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CITY OF CAMBRIDGE

Office of the City Solicitor
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

November 21, 2022

Yi-An Huang
City Manager
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Response to Council Order No. O-1 of 10/31/2022 Re: Review of the proposed language for Ordinance #2022-18, the Incentive Zoning Rate Study Petition, as amended in Committee and report of findings back to the City Council.

Dear Mr. Huang:

I am writing in response to Council Order No. O-1 of 10/31/2022 which requests that the City Solicitor and Community Development Department review the proposed language for Ordinance #2022-18, the Incentive Zoning Rate Study Petition (the "Petition"), as amended in Committee and report their findings back to the City Council. The Law Department has conferred with CDD and we recommend the following further amendment to the Petition in order to clarify on what the date the three year period commences. The underlined language below is the language that is the subject of the Petition, and the language appearing in bold and strikethrough shows the further amendments recommended by the Law Department and CDD:

11.202, Incentive Zoning Requirements

(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 **first appeared**~~ing~~ 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.

We will be available to discuss any questions the City Council may have.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Nancy E. Glowa', with a stylized, looping flourish.

Nancy E. Glowa
City Solicitor