



ORDINANCE COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Wednesday, October 26, 2022

1:00 PM

Sullivan Chamber

The Ordinance Committee held a public hearing on a Zoning Petition to amend Section 11.202(d) of Article 11.000, entitled SPECIAL REGULATIONS, of the Zoning Ordinance of the City of Cambridge, by substitution

“(d) Reevaluation of Housing Contribution Rate. The City shall initiate a reevaluation of the Housing Contribution Rate and any other aspect of these Incentive Zoning Provisions at an interval of no less than three (3) years from the time of the previous reevaluation. Such reevaluation shall include a report provided to the City Council reviewing economic factors including but not limited to development activity, commercial rents per square foot, employment growth, housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwelling units, and the nexus between Incentive Projects and housing.”

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Paul F. Toner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A public meeting of the Cambridge City Council’s Ordinance Committee was held on Wednesday October 26, 2022. The meeting was Called to Order at 1:00 p.m. by the Chair, Councillor Zondervan. Pursuant to Chapter 20 of the Acts of 2022 adopted by Massachusetts General Assembly and approved by the Governor, this public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via zoom.

Chair Zondervan called the meeting to order. The Chair noted that the purpose of the meeting was to conduct a Public Hearing on the proposed Zoning Petition to amend Section 11.202 (d) of Article 11.000, entitled Special Regulations, of the Zoning Ordinance of the City of Cambridge.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Absent

Councillor Dennis J. Carlone – Present/In Sullivan Chamber

Vice Mayor Alanna M. Mallon – Present/In Sullivan Chamber

Councillor Marc C. McGovern – Present/In Sullivan Chamber

Councillor Patricia Nolan – Present/In Sullivan Chamber

Councillor E. Denise Simmons – Absent

Councillor Paul Toner – Present/Remote
Councillor Quinton Y. Zondervan Present/Remote
Mayor Sumbul Siddiqui – Present/Remote
Present-7, Absent-2. Quorum established.

The Chair, Councillor Zondervan recognized Vice Mayor Mallon to make a presentation on the proposed zoning change shown here:

11.202

(d) Reevaluation of Housing Contribution Rate. The City shall initiate a reevaluation of the Housing Contribution Rate and any other aspect of these Incentive Zoning Provisions at an interval of no less than three (3) years from the time ~~the rate was last amended by the City Council of the previous reevaluation.~~ Such reevaluation shall include a report provided to the City Council reviewing economic factors including but not limited to development activity, commercial rents per square foot, employment growth, housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwelling units, and the nexus between Incentive Projects and housing.

The Chair, Councillor Zondervan recognized Jeff Roberts to provide an update on the Planning Board meeting and discussion related to this matter. It was noted that the Planning Board was supportive.

The Chair, Councillor Zondervan recognized Councillor Nolan, Councillor McGovern, and Mayor Siddiqui for questions and/or comments. Jeff Roberts and Vice Mayor Mallon responded to questions.

The Chair, Councillor Zondervan called for Public Comment. The Clerk noted that there was no one signed up.

The Chair, Councillor Zondervan shared a proposed amendment. The Chair Councillor Zondervan recognized Assistant Deputy Solicitor Meghan Bayer for comments on the amendment.

The Chair, Councillor Zondervan recognized Vice Mayor Mallon who made a motion to amend the proposed language (new amendment is shown in red) to read:

11.202

(d) Reevaluation of Housing Contribution Rate. The City shall initiate a reevaluation of the Housing Contribution Rate and any other aspect of these Incentive Zoning Provisions at an interval of no less than three (3) years from the time ~~the rate was last amended by the City Council~~ of the previous reevaluation ~~appearing on a City Council regular meeting agenda.~~ Such reevaluation shall include a report provided to the City Council reviewing economic factors including but not limited to development activity, commercial rents per square foot, employment growth, housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwelling units, and the nexus between Incentive Projects and housing.
City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Absent
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Absent
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan - Yes
Mayor Sumbul Siddiqui – Yes
Yes-7, No-0, Absent-2. Motion Passed.

The Chair, Councillor Zondervan recognized Councilor Nolan who made a motion to further amend the proposed language (shown in red) to read:

11.202

(d) Reevaluation of Housing Contribution Rate. The City shall initiate a reevaluation of the Housing Contribution Rate and any other aspect of these Incentive Zoning Provisions at an interval of no less than three (3) years from the time ~~the rate was last amended by the City Council~~ of the previous reevaluation **Housing Contribution Rate report appearing on a City Council regular meeting agenda**. Such reevaluation shall include a report provided to the City Council reviewing economic factors including but not limited to development activity, commercial rents per square foot, employment growth, housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwelling units, and the nexus between Incentive Projects and housing.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Absent
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Absent
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan - Yes
Mayor Sumbul Siddiqui – Yes
Yes-7, No-0, Absent-2. Motion Passed.

The Chair, Councillor Zondervan called for Public Comment. The Clerk noted that there was still no one signed up.

The Chair, Councillor Zondervan recognized Councillor Nolan who made a motion to send Incentive Zoning Petition, Section 11.202 (d) of Article 11.000 entitled SPECIAL REGULATIONS, Ordinance #2022-18, as amended to the Full Council with a favorable recommendation to pass to a second reading. Text is as follows:

11.202

(d) Reevaluation of Housing Contribution Rate. The City shall initiate a reevaluation of the Housing Contribution Rate and any other aspect of these Incentive Zoning Provisions at an interval of no less than three (3) years from the time **of the previous reevaluation**

Housing Contribution Rate report appearing on a City Council regular meeting agenda. Such reevaluation shall include a report provided to the City Council reviewing economic factors including but not limited to development activity, commercial rents per square foot, employment growth, housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwelling units, and the nexus between Incentive Projects and housing.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Absent
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Absent
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan - Yes
Mayor Sumbul Siddiqui – Yes

Yes-7, No-0, Absent-2. Motion Passed.

Councillor Nolan made a motion to ask the Law Department and CDD to review the proposed language and report back to the City Council.

ORDERED: That the City Manager direct the City Solicitor and CDD to review the proposed language for Ordinance #2022-18 and report their findings back to the City Council.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Absent
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Absent
Councillor Paul Toner – Yes
Councillor Quinton Y. Zondervan - Yes
Mayor Sumbul Siddiqui – Yes

Yes-7, No-0, Absent-2. Motion Passed.

The Chair, Councillor Zondervan recognized Mayor Siddiqui who made a motion to close the Public Hearing and adjourn.

City Clerk LeBlanc called the roll.

Councillor Burhan Azeem – Absent
Councillor Dennis J. Carlone – Yes
Vice Mayor Alanna M. Mallon – Yes
Councillor Marc C. McGovern – Yes
Councillor Patricia Nolan – Yes
Councillor E. Denise Simmons – Absent
Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan - Yes

Mayor Sumbul Siddiqui – Yes

Yes-7, No-0, Absent-2. Motion Passed.

Clerk’s Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record.

This is the link to the video for this meeting:

All meetings are “closed captioned”. After each meeting the “closed captioned transcripts” are available online at: <https://app.box.com/s/9qormcahynjt4pzpt1n5opixogl3q7k5>

Please note that there is no editing of these “closed captioned transcripts” and they do not constitute a verbatim transcript prepared by a certified transcriber.