council adoption of the proposed Policy Order, as amended, requesting that the City Manager work with CDD and relevant City Departments to prepare zoning language based on the recommendations discussed at the September 16, 2026 joint Committee hearing.

Clerk of Committees Erwin called the roll of both Committees.

Housing Committee

Councillor Al-Zubi – Yes
Vice Mayor Azeem – Yes
Councillor McGovern – Yes
Councillor Sobrinho-Wheeler – Yes
Councillor Zusy – Yes
Yes – 5. Motion passed.

**Neighborhood and Long Term Planning,
Public Facilities, Arts and Celebrations Committee**

Councillor Al-Zubi – Yes
Vice Mayor Azeem – Yes
Councillor Flaherty – No
Councillor Nolan – Yes
Councillor Zusy – Yes
Yes – 4, No – 1. Motion passed.

The Clerk of Committees confirmed that the minutes to this meeting and the Policy Order would be on the agenda for the next Regular City Council meeting.

**Councillor Zusy made a motion to adjourn the meeting.
Clerk of Committees Erwin called the roll of both Committees.**

Housing Committee

Councillor Al-Zubi – Yes

Vice Mayor Azeem – Yes
Councillor McGovern – Yes
Councillor Sobrinho-Wheeler – Yes
Councillor Zusy – Yes
Yes – 5. Motion passed.

**Neighborhood and Long Term Planning,
Public Facilities, Arts and Celebrations Committee**

Councillor Al-Zubi – Yes
Vice Mayor Azeem – Yes
Councillor Flaherty – Yes
Councillor Nolan – Yes
Councillor Zusy – Yes
Yes – 5. Motion passed.

The joint meeting of the Housing Committee and the Neighborhood and Long Term Planning, Public Facilities, Arts and Celebrations Committee adjourned at approximately 12:57p.m.

Clerk’s Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. The video for this meeting can be viewed at:

June 25, 2026

[Jun 25, 2026 Joint Housing/Neighborhood and Long Term Planning, Public Facilities, Arts and Celebration Committee - Cambridge, MA](#)

September 16, 2026

[Sep 16, 2026 Joint Housing and Neighborhood and Long Term Planning Committee Meeting - Cambridge, MA](#)

Attachment A – Opening remarks from Councillor Zusy.

Attachment B – Questions from Councillor Simmons.

Attachment C – Councillor Nolan and Councillor Al-Zubi Policy Order, as amended in Committee.

Attachment D – Reddit post from Vice Mayor Azeem.

Attachment E – Communications from the public.



City of Cambridge

POR 2026-173
FIRST IN COUNCIL
September 28, 2026

COUNCILLOR NOLAN
COUNCILLOR AL-ZUBI
COUNCILLOR SOBRINHO-WHEELER

- WHEREAS: The 2025 Multifamily zoning was a transformative policy change and is producing many projects that add housing units throughout the city; and the City of Cambridge is seen as a leader in facilitating more housing and addressing zoning that unfairly restricted adding housing units; and
- WHEREAS: Concerns about the scale and impact of some of the project, as well as confusion over requirements, edge cases, and interaction with existing City requirements for stormwater retention, green score, and building code merit consideration of amendments now that a year and a half has passed and the zoning has gone through a substantial review, led by the Housing and Neighborhood and Long Term Planning Committees; and
- WHEREAS: CDD has presented [recommendations](#) on amendments which will help maintain the core concept of enabling multifamily development in all neighborhoods of the city without negatively impacting housing production, but will add clarity to the process, improve objectives for stormwater regulation, green factor, and building code requirements; and
- WHEREAS: Amendments include changes to dimensional requirements, which are still more permissive than previous zoning; create clearer standards for green factor, stormwater requirements, and building code regulations; add some incentives to reduce projects with larger unit sizes in a few cases; and clarify textual references that resolve uncertainty within the zoning; now therefore be it
- ORDERED: That modeling of the impact of proposed amendments on housing creation by the Community Development Department be presented to the City Council and any proposed amendments be neutral or lead to a net increase in housing units compared to current zoning; and be it further
- ORDERED: That no amendments shall be proposed that reduce the amount of affordable, inclusionary housing units that may be built under current zoning; and be it further
- ORDERED: That the City Manager be and hereby is requested to work with CDD and relevant City departments to prepare zoning language based on the recommendations discussed in the September 16, 2026 Joint Housing and Neighborhood and Long Term Planning Committees for consideration by the full City Council; and be it further

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