

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



COMMITTEE MEETING

~ MINUTES ~

Wednesday, March 22, 2023

5:30 PM

Sullivan Chamber
795 Massachusetts Avenue
Cambridge, MA 02139

The Neighborhood & Long-Term Planning, Public Facilities, Arts & Celebrations Committee will hold a public meeting to discuss potential amendments to the Affordable Housing Overlay

Attendee Name	Present	Absent	Late	Arrived
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A public meeting of the Cambridge City Council's Neighborhood & Long-Term Planning, Public Facilities, Arts & Celebration Committee was held on Wednesday, March 22, 2023. The meeting was Called to Order at 5:30 p.m. by the Chair, Councillor Carlone. 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.

Clerk of Committees Erwin called the roll.

Councillor Carlone – Present/In Sullivan Chamber

Vice Mayor Mallon – Present/In Sullivan Chamber

Councillor McGovern – Present/In Sullivan Chamber

Councillor Nolan – Present/In Sullivan Chamber

Councillor Zondervan – Present/In Sullivan Chamber

Present – 5 Absent – 0. Quorum established.

The Chair, Councillor Carlone gave opening remarks and noted that the Call of the Meeting was to discuss potential amendments to the Affordable Housing Overlay (AHO). Councillor Carlone noted that Jeff Roberts, Director of Zoning and Development, and Chris Cotter, Housing Director, from the Community Development Department (CDD), and Megan Bayer, Assistant City Solicitor, were present at the meeting, as well as Mayor Siddiqui. He introduced the petitioners, Councillor McGovern, Councillor Zondervan, and Councillor Azeem, who gave an overview of their presentation titled, "AHO Amendments" (Attachment A). The Petitioners went over their amendment proposals and why they are important. They offered data on Cambridge Housing stock, noting that it is mostly made up of large apartment buildings, and shared what residents are saying about living in tall buildings.

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

The Chair, Councillor Carlone thanked the Petitioners for their presentation and offered a presentation himself, titled “Affordable Housing in Cambridge: We need to change the conversation!” (Attachment B). Councillor Carlone reviewed his presentation, stressing the importance of specific goals that Cambridge should have related to affordable housing. He shared that good design can and should enhance community connections and quality of life for both residents and neighborhoods. He referenced many books and materials, including “Housing As if People Mattered” by Clare Cooper Markus and Wendy Sarkissian. Three important factors that Councillor Carlone offered in order for the City to act decisively to achieve its stated affordable goals would include substantially increased funding, proactively secure and lease new sites to developers, and leverage existing city resources. Councillor Carlone ended his presentation by offering a proposed way to move forward in 2023, sharing that the City should consider modest improvements to the AHO, establish an affordable housing task force, and develop an affordable housing strategy and implementation plan.

The Chair, Councillor Carlone opened public comment.

James Zall, 203 Pemberton Street, Cambridge, MA, offered comments around the AHO amendments and the affordable housing crisis in Cambridge.

David Halperin, 14 Valentine Street, Cambridge, MA, shared that they supported ideas from both the Chair and the Petitioners.

Valerie Paric, 2 Arnold Circle, Cambridge, MA, shared they supported the proposed amendments to the AHO.

Rachel Plummer, 10 Wendell Street, Cambridge, MA, read a letter from a resident from 402 Rindge Avenue that shared they loved where they lived and supported the proposed amendments to the AHO.

Esther Hanig, 136 Pine Street, Cambridge, MA, shared they supported the expansion of the AHO and providing housing for families and people who need it.

David Sullivan, 16 Notre Dame Avenue, Cambridge, MA, shared they agreed with some of the amendments from the Petitioners and agreed with comments made by the Chair.

Mark McGovern, 1035 Cambridge Street, Cambridge, MA, shared they supported both the Petitioners and the Chair.

Bill Boehm, 18 Laurel Street, Cambridge, MA, offered comments around the benefits of tall buildings and shared there should be a variety of housing options.

Rachel Sandalow-Ash, 21 Marcella Street, Cambridge, MA, shared they were in favor of the proposed amendments to the AHO.

Susan Cory, 114 Washington Avenue, Cambridge, MA, spoke against the proposed amendments to the AHO.

Daniel Tenney III, 114 Washington Avenue, Cambridge, MA spoke against the proposed amendments and is in full support of affordable housing.

Nonie Valentine, 4 Washington Avenue, Cambridge, MA, spoke against the proposed amendments.

Susan Schlesinger, 34 Glenwood Avenue, Cambridge, MA, spoke in favor of strengthening the AHO.

Suzanne Blier, 5 Fuller Place, Cambridge, MA, spoke against the proposed AHO amendments.

Robert Camacho, 24 Corporal Burns Road, Cambridge, MA, spoke against proposed amendments to the AHO.

Lindsey Frazier, 14 Arlington Street, Cambridge, MA, shared that they supported the vision of Councillor Carlone.

Sam Burgess, 165 Main Street, Cambridge, MA, shared they were in favor of the proposed amendments to the AHO.

Rabbi Yoni spoke in favor of more affordable housing and agrees with both Councillor Carlone and the petitioners.

Brennan Waters, 888 Massachusetts Avenue, Cambridge, MA, spoke in support of the AHO amendments.

Margaret Rueter, 2050 Massachusetts Avenue, Cambridge, MA, shared there is a lot of misinformation about how the affordable housing list works in Cambridge.

Mary Jane Kornacki, 103 Avon Street, Cambridge, MA, expressed that there is not just a housing crisis in Cambridge, but in all of Massachusetts. They spoke against the proposed amendments.

Lisa Dreier, Cogswell Avenue, Cambridge, MA, spoke in opposition to the current proposal and supported suggestions made by Councillor Carlone.

Joan Doolittle, 177 Pemberton Street, Cambridge, MA, shared they were not in favor of the proposed amendments, but in support of Councillor Carlone's proposal.

Helen Walker, 43 Linnaean Street, Cambridge, MA, offered comments around building design and shared ways new buildings could be integrated into neighborhoods and communities.

Daniel Blinderman, 21 Marcella Street, Cambridge, MA, spoke in support of the proposed amendments.

Marilee Meyer, 10 Dana Street, Cambridge, MA, spoke against the proposed amendments.

Andrea Parker, 700 Huron Avenue, Cambridge, MA, spoke in strong favor of the proposed amendments because families need somewhere to live that is safe.

Ann Stewart, 25-34 Wheeler Street, Cambridge, MA, asked for clarity on density restrictions.

Billie Jo Joy, 77 New Street, Cambridge, MA, spoke in favor of Councillor Carlone's presentation.

Camilla Elvis, 28 Linnaean Street, Cambridge, MA, offered comments around the proposed amendments to affordable housing overlay sharing that it would help many families.

Joan Pickett, 59 Ellery Street, Cambridge, MA, offered comments around the affordable housing overlay.

Ann Tennis, 71 Griswold Street, Cambridge, MA, spoke against the proposed amendments and in favor of more affordable housing and Councillor Carlone's proposal.

Young Kim, 17 Norris Street, Cambridge, MA, shared that the City should be working together for the goal of having more affordable housing.

Kate Layzer, 16 Kings Way, spoke in support of the proposed amendments to the AHO.

Tina Alu, 113 ½ Pleasant Street, Cambridge, MA, spoke in favor of having more affordable housing in Cambridge.

Raul Ripoll Vera, 30 Alewife Brook Parkway, Cambridge, MA, shared their experience with affordable housing and encouraged everyone to be in favor of the amendments.

Elizabeth Gombosi, 42 Irving Street, Cambridge, MA, spoke against the proposed amendments.

Francis Donovan, 42 Irving Street, Cambridge, MA, spoke against the proposed amendments.

Sage Carbone, 270 Third Street, Cambridge, MA, spoke in support of the proposed amendments to the AHO.

Jim Stewart, 11 Garden Street, Cambridge, MA, spoke in favor of the City providing more affordable housing.

Michael Monestime, 620 Massachusetts Avenue, Cambridge, MA, spoke in support of the advancement of more affordable housing and the proposed amendments.

Ruth Ryals, 115 Upland Road, Cambridge, MA, spoke in support of Councillor Carlone's proposal.

Susan Frankle, 3 Houston Park, Cambridge, MA, spoke in strong opposition to the proposed amendments.

James Williamson, Churchill Avenue, Cambridge, MA, spoke in support of affordable housing.

Nicola Williams, 8 Brewer Street, Cambridge, MA, shared their support for the proposals from Councillor Carlone.

Justin Saif, Hurley Street, Cambridge, MA, offered comments around affordable housing and the envision goal.

Mark Kon, 5 Ashton Place, Cambridge, MA, offered comments on affordable housing.

Charles Franklin, 162 Hampshire Street, Cambridge, MA, supports the proposed amendments to the AHO.

The Chair, Councillor Carlone recognized Councillor Nolan who had a clarifying question for the Petitioners on the cost per unit for a range of options and how extensive the cost analysis is because it could influence the decisions moving forward. Councillor Carlone noted that the Committee did not ask the City to calculate that for tonight, but it is something that could be researched. Councillor McGovern shared that the AHO is currently being discussed in two Committees, this Committee, and the Housing Committee. The Petitioners planned on having cost per unit information available at the next Housing Committee meeting. Councillor Nolan had a clarifying question on housing stock along the City's corridors and if there has been an analysis done to understand the total capacity at various heights. Councillor Carlone noted that it is being studied in CDD and will be looking at Massachusetts Avenue in the future. Councillor Zondervan shared that the issue is not so much capacity, it is availability of sites to develop affordable housing with the purpose of the upzoning to make the sites more attractive to build the affordable housing.

The Chair, Councillor Carlone recognized Vice Mayor Mallon who had a clarifying question around crime in high-rise buildings and shared concern around associating crime with low-income residents. Councillor Carlone stressed that the comment he made around crime in high-rise buildings was for all social groups where buildings do not have door people or security present, noting that there was information related to this in his presentation on page nine.

Councillor Zondervan made a point of order stressing that Councillors be respectful to each other and their comments while on the floor.

The Chair, Councillor Carlone recognized Councillor McGovern who offered clarifying responses to comments made during public comment. Councillor McGovern noted that no one is suggesting that the City should tear down historical buildings, the zoning would allow nine to thirteen story buildings on certain corridors and twenty-five stories in squares, and clarified the number of people on the affordable housing waiting list. Councillor McGovern shared that he agreed with some of the suggestions that were proposed in the Chair Carlone's presentation, including transfer fees, but ultimately the City should be able to build taller buildings where appropriate if they are trying to help as many as possible on the affordable housing list.

The Chair, Councillor Carlone made a motion to extend the meeting by ten minutes.

Clerk of Committees Erwin called the roll.

Councillor Carlone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes
Councillor Nolan – Yes
Councillor Zondervan – Yes
Yes – 5, No – 0. Motion passed.

The Chair, Councillor Carlone recognized Councillor Azeem who thanked the Chair for holding this meeting and for his presentation. Councillor Azeem noted that he appreciated how Councillor Carlone has brought forward a lot of facts and ideas for the Council to consider. Councillor Azeem offered comments around tall buildings and affordable housing and shared that moving forward it is important for he and his colleagues to work together in future conversations to generate the most support as possible to achieve the goal of more affordable housing.

The Chair, Councillor Carlone recognized Councillor Zondervan who shared that he agrees with Councillor Carlone to acquire more land by the City so that they can build more affordable housing. Councillor Zondervan shared that he looks forward to future conversations to move forward on accomplishing the goal of having more affordable housing and making amendments as needed.

The Chair, Councillor Carlone ended the meeting by noting that everyone wants quality housing.

The Chair, Councillor Carlone made a motion to adjourn the meeting.

Clerk of Committees Erwin called the roll.

Councillor Carlone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Zondervan – Yes

Yes – 5, No – 0. Meeting adjourned.

Attachment A – Presentation titled “AHO Amendments”

Attachment B – Presentation titled “Affordable Housing in Cambridge: We Need to Change the Conversation!”

Attachment C – Letter to Chair Carlone from Councillor Simmons

The City Clerk’s Office received ninety-three written communications, Attachments 1-93

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.

The video for this meeting can be viewed at:

https://cambridgema.granicus.com/player/clip/469?view_id=1&redirect=true&h=64148a90a09bcc6f8a0a17c8aaadcdee

Amendments to the Affordable Housing Overlay.

A communication was received from Councillor Carlone, transmitting a presentation regarding Affordable Housing in Cambridge.

A communication was received from Councillor McGovern, transmitting AHO Amendments.

**Affordable Housing in Cambridge:
We need to change the conversation!**

From Polarization

“You’re either for it or against it”

“High-rise or nothing”

“No time or money to develop better solutions”

... to Collaboration

“Let’s set a goal and make a plan to achieve it”

“Let’s make Cambridge a world-class example of a diverse, inclusive innovation city”

“We can tap into the expertise and financing that we need”

Highlighted References

Learning from the Past - 1960's
Family Housing Needs
Resident Desires: Short and Long Terms
Housing Design – Security
Low-Rise Versus High-Rise Construction
Examples From Near & Far

Housing As If People Mattered

Clare Cooper Markus & Wendy Sarkissian

Ten Principles for Developing Affordable Housing

Urban Land Institute

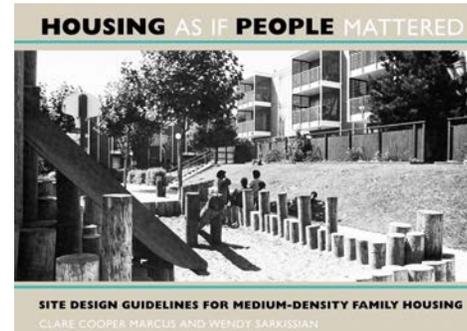
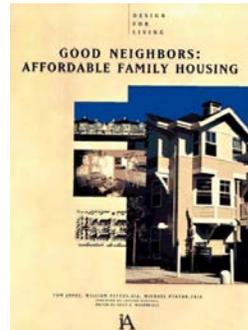
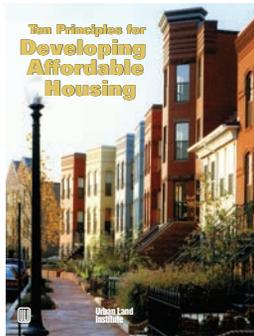
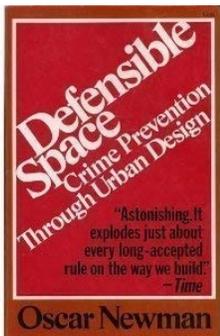
Good Neighbors: Affordable Family Housing

Jones, Pittus & Pyanton

Housing Stephen Kliment, Editor & Goody Clancy

Creating Defensible Space Oscar Newman, HUD

Defensible Space: Crime Prevention Through Urban Design Oscar Newman



Our Cambridge Goals:

- We need to create over 3,000 new units of affordable housing by 2030 (per *Envision Cambridge*) with a family housing focus
- To do that we need to use all available instruments of the city, and develop and tap new sources of funding
- We do not have to compromise on design to achieve these goals
- Good design can and should enhance community connections and quality of life for both residents and neighborhoods
- Learn from what actually works in Greater Boston to around the World and implement similar practices



Clockwise from Top Left: Boston MA, The Bronx NY, Alexandria VA, Copenhagen, Redmond WA, Cambridge MA

Housing As If People Mattered excerpts

Most residents appreciate an image that reflects local prevailing middle-class norms

Low-income residents prefer housing schemes that do not stand out in the neighborhood

Residents prefer building materials of comparable quality & image to those in local owner-occupied housing to **minimize the likelihood of stigma**

Provide as many dwellings as possible with a private entrance at ground level

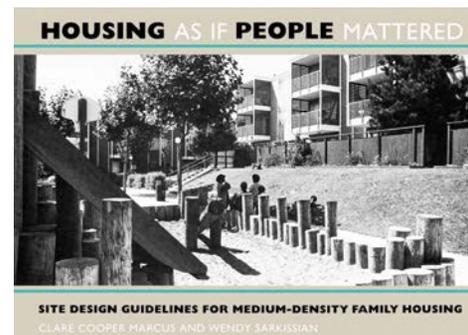
Each building entry should serve no more than 3 to 8 households

Avoid corridor-access buildings for households with children

The needs of children and their parents will be best served if there is direct, level access from a fence yard to a safe communal play area

The whole environment should be designed with the safety needs of children in mind

Clare Cooper Marcus and Wendy Sarkissian,
University of California



10 Principles For Developing Affordable Housing excerpts

Build community trust: [Remove] preconceived notions formed by failed high-rise public housing projects developed decades ago

Know your market and your customers: In-depth knowledge of the community allows developers to anticipate community concerns and proactively address them

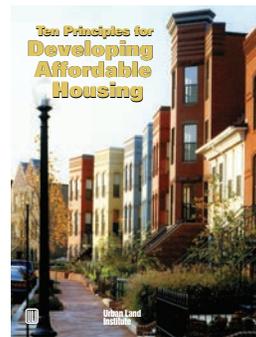
Select sites for opportunity and choice: Public land or property can be conveyed to affordable housing developers under land grants or long-term leases

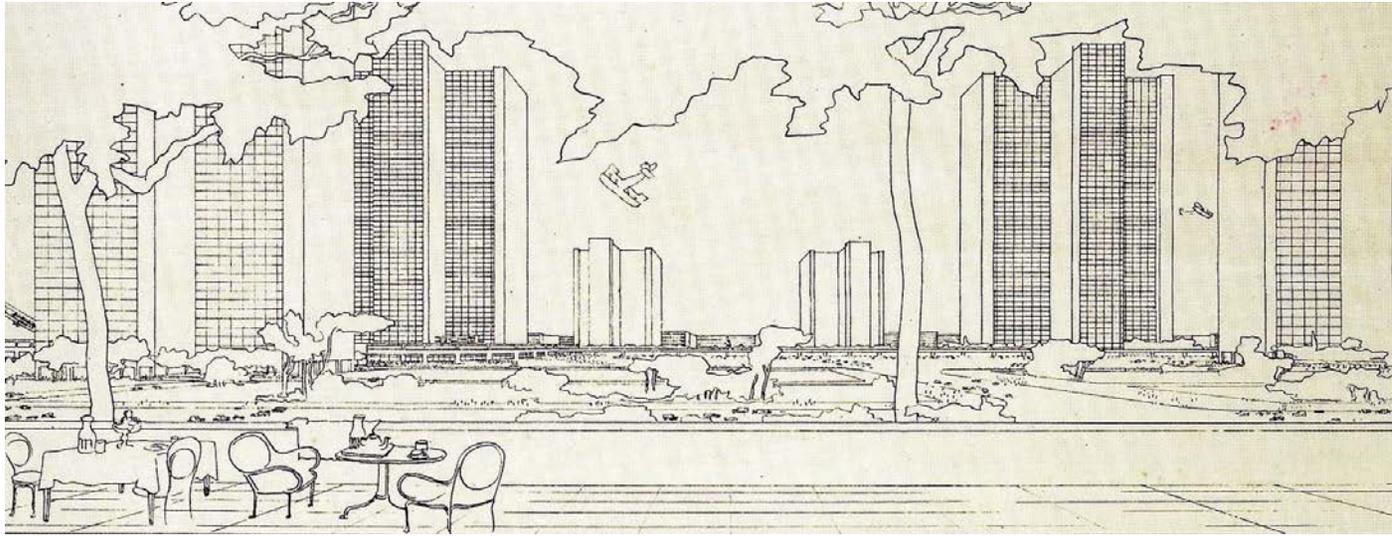
Affordable housing can be incorporated into new public uses (libraries, & municipal buildings)

Use design to foster community, safety, and pride:
Scale projects to respect the neighborhood

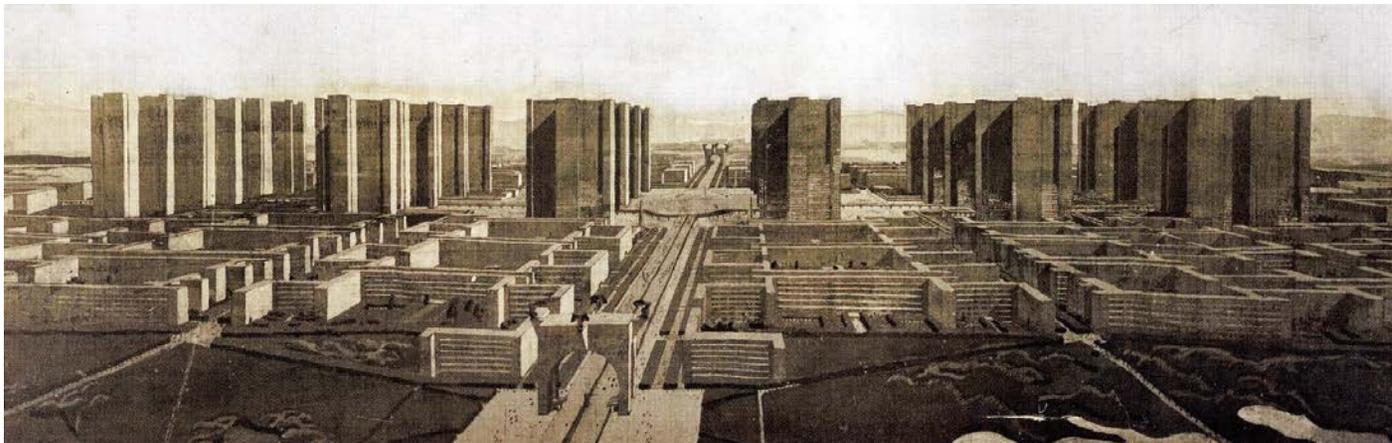
In some neighborhoods, rehabbing of existing units may be appropriate

The proper scale will promote a healthy connection between the development & its surrounding neighborhood





Voisin Plan, 1925, Le Corbusier

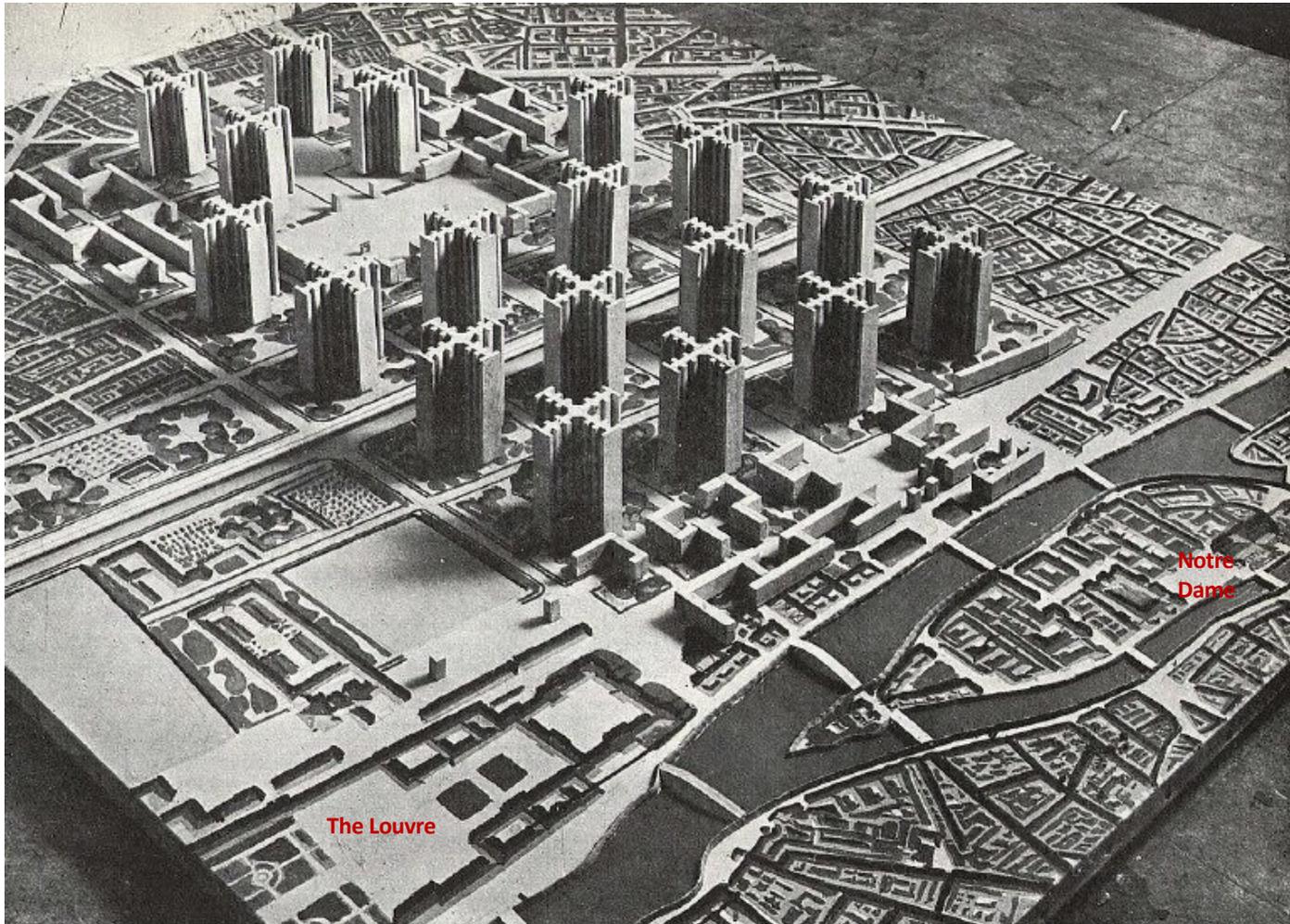


Voisin Plan 1925

Le Corbusier

- Utopian urban concept for Three million inhabitants
- Proletariat / working class would live in the lower blocks around the edge of the parkland
- Everything would be neat, clean and efficient

Vision greatly influenced cities around the world following World War II



Voisin Plan, Paris 1925

Le Corbusier

- Proposal To Bulldoze Central Paris
- Plan Rejected By City Officials As Extremely Radical
- Greatly Influenced Urban Modernism Movement



Pruitt-Igoe Housing Demolition, St. Louis, 1972-76

“The Day Modernism Died”, Charles Jencks, Author/Critic

“Precursor of what was to happen elsewhere in the country”, Oscar Newman

Pruitt-Igoe, St. Louis 1954

Leinweber, Yamasaki & Hellmuth

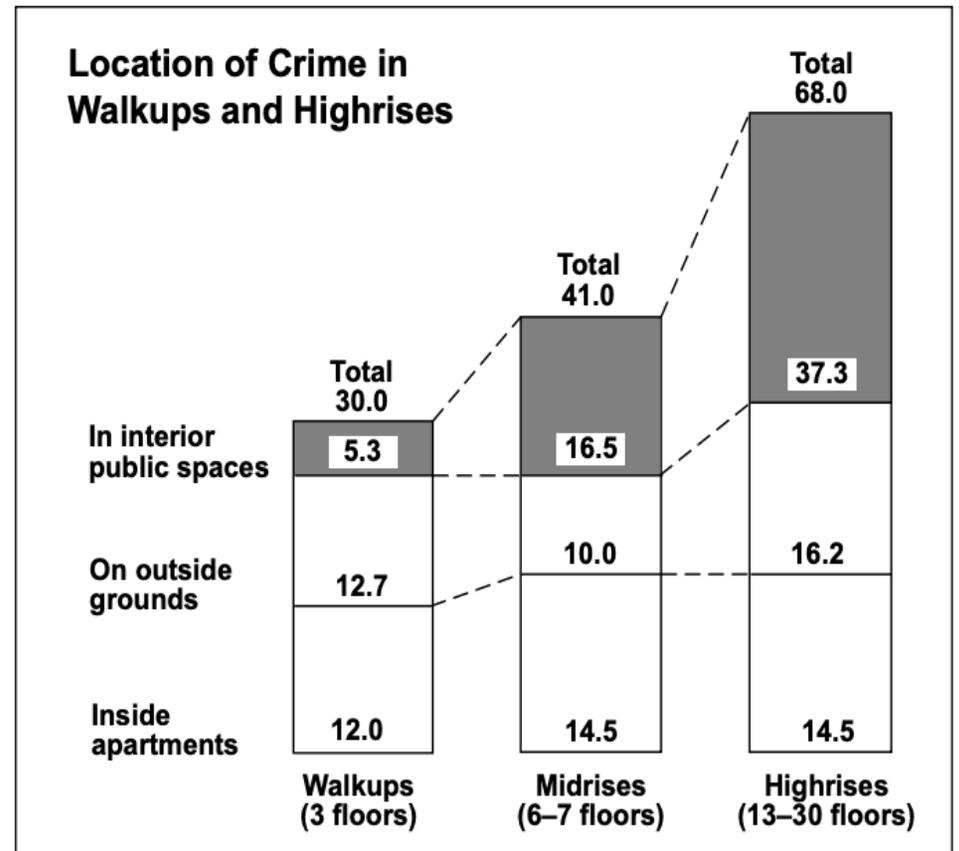
- Original design had low to high-rise buildings (rejected)
- Social critics like Oscar Newman blamed the dysfunctional forms & layouts of the style for the rise in crime in Modernist housing projects
- Other critics included low construction budget, no landscape funds, poor maintenance & security, & unworkable Federal policies
- Short term vs. long-term resident views

Defensible Space excerpts

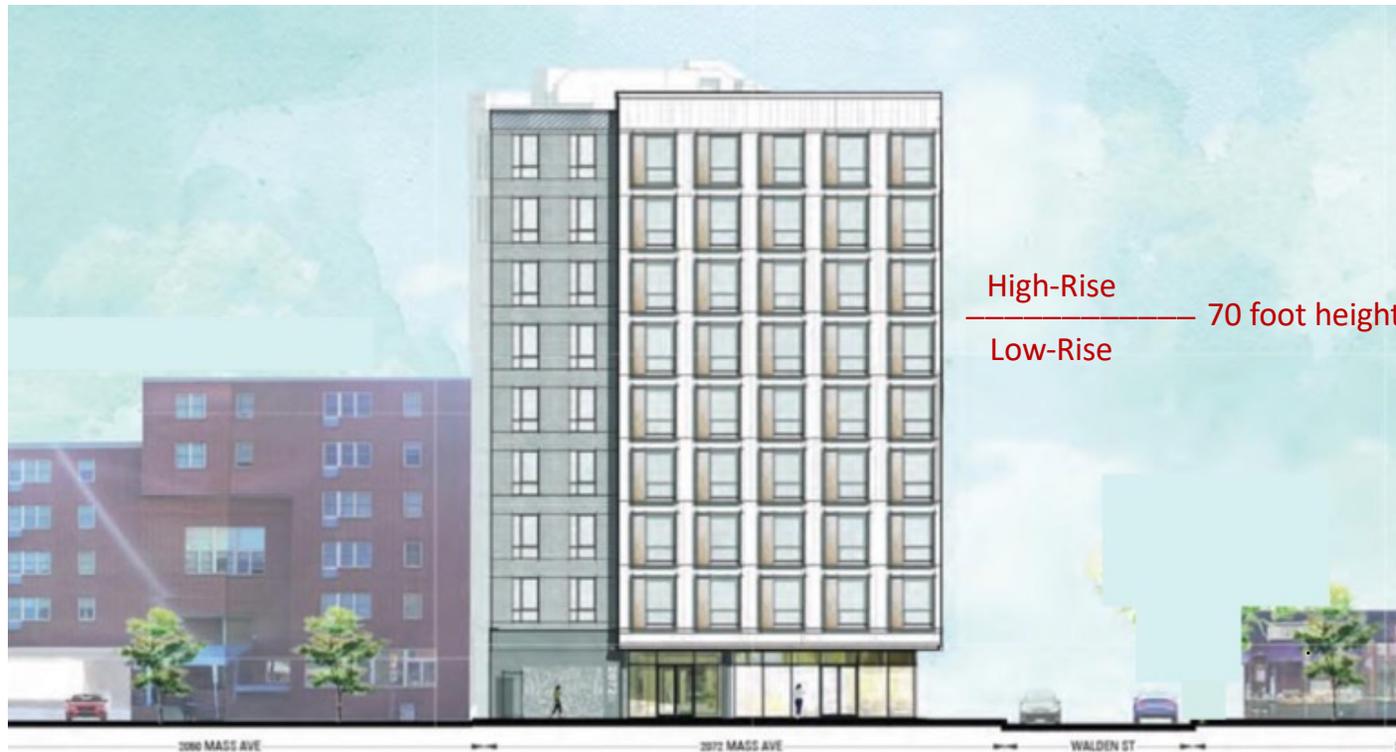
“The most fascinating finding that came out of the data analysis presented was... the influence of building height and the number of units per entry in predicting crime rate.

Regardless of the social characteristics of inhabitants, the physical form of housing was shown to play an important role in reducing crime and in assisting residents in controlling behavior in their housing environments.”

Oscar Newman
Institute of Community Design Analysis



Graph showing the relationship between the increase in crime and increase public building height and that crime is mostly located within public areas.



Low-Rise vs. High-Rise:
2072 Mass. Avenue 2021
 Bruner Cott & Associates

- Base zoning allows 45 foot high building
- Affordable Housing Overlay would allow 30 units at 70 foot height
- Proposed high-rise design of 49 units at 105 foot height rejected by Board of Zoning Appeal

High-Rise 30% Construction Cost Premium

- Increased Foundation Construction
- Expanded Structural Frame
- Pressurized Fire Stairways
- Two Elevator Requirement

- Upgraded Fire Suppression
- New Energy Code Requirements
- Interior Materials Upgrade

Luxury vs. Affordable Housing Rent Structure



First Avenue & 13th Street Elevations

Navy Yard Rowhouses, Boston, Charlestown

First Avenue at 13th Street

William Rawn Associates

50 Units of Low-Income Housing **F.A.R. = 1.85**

3-Story Family Rowhouses along 13th Street

5-Story Elderly Housing at First Avenue



Boston Harbor Elevations

Land Cost: **\$1.00 for 99-Years Lease**

Bricklayers & Laborers Non-Profit Housing Corp.

First Time Buyers

67 Units/Acre



Worcester Street Townhouses with Front Stoops

Langham Court, Boston, South End 1991

31 Worcester Street Goody, Clancy & Associates

84 Units of Mixed-Income Housing **F.A.R. = 2.25**

4-Story Family Rowhouses at Side Streets

5-Story Apartment Building at Shawmut Avenue



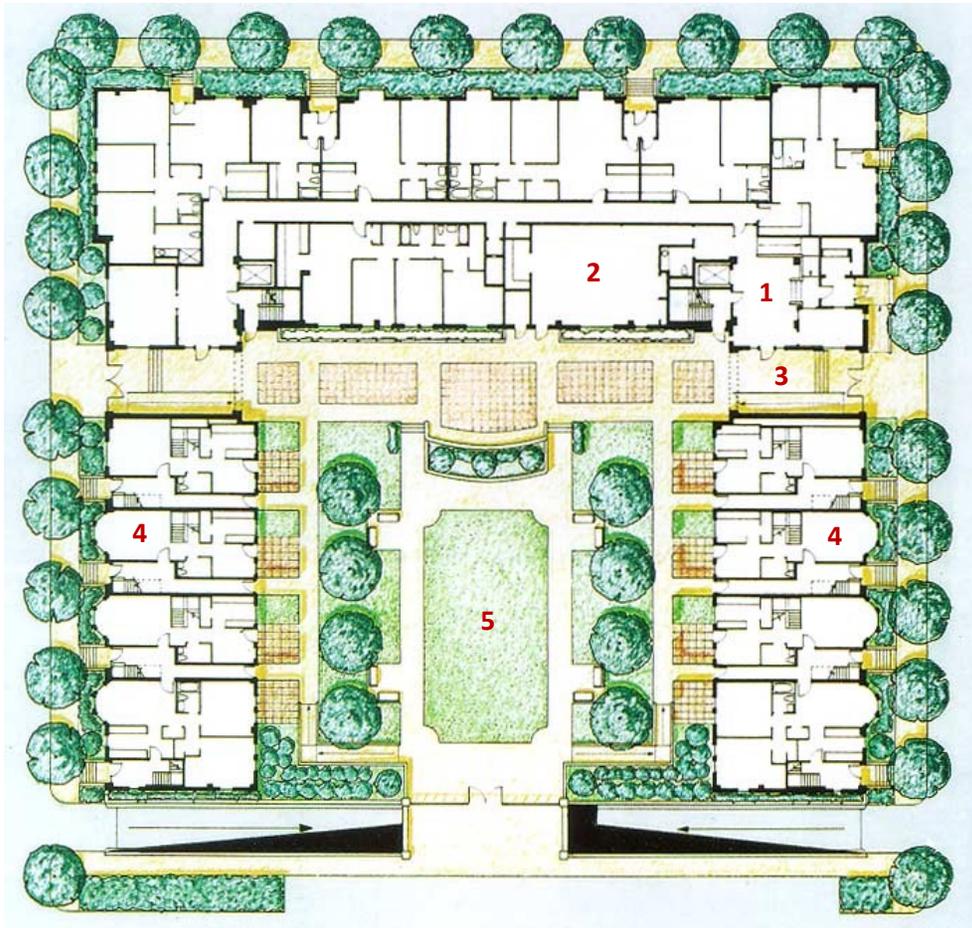
Shawmut Avenue Elevation

Studios, 1, 2, & 3-Bedroom Units

Land Cost: **\$1.00 for 99-Years Lease**

Four Corners Development Corporation

Limited Equity Co-Op 81.5 Units/Acre



Langham Court, Boston, South End

31 Worcester Street



Worcester Street Gateway to Courtyard

1. Apartment Wing Lobby
2. Community Room
3. Worcester St. Gateway to Courtyard
4. Townhouse Wings with Entry Stoops
5. Courtyard



Columbus Avenue Elevation



Dartmouth Street Elevation, Four to Nine Stories

Tent City, Boston, South End 1991

130 Dartmouth Street

Goody, Clancy & Associates

269 Units of Mixed-Income Housing **F.A.R. = 2.30**

4-Story Family Rowhouses with 4-Unit Entries

6-12-Story Apartment Housing near Copley Place

Land Cost: **\$0**

Tent City Corporation

89 Units/Acre. **Security/Maintenance Issues**



Aerial View, Copley Place and Square at Top of Image

Contextual Architecture and Massing
Interconnected Multiple Courtyard Design

Tent City, Boston, South End

130 Dartmouth Street

Tent City, once a triumph of community activism, is now home to strife over maintenance and security

By [Danny McDonald](#) Globe Staff, Updated January 7, 2023, 3:58 p.m.



Land Cost: **\$0**

Tent City Corporation

89 Units/Acre. **Security/Maintenance Issues**



Phoenix Estates II, The Bronx, NY 2021

108 Units (studio, 1, 2 and 3BR)

60 family apartments, 48 senior apartments:
deliberate inter-generational mix

Mixed-use with street-level community space

Green rooftop & large courtyard

\$32 million, nonprofit developers





Bloom at Braddock, Alexandria, VA 2022

107 units (studio and 1,2,3-BR)

Mixed-use: Homeless shelter, 10 units for formerly homeless, 97 affordable units

Underground parking & bike storage

3 outdoor terraces, 1 production garden

Playground and Community room

EarthCraft certified, energy-efficient

Washer/dryer in all units, some with balconies

\$52 million



Village at Overlake Station, Redmond, WA 2002

308 Units (studio, 1 and 2BR)

Multi-use development including affordable housing, child-care center and bus transit center

Light rail starting 2024

Reserved parking, bike storage, EV charging

Courtyard & playground

Community room, fitness center





Dortheavej Apartments, Copenhagen 2018

66 units

Each apartment has floor-to-ceiling windows & south-facing balcony

Large courtyard open to the street, creating public space; bike parking

Award-winning design

Completed 2018; nonprofit developer

USD \$9.8 million budget, achieved through simple prefab materials & modular design



The City must think creatively and act decisively to achieve its stated affordable housing goals

- 1) **Substantially increase funding** for affordable housing through:
 - Real estate taxes (\$20m = \$150 tax / year)
 - **Proposed real estate transfer fees (generating \$23m / year)**
 - Advocate for greater Federal, State, Institutional, Union, & private investments
- 2) **Proactively secure & lease new sites** for affordable housing development through:
 - Converting city-owned lots for housing use
 - Buying new sites for mixed-use development with Pre-K, needed retail on 1st floor
 - **Using eminent domain/negotiation to develop prime sites** (e.g. converting single-story retail to 6-story mixed-use with affordable homes)
 - Use Up-Zoning & Plan Unit Development conditions for site acquisition
- 3) **Leverage existing city resources** towards affordable housing goals:
 - Funds which are or could be used for housing development (CAHT, CRA)
 - Support programs for affordable homeownership & rental assistance
 - Incentives programs for landlords & developers (IHP)
 - Build affordable housing above new, and possibly existing, city buildings
 - **Lease city-owned properties for affordable housing at \$1.00 for 99 years**

A proposed way forward: Three Actions for 2023

1) **Consider Modest Improvements to the AHO**

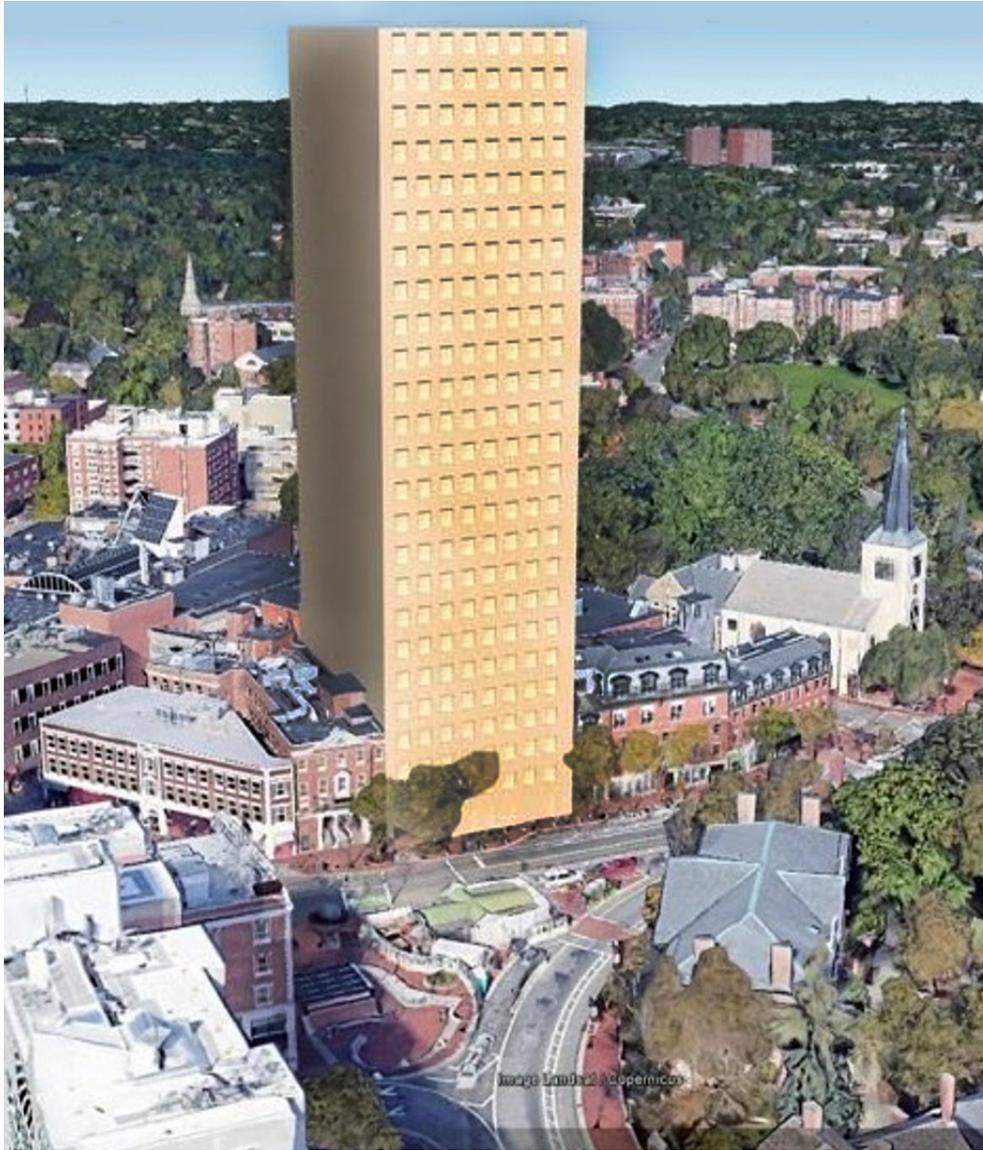
- Evidence-based evaluation of specific examples and needs
- **Modest revisions to be approved in 2023**
- Monitoring & evaluation plan to track results and future needs

2) **Establish an Affordable Housing Task Force**

- **Multi-stakeholder group** (city government, AH developers, experts in AH design, policy and finance; AH residents & neighborhood representatives)
- Mandated to help develop, guide, and facilitate community input to the city's Affordable Housing Strategy and Implementation Plan

3) **Develop an Affordable Housing Strategy and Implementation Plan**

- **Commit to a clear goal** (such as 3,000 units by 2030) and explicit Terms Of Reference
- Conduct a rigorous review of best practices & innovations in affordable housing
- Define a set of options for siting, design and financing of the 3,000 units
- Present actionable options for consideration by City government and residents



Non-Profit Developers' Height Request 2023

Did not ask for 120 and 240-foot height zoning
Publicly asked for a few extra feet to complete one additional floor on their developments and we can work together to meet that goal without polarization

Harvard Square with proposed AHO zoning petition's 240-foot tall building

Erwin, Nicole

From: Charyti Reiter <charyti.reiter@ontherise.org>
Sent: Friday, March 24, 2023 3:25 PM
To: City Council; City Clerk
Subject: Written Testimony re: Amendments to Cambridge's AHO
Attachments: AHO Expansion testimony.pdf; AHO Expansion testimony.pdf

Good afternoon,

I signed up to give testimony at the City Council meeting on Wednesday night, but the comments ended before my number was reached. Therefore, I have attached my written comments to be added to the testimony.

Thank you for your consideration.

Charyti

--

Charyti Reiter, LICSW
 Director of Clinical Services

she/her/hers

On The Rise, Inc.
 341 Broadway
 Cambridge, MA 02139
 phone: (617) 497-7968, ext. 125

fax: (617) 492-9814
 TTY: (617) 492-7887

www.ontherise.org

Safety, community, and advocacy for homeless and formerly-homeless women.

On The Rise creates a community where women have the relationships, safety, and resources they need to move out of homelessness. We engage with those most in need and support their initiative and strength as they move beyond crisis and discover new possibilities.

[Facebook](#) | [Twitter](#) | [Instagram](#)

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

My name is Charyti Reiter and I am the Director of Clinical Services at On The Rise here in Cambridge. On The Rise is a daytime drop in shelter for unhoused women, trans, and nonbinary people. When I started working at OTR in 2004, Cambridge was not exactly affordable, but it was certainly more affordable than it is today. Back then, participants who were fortunate enough to obtain a voucher had a chance of finding an apartment in Cambridge, but that is nearly impossible today unless they are able to get a unit through Inclusionary Housing. The wait lists for public housing are decades long, and people are being forced to live in communities that are very far from their supports if they are fortunate enough to find a unit at all.

Even though our participants are unhoused, many of them consider Cambridge their home and they want to live here. Many of them are on waitlists for the public housing high rise buildings and they would choose to live in a high rise if given the opportunity. When people are forced to live further and further away from their supports and their community, it contributes to continued instability. Many of the communities that are more affordable are inaccessible by public transportation and there are fewer resources for low income people. Creating more affordable housing is critical to addressing homelessness in Cambridge and the amendments to the AHO achieve this. I urge you to vote in favor of these amendments to the Affordable Housing Overlay.

Erwin, Nicole

From: Tricia Carney <tcarney888@gmail.com>
Sent: Thursday, March 23, 2023 10:13 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: I oppose the massive AHO up-zoning petition amendment

Council Person Bezeem, Council Person Carlone, Council Person Mallon, Council Person McGovern, Council Person Nolan, Mayor Siddiqui, Council Person Toner, Council Person Zondervan with the City of Cambridge's Clerk copied,

I oppose the massive AHO up-zoning petition amendment for the following reasons:

- This is a pro-developer policy order that goes against Cambridge's inclusivity and equity.
- Without parking, these massive developments will make traffic and street parking worse.
- Please consider a block by block city plan that preserves our historic buildings and trees and adds new green spaces to denser neighborhoods.
- The AHO up-zoning petition amendment is not the answer to encourage the construction of affordable and moderate-priced housing.

Best Regards,

Patricia Carney
 23 Ellsworth Ave
 Apt 3
 Cambridge, MA 02139

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Erwin, Nicole

From: Dan Chasman <daniel.chasman@verizon.net>
Sent: Wednesday, March 22, 2023 11:55 PM
To: City Clerk
Subject: Comment on THE NEIGHBORHOOD AND LONG-TERM PLANNING Committee meeting this evening, March 22, 2023

Hello,

I'm a Cambridge resident and condo owner at 12 Hawthorne Park. I attended the committee meeting this evening to learn more about the proposed AHO amendment. Like essentially everyone in the room and on-line, I agree that Cambridge benefits from its diversity, including a diversity that may be related directly or indirectly to financial means. The high cost of housing in Cambridge clearly threatens this diversity. Part of the solution appears to be intervention by the City to help develop affordable housing. For that goal, my preference is for the vision that Councilor Carlone described (including consistency with existing neighborhood structures and support via increased real estate taxes) rather than the proposed tall buildings described by Councilor McGovern. At the same time, given the urgency of the problem, there may be an argument that some tall (but possibly not the tallest) structures should be part of the solution. It may also be possible to have acceptable socially and aesthetically structures if designed and situated properly.

However, the proposed amendment to allow up to 13-24 floors, without explicit additional restrictions, just seems rash, and almost certainly gives too much latitude to developers. During the meeting, there wasn't a clear conclusion to the discussion of whether a detailed survey of potential sites for new affordable housing had been performed. Wouldn't it make sense to assess the potential number sites in detail, and how the number and locations of those sites may imply how tall the structures need to be to achieve the desired number of units. Councilor McGovern's presentation did not include any of this sort of critical analysis or additional relevant data. Perhaps, pending a survey of sites, there is a better solution that explicitly specifies limits on the number, height, and locations of tall buildings that would be allowed, if any are truly needed.

Sincerely,
 Dan Chasman

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Lee Farris <Lee@LeeFarris.net>
Sent: Wednesday, March 22, 2023 10:33 PM
To: Fuzzy Dice
Cc: City Clerk; City Council
Subject: Re: Housing

Hi Barbara,

I wanted to let you know that the city already requires 20% affordable housing in all new housing with 10 or more units. This is called "inclusionary housing".

Thanks,

Lee
 Lee@LeeFarris.net
 617-354-6740 (9am-10pm)

> On Mar 22, 2023, at 4:28 PM, Fuzzy Dice <bappigna@gmail.com> wrote:

>

> Dear Cambridge City Councilpeople and Clerk,

>

> I am disappointed that years have passed and there seem to be no reasonable solutions proposed for providing much needed housing in the city. Many apartment complexes recently have been built (and are being built), especially in the Alewife area, Kendall, and in Central and East Cambridge, where signs indicate that the properties are "luxury condominiums". Why are these projects permitted to proceed without a demand from the city to link a component of building them to affordable housing? Why can't a modest percentage of each building be committed to being affordable?

> Creating dense, congested living quarters as "affordable", means members of our community will live under less desirable conditions and be segregated from the rest of the community in these dwellings. No one benefits from the added congestion, decreased open/air space, and the transportation issues created by clusters of dense housing (the city must consider parking, travel to work, public transportation access). Also, it is critical not to ignore the educational impact that a concentration of new residents in one place will have on neighborhood schools. All children deserve equal space and attention in schools; we all need enough libraries, recreational facilities and park space to share.

>

> Please think comprehensively and compassionately about your proposals.

>

> Sincerely,
 > Barbara Appignani

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

From: Andrea Parker <info@andreanparker.com>
Sent: Wednesday, March 22, 2023 7:47 PM
To: City Clerk; City Clerk; City Council
Subject: in favor of AHO amendments

Dear City Council,

I am speaking in favor of the amendment. I currently live at 700 Huron Ave Apt. 3C, where I have lived for 5 years, while being on the affordable housing waitlist (since I knew it existed and lowered my pride enough to apply in 2020/2021.

700 Huron is a 20 story building and has residents from tent city, in rehab, families, college students and retirees. We build community through billiards, ping pong, pizza and donut parties, gym and playing chess.

I am a licensed superintendent in the state of MA and currently serve as a project director in support of children and youth in state custody, protecting their rights to a free and public education in the least restrictive environment. (can access the services and supports available through special education)

I have also served as a teacher and substitute teacher in nearly every school in Cambridge, served on the Cambridge youth soccer board of directors (3 years) and have 2 school aged children, female age 11 (King Open) and male, 15 (CRLS)

We moved here in 2017 from Spain, where I sold my 4 bedroom, 2 bathroom home for \$148,000. I could not have imagined the inaccessibility of rent, let alone buying in Cambridge. But by the time I realized how excluded I was, my kids were already well adjusted to their schools and friends and activities and I am so grateful we are now at the top of the waiting list (although for 2br not 3br), and we will be able to stay in cambridge. This would not be possible without the number of tall buildings and units they provide. It is a relief to have a solution to our housing emergency (80% of income on rent and no place to live after April 8th.

I have 25 years of experience in education and my children are multiracial multilingual, talented and bring people together of all races and cultures. We are fortunate to live here, and I humbly suggest that the city is lucky we, and many other families like us, can stay here as more units become available.

Speaking in favor of the AHO amendment,

--
 Andrea N.Parker, EdM
 Founder/CEO Andrea N. Parker Education Consulting
 Harvard Graduate School of Education, 2018
info@andreanparker.com
 Hours: Mon.-Fri. 9am- 4pm EST



Erwin, Nicole

From: Billie Jo Joy <artsoulyoga@gmail.com>
Sent: Wednesday, March 22, 2023 7:39 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; Azeem, Burhan
Subject: Affordable Housing Comment

Dear Counselors,

I have been a renter in Cambridge for over 35 years. I have experienced home insecurity and have often lived in fear of rising rents.

To meet the urgent need for affordable housing I am in favor of the very important proposal put forward by Councillor Carlone. I believe it will solve the urgent need for housing as well as meet the equally important need for sky and green space, and for buildings to FIT IN. I do not support buildings over 8 stories.

High rises are NOT the ONLY way to solve these urgent problems.

If you all care so very much about affordable housing why not pass a law immediately to reduce rents and stabilize rents? Why not to more to alleviate all the renters currently in apartments all over this city who feel that will not be able to pay the next rent hike? Why not lead the way on establishing robust tenant protections, helping to start tenant unions with rights? Why not mandate that every building in this city must have 25-40% affordable units?

After all, getting people housed is not enough — it needs to be sustainable, with dignity. The power imbalance between tenants and landlords/ management companies that impact the day to day lived experience needs to be part of the discussion.

The current AHO amendment is a horrible, horrible proposal. If it goes ahead, will be seen as a great shameful event in years to come.

Thank you,

Billie Jo Joy

Please pardon any spelling or/and grammatical errors, as this email is written utilizing a restricted/unwieldy keypad.

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Erwin, Nicole

From: Eli Fenichel <elifenichel@gmail.com>
Sent: Wednesday, March 22, 2023 7:34 PM
To: City Council; City Clerk
Subject: Please expand the Affordable Housing Overlay

Dear City Council,

I am writing today as a resident of Cambridge - I live at 10 Wendell Street. I am writing to ask you to please expand the Affordable Housing Overlay (AHO). As a renter who will likely never be able to afford to buy property in Cambridge, I'm extremely invested in making affordable housing easier to build in this city. I live in a building with 46 units, it's the only place I've ever lived in Cambridge and I love living there. I want to make sure that the benefits I have access to -- like close proximity to the T, lots of friendly neighbors, great restaurants, indoor and outdoor recreation facilities, and more -- are also accessible to low income renters. The affordable housing that I've seen in Cambridge is beautiful to look at, and if you've ever been inside an affordable housing building, they're beautiful on the inside too. We need more affordable housing and we need taller affordable housing - it's the only way to keep on pace with the City's goals for affordable housing production.

The proposed amendments to the Affordable Housing Overlay would expand and strengthen the AHO by making more sites in every neighborhood of the city available for affordable housing, and increasing the number of affordable homes that could be built on those sites. This is a necessary and important step to making Cambridge more affordable, diverse, and vibrant.

Please expand the AHO.

Sincerely,
Eli Fenichel

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: McGovern, Mark <mmcgovern@challiance.org>
Sent: Wednesday, March 22, 2023 7:15 PM
To: City Clerk
Subject: My full Comments for the Neighborhood & Long Term Planning Committe Mtg.
Attachments: Public Comment for Affordable Housing.docx

Attached are my full comments for the mtg. I was expecting 2-3 mins. Please accept my full comment attached.

Thank You,
 Mark

--

Mark T. McGovern, MSW
 Program Director
 Cambridge/Somerville Health Care for the Homeless
 Community Health Improvement
 Cambridge Health Alliance

The information transmitted in this electronic communication, including all contents enclosed and/or attached, is intended only for the person or entity to whom it is addressed and may contain material that is confidential, privileged or otherwise protected from disclosure. Any review, re-transmission, copy, disclosure, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this information in error, please contact the sender and properly destroy this communication and all copies thereof.

Public Comment for Affordable Housing

It is no surprise to any of us that Cambridge needs to increase the affordable housing stock.

Excellent presentations! And the fact is we need BOTH!

The backlog of people waiting for housing is too large and will only increase without increased development. We see new developments advertising "Luxury Apartments." I've yet to see a sign stating Safe, Clean, Affordable Housing.

The people on the waiting list include:

working mothers and fathers of families who want to stay in Cambridge but cannot afford to

young men and women looking for a start in their own home in the community they love

Disabled citizens who live on a limited social security income, some of whom are veterans

Older folks living on fixed incomes

AND

Families and individuals living in homeless shelters and on the streets of Cambridge who have access to subsidies but find it very difficult to find an apartment at the current rental rates.

I have spent the last 35 years working with this last group of folks. Over the last few years, I have seen more people secure vouchers and housing than I have in the prior 30 years....but the waitlist continues to grow. The need for shelter continues even as people move into housing and the increase in the number of people living outside continues to grow. I have seen the stability of a home increase the health and well-being of our patients.

In my career I have learned that Housing is Medicine! If our providers could write a prescription for housing and have it happen, the Health of our City would improve dramatically!

Everyone wants a safe, clean home of their own that they can afford. One of our patients told me the other day that the best thing about his new home is that it has a front door that locks and the inside is his! People don't care if that unit is on the 3rd floor, the 7th floor or the 23rd floor. When they are home, they are home! They don't care what the square footage is as long it is safe and clean. In fact there are many people who prefer less square footage... Less space to clean and a closer, cozier feel.

Taller buildings with more units, and a denser population will certainly change the character of the Squares and major corridors of Cambridge. The new character of Cambridge will be a City that cares enough about diversity to include a diversity in its housing stock in order to give more people access. The new character will include housing for people of Cambridge who have been left out. The new character of Cambridge will prioritize housing over homeless shelters. And the new character of Cambridge will have people living in homes rather than living in the doorways, alleys, and the streets outside of luxury developments.

I am also very happy to learn that I will be able to live in one of these buildings instead of commuting a total of 3 hours a day in order to serve the City of Cambridge

Thank you for your time and your good work.

Erwin, Nicole

From: ann stewart <ahstewart@yahoo.com>
Sent: Wednesday, March 22, 2023 6:56 PM
To: City Clerk
Subject: comment on AHO amendment March 22, 2023

To: Chair, co-Chair, and members of the Neighborhood & Long-Term Planning, Public Facilities, Arts & Celebrations Committee

From: Ann Stewart, 25-31 Wheeler Street

Re: Amending the Affordable Housing Overlay

Date: March 22, 2023

Media coverage* of the Council's Housing Committee on March 8 reported:

"During the meeting, a possible change to the amendments was discussed that would allow for taller buildings if open space was preserved or increased. Though the language was not introduced, Zondervan summarized the rule: If a project is going to preserve existing open space that is 5 percent or more of the total lot area, or is going to expand the amount of open space 5 percent or more beyond what is required under the ordinance, 'they can build the building as tall as they want in order to accomplish that,' he said. 'However, they cannot exceed the density'."

But this rule would allow developers to game the system. By eliminating density restrictions, a developer who *preserves* existing open space that can be relocated gets unlimited height in return.

There will be unlimited FAR and no front, side, or rear setbacks.

The size of AHO buildings is essentially infinite.

If you're relocating open space, you can't call it preserving open space because there's no preservation in that process.

I hope this is not the intent of this Council.

*<https://www.cambridgeday.com/2023/03/13/affordable-housing-overlay-changes-go-too-far-carlone-says-vowing-to-show-counterproposal/>

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Erwin, Nicole

From: Charles Franklin <cjfman@gmail.com>
Sent: Wednesday, March 22, 2023 6:32 PM
To: City Clerk; City Council
Subject: Neighborhood & Long Term Planning Comments

Charles Franklin
 162 Hampshire St, Cambridge, MA 02139

I support the amendments to the Affordable Housing Overlay. When the original was passed, it was not intended to be written in stone, but instead a stone foundation upon which new affordable housing could be built. Since 2020, we've seen some projects go up with the AHO, and others just miss. The amendments take what we've learned over the past three years and take the AHO to the next level, or should I say next story. An additional story of neighbors who we can share our fair city with. An additional story of people who may have been displaced from their previous homes, but at least not their city. Another story of families that can stay together and remain unbroken.

Being housing insecure is terrifying. The affordable housing program does have its problems, but it's orders of magnitude better than not knowing where you're going to sleep tonight.

And finally, the affordable housing non-profits don't have bottomless pockets. None of them have the money to build a 25-story skyscraper.

~Charles

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Erwin, Nicole

From: Jess Sheehan <jess.sheehan@gmail.com>
Sent: Wednesday, March 22, 2023 6:28 PM
To: City Council; City Clerk
Subject: support for AHO expansion - this isn't the 1980's!

Dear Council,

I have signed up to give comment at today's meeting, but with the uncertain timing it's possible I may not be able to when the time comes.

I am currently listening in on the meeting, where Councillor Carlone is referencing a text published before I was born. I am 36 years old. In his presentation, Councillor Carlone talks about going slowly to reduce polarization. For all I know that may have been great advice in the mid eighties when this book was published, before the crisis had been allowed to get to this point. If policy makers had started working on this problem in earnest decades ago, we might indeed have the luxury of going slowly and not bothering anyone, building gradually over decades. But they didn't, and so our current crisis does demand urgency. We can't go back and change the past; we can only respond in the present and prepare for the future. That's what we're asking you as our councillors to do now.

I'm also hearing Councillor Carlone talk about the stigma of affordable housing that looks different from surrounding buildings, and we will probably hear comments from AHO detractors using inflammatory words like "segregated" later this meeting. Let's put aside for now the fact that if this proposal were instead to relax height restrictions and other zoning rules for all housing, and not just 100% affordable, *that* would instead be cited as the reason to oppose it. We saw exactly that with the Missing Middle Housing proposal.

The fact is, while all the units in these buildings will be subsidized and income-restricted, they will not be explicitly low-income housing. A building with both deeply affordable units and units affordable to those making 100% AMI *is* effectively a mixed-income building in an extremely expensive market like Cambridge. These developments will house low-income people, but they will also house people pulling in salaries far above the poverty level, those who, in another time or another area, could afford housing without subsidy. "Affordable" is (wrongly) stigmatized because people associate it with poverty, but this isn't housing exclusively for impoverished people. It's housing for people who simply don't make enough to afford market-rate housing in an insanely expensive market during a housing crisis, which does include many middle-income people. There are homeowners in our community with similar incomes who rightfully do not consider themselves poor. The only difference between them and people who will live in these buildings, should we allow them, is the owners were lucky enough to buy (or inherit) homes here before our current crisis came to a head. I think these facts should change how we think about any stigma attached to affordable housing. It's simply not the same discussion we were having, or should have been having, in the 1980s.

My main point is this: we do have a crisis, it is urgent, and we're not going to be able to address it just with thinking that reflects even the very best wisdom of 1986. Things change. We're also not going to be able to do it without bothering the aesthetic sensibilities of some securely housed people. I'm okay with that, and I think you should be too.

Please allow this proposal to move forward. We don't have a design crisis or an aesthetics crisis or a building height crisis. We have a housing affordability crisis.

Sincerely,
 Jess Sheehan
 48 Fairmont St.

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Erwin, Nicole

From: Brennan Waters <brennan.waters34@gmail.com>
Sent: Wednesday, March 22, 2023 6:02 PM
To: City Council; City Clerk
Subject: Please expand the affordable housing overlay

Dear Council,

Please pass the AHO amendments today. Housing is a critical issue for Cambridge, and the AHO Amendments can unlock the power of existing affordable housing funds. Please prioritize people over buildings.

I live at 888 Mass Ave, which is a 6-story building, on a part of Mass Ave with many tall apartment buildings. It's a wonderful building in a wonderful neighborhood. I'd like to allow residents of Cambridge who might live in affordable housing to continue to live in neighborhoods like mine.

Thanks,
Brennan Waters
888 Mass Ave

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Erwin, Nicole

From: Andrea Parker <info@andreanparker.com>
Sent: Wednesday, March 22, 2023 5:42 PM
To: City Clerk

Thank you for registering for public comment at the Neighborhood & Long Term Planning, Public Facilities, Arts & Celebration Committee Meeting, you are currently number 32 in line to speak.

Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join
 - <https://cambridgema.zoom.us/j/97895847144>

I registered to speak at the 5:30 meeting today on AHO amendment. I received the link below, but it only allows me to register again and not for 5:30, of course. This has happened before when trying to submit public comment. Please advise

Or join by phone (for higher quality, dial a number based on your current location):

- +1 253 215 8782
- +1 301 715 8592
- +1 312 626 6799
- +1 346 248 7799
- +1 669 900 6833
- +1 929 436 2866

Webinar ID: **978-9584-7144**

International numbers available: <https://cambridgema.zoom.us/u/abrHo07Av>

Please be aware that ZOOM is ONLY being used to allow public comment at the beginning of the meeting. ZOOM will be deactivated when public comment has concluded.

If you wish to watch the meeting please go to the City's Cable channel 22-CityView or online via the City of Cambridge Open Meeting Portal at <https://www.cambridgema.gov>

We encourage you to submit you comments in writing
 at clerk@cambridgema.gov or <https://www.cambridgema.gov/remotepubliccomment>

--

Andrea N.Parker, EdM
 Founder/CEO Andrea N. Parker Education Consulting
 Harvard Graduate School of Education, 2018
info@andreanparker.com
 Hours: Mon.-Fri. 9am- 4pm EST

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Erwin, Nicole

From: Devon Davidson <devon2020@gmail.com>
Sent: Wednesday, March 22, 2023 5:28 PM
To: City Council; City Clerk
Subject: Affordable Housing Overlay

Dear City Councillors,

I am writing in support of expanding the Affordable Housing Overlay. The need for more affordable housing in Cambridge is immense. Increasing the diversity of who can afford to live in Cambridge enriches all of our lives, including those of us who are securely housed. I strongly support relaxing zoning restrictions and increasing the density and height of housing. I realize that this can cause parking problems for those of us with cars (like me who has to rely on street parking), but it is an inconvenience I am willing to accept for the greater good of my community.

I strongly urge you to accept the proposed amendments proposed by Councillors Azeem, McGovern, Simmons, and Zondervan.

Thank you,
Devon Davidson
65 Eustis Street, Cambridge 02140

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Erwin, Nicole

From: marjorie saunders <msaunders43@gmail.com>
Sent: Wednesday, March 22, 2023 5:10 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton
Cc: City Clerk
Subject: Oppose AHO

Dear City Councillors,

We both have lived in mid-Cambridge, one of us for forty-eight years and the other for thirty-five. We both moved here from New York and were thrilled to be within walking distance of so many places where I could shop: Inman Square, Central and Harvard Squares. Now that we are older, we drive to both Porter and Kendall Squares, so parking as well as safe walking conditions are important to us.

We have been following the AHO up-zoning petition amendment with some trepidation. Our city needs affordable housing desperately, and if we thought this plan would provide us with that much needed option, we would be all for it. We have read with great interest that, sadly, it will not offer as much affordable housing at the cost that for many would be within reach.

Instead, our city will have fewer and fewer green spaces, will be overshadowed by tall buildings, concrete canyons, and out of character with our neighborhoods. I have seen this happening already in areas that need it far more than Mid Cambridge. Maintaining our city's unique feel, now both a walkable and livable place while retaining its atmosphere surely does not have to be sacrificed in order to provide housing for those who cannot afford millions.

We hope you will consider voting against this particular proposal.

Respectfully,

Marjorie Saunders 7 Maple Avenue #2
 Laura Zimmerman 24 Maple Avenue

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Erwin, Nicole

From: CentralSquare Tenants <centralsquaretenants@gmail.com>
Sent: Wednesday, March 22, 2023 5:05 PM
To: City Council
Cc: City Clerk; CentralSquare Tenants
Subject: Affordable Housing for Tenants – Critique of the AHO Amendments -- Tenants Rights

Subject: Affordable Housing for Tenants – Critique of the AHO Amendments

Dear City Councilor,

I deeply appreciate the intention of the councilors who support the amendments to the Affordable Housing Overlay, and with the reduction in height, I support it moving forward as one of the tools in the toolbox. However, I feel that the ideal height of affordable housing (blended market and non-market together in each building) should be 7 stories (including ground level retail or grocery), and it should be spread evenly in most residential areas of Cambridge. I feel that housing in such affordable units should be made available primarily to low-income section 8 tenants.

In contrast, I feel that the **Charles Franklin Petition to Restore Cambridge Zoning** is moderate and better balanced geographically, and allows a moderate amount of increased residential building density in areas attractive to new families and singles, to make housing abundant and affordable to mid-income renters. I hope that its moderate nature will be sufficient to win over the swing votes in the council.

Central Square Tenants Union is an affiliate of Greater Boston Tenants Union. I asked one of their leaders what he thought. His reaction is that it may increase supply, but it provides nothing for tenants. Developers and landlords will continue to speculate and raise rents. Sure there might be more supply, but not enough to meaningfully change the market.

As a Jewish person, I think of the Tower of Babel, in which a drive to ever taller buildings corresponded to an inflation of ego.

My concern which is rooted both in lived experience and in the Jewish tradition is that owners and property managers of large buildings may have a tendency to become arrogant to seek to promote their own personal interests rather than a desire to serve public policy. According to other commentators, they begin to see themselves as above the law.

There have been property managers responsible for inclusionary housing program mixed income (i.e. market and inclusionary) buildings who have been found to violate fair housing laws, and to have most likely discriminated against tenants. This is supported by the CDD survey and study presented to the City Council last year.

In addition to solving the zoning bottlenecks that are preventing us from living together with the poor amongst us (Deut 15:11), we should be considering solutions for tenant experience issues.

Here are some examples:

- Inclusionary Housing Program Property Managers claim the right to deny visitors access to reach the Inclusionary Housing Program Tenant's apartment.
- Inclusionary Housing Program Property Managers claim the right to deny food delivery direct access to reach the Inclusionary Housing Program Tenant's apartment.
- Inclusionary Housing Program Tenants on Section 8 are channeled into years to decades-long precarious relationships where their housing stability is subject to challenge based on the whim of a

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property manager who demands entry without prior permission, and then threatens the tenant's housing stability, in an instant.

- Inclusionary Housing Program Tenants on Section 8 are forced to live with abuse from Landlords who make claims of restrictions on tenants which are not supported even in the leases that the Landlord drafted itself.
- Inclusionary Housing Program Tenants on Section 8 are denied as a class the opportunity to participate in home ownership through the City of Cambridge.
- Inclusionary Housing Program Tenants on Section 8 are by default placed on month-to-month leases, rather than annual leases, that auto renew.
- Inclusionary Housing Program Tenants are unable to effectively negotiate favorable terms, or even fair terms, or reasonable terms, on their leases.
- Inclusionary Housing Program Landlords have the ability to maintain books which overcharge all of their Section 8 Tenants for decades without being held accountable.

Rabbi Yoni

Central Square Tenants Union, an affiliate of Greater Boston Tenants Union

P.s. Sources:

The Jewish Interpretations on the Tower of Babel Supporting Ideas Above

According to Jewish commentators, the phrase "make a name" in the context of Genesis 11:4 means to seek fame or glory for oneself, rather than to give glory to God. Jewish tradition holds that the people who built the Tower of Babel were motivated by their own arrogance and desire for power, rather than a desire to serve God.

Rashi, a medieval French commentator on the Bible, explains in his commentary on Genesis 11:4 that the phrase "let us make a name" means "let us make ourselves famous." He goes on to say that the people who built the tower were seeking their own glory, rather than seeking to serve God.

Another Jewish commentator, Nachmanides (also known as Ramban), explains in his commentary on Genesis 11:4 that the people who built the tower were seeking to establish a permanent home for themselves on earth, rather than relying on God's protection and guidance. He writes, "They sought to make a name for themselves in the world, so that they could live independently of God's help and guidance."

In summary, Jewish commentators generally interpret the phrase "make a name" in Genesis 11:4 as a reference to the people's desire for personal fame and glory, rather than a desire to serve God or to fulfill His plan.

[To translate appropriately, please replace "serve God" with "public policy" and replace "God's guidance" with "following Mass General Laws"]

17

Erwin, Nicole

From: jshetterly@comcast.net
Sent: Wednesday, March 22, 2023 4:53 PM
To: carolyn_shipley@yahoo.com; 'CNA Listserv'; City Council; City Clerk; 'PSNA'; Carlone, Dennis; Simmons, Denise; Siddiqui, Sumbul; Mallon, Alanna; Zondervan, Quinton; McGovern, Marc; Azeem, Burhan; Nolan, Patricia; Toner, Paul
Cc: Jay Shetterly
Subject: RE: [Cambridgeport] Fw: Cambridge needs an affordable-housing strategy and implementation plan
Attachments: image003.emz; image009.emz; image012.emz

In my understanding, and in general, tall buildings with, say, 100 units, would be better environmentally than 100 single-family homes on small lots. For one thing, party walls and heat drifting up from below, central HVAC rather than 100 units, probably reduced transit effect from more use of T or bikes rather than cars etc.

Best, Jay

John A. Shetterly
 Attorney-at-Law
 127 Magazine Street
 Cambridge, MA 02139
jshetterly@comcast.net
 857/756-4240

From: Cambridgeport@groups.io <Cambridgeport@groups.io> **On Behalf Of** Carolyn Shipley via groups.io
Sent: Wednesday, March 22, 2023 1:11 PM
To: CNA Listserv <cambridgeport@groups.io>; City Council <citycouncil@cambridgema.gov>; City Clerk <cityclerk@cambridgema.gov>; PSNA <portersquare@googlegroups.com>; Dennis Carlone <dcarlone@cambridgema.gov>; Denise Simmons <dsimmons@cambridgema.gov>; Sumbul Siddiqui <ssiddiqui@cambridgema.gov>; Alanna Mallon <amallon@cambridgema.gov>; Quinton Zondervan <qzondervan@cambridgema.gov>; Marc McGovern <mmcgovern@cambridgema.gov>; Burhan Azeem <bazeem@cambridgema.gov>; Patty Nolan <pnolan@cambridgema.gov>; Paul Toner <ptoner@cambridgema.gov>
Subject: [Cambridgeport] Fw: Cambridge needs an affordable-housing strategy and implementation plan

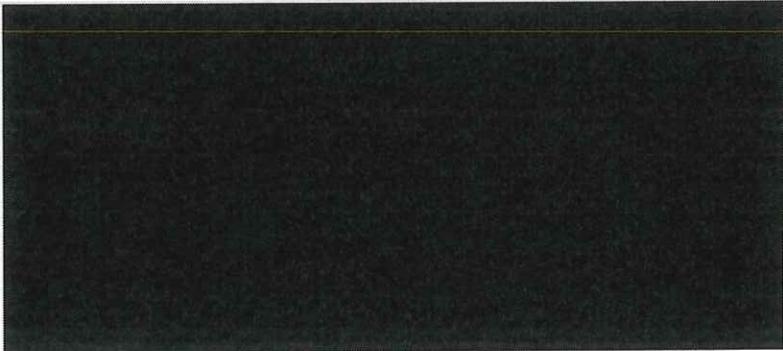
Below is a message from Councillor Dennis Carlone regarding today's city council hearing on the proposal to build 25-story buildings. If you didn't receive his email, it is below.

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If we care about the environment and about trying to slow down climate change, please consider writing to the city council today to oppose the proposal to build 25-story buildings in Central Square, Harvard Square, etc. because of the potential negative environmental effect.

In addition to the negative effects on the environment mentioned in this following Science Direct report, as a landscaper I am concerned that trees, shrubs, and other plantings will be adversely affected by the conditions mentioned in this report. Please read the list of negative effects.

Effect of high-rise buildings on the surrounding thermal environment



High-rise buildings degrade the thermal environment of their surroundings through wind turbulence, cooling, and ...

Also, Globe article today, 3-22-23, reporting that the UN reports that 2040 must be the goal of nations if we want to save the environment. Yet, even if the city council proposal is approved, any buildings to be permitted in our squares probably will not yet have broken ground much before 2040. It's only 7 years away.

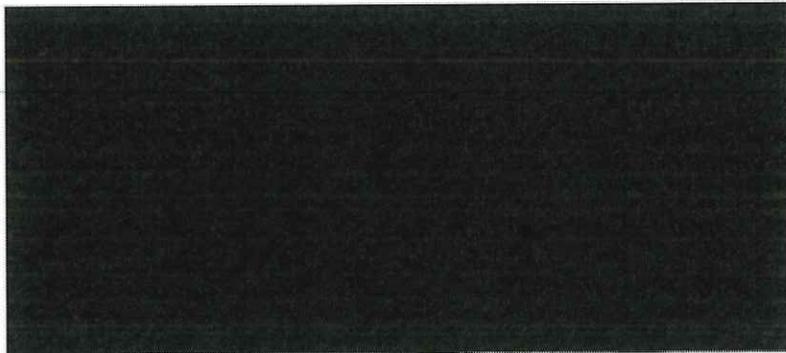
Pushing up climate goals here would be daunting

Mass. efforts have targeted 2050, but UN report may mean it's not soon enough

By Sabrina Shankman and Emma Platoff | GLOBE STAFF

An alarming new report on climate change, which prompted the UN secretary general to urge developed nations to move up the target for largely ending the use of fossil fuels by a full decade, raises a difficult question for Massachusetts, already ahead of most states on climate policy.

Following a dismal global climate report, could Massachusetts push up its net-zero goal? - The Boston Globe



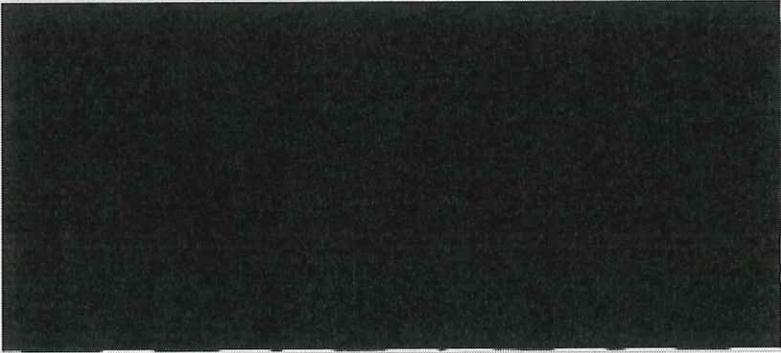
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The built environment generates 40% of annual global CO2 emissions. Of those total emissions, building operations are responsible for 27% annually, while building and infrastructure materials and construction (typically referred to as embodied carbon) are responsible for an additional 13% annually.

Why The Building Sector? – Architecture 2030



By 2040, 2/3s of the world's current built environment will be emitting CO2 unless something is done about making those buildings Net Zero in the next 7 years. According to current Mass. guidelines, our homes will have to change fossil fuel furnaces and stoves, etc. to environmentally friendly energy sources by 2050.

If that Mass. requirement changes to 2040, if nations follow the guidelines of the UN report on climate change, we will be going solar or whatever environmentally friendly energy source is possible in 7 years.

Well, that is hypothetical at this point.

So, considering this small but informative research endeavor here, I cannot support building tall buildings up to 25-feet, although an argument has been made that such tall buildings could potentially address the affordable housing need.

Another question: although we all agree that there is a housing need, is there any data/information regarding what the use of any 25-story building will be, if the city allows such tall buildings?

Will it be affordable and low income housing, or luxurious condos? Or office or commercial use?

Is there today any information on how many such tall buildings will be proposed and permitted?

Is there today any information on what the use of such tall buildings will be?

Is there today any information on the cost feasibility of building 25 stories of affordable housing, if that is the goal?

Note: "Affordable" for a family of four = \$112,150/annum (which is 80% AMI).

While 80% AMI is the limit, families looking for affordable housing could be unskilled workers. *As of Mar 15, 2023, the average annual pay for the Unskilled Worker jobs category in Massachusetts is \$37,791 a year.* See link below.

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[Unskilled Worker Salary in Massachusetts - ZipRecruiter](#)

Carolyn

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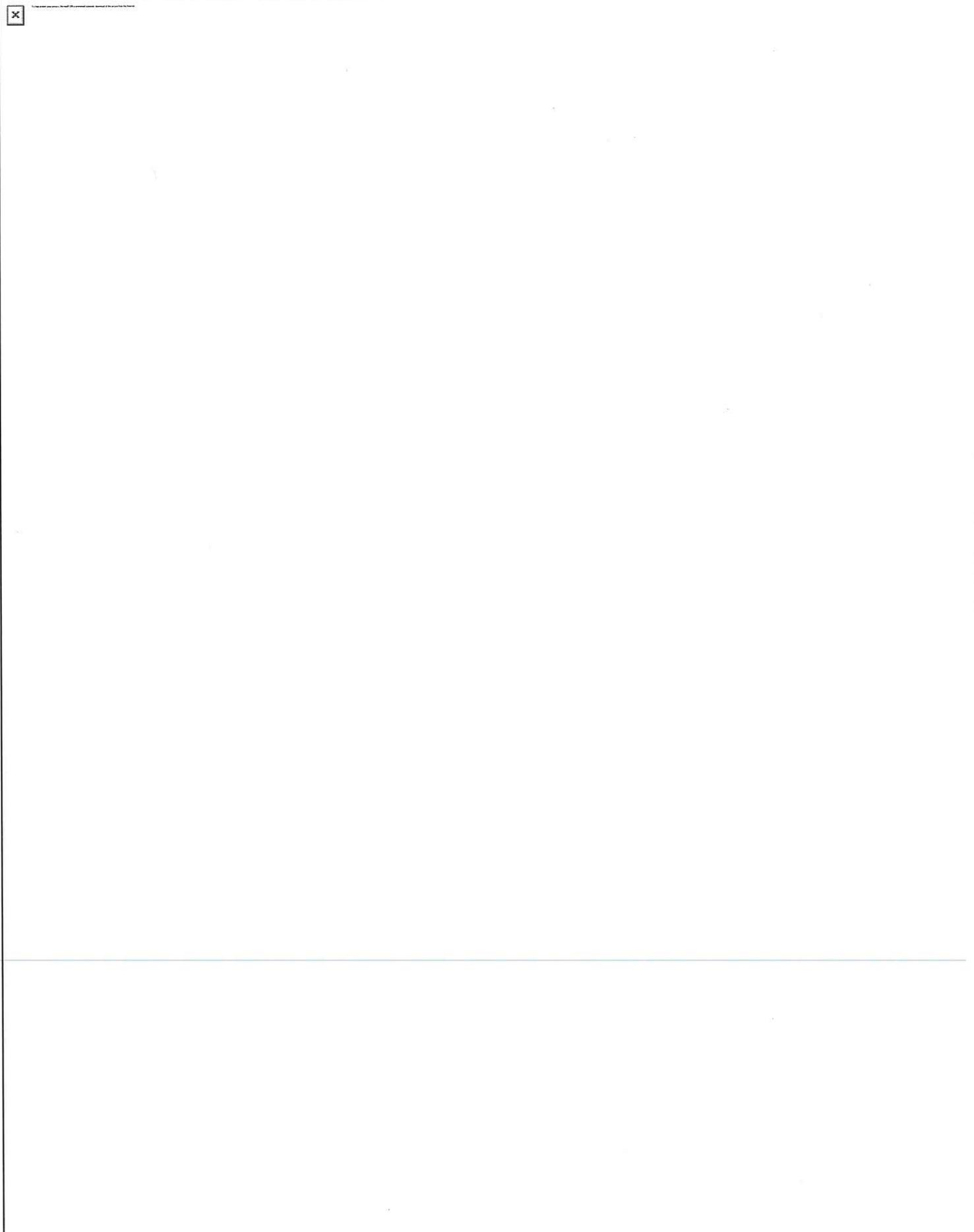
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X

Warmest Regards,
Dennis Carlone
Cambridge City Councillor

Carlone for Council, 9 Washington Avenue, Cambridge, MA 02140, USA

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Erwin, Nicole

From: JEFFREY PETRUCELLY <jeffpat17@aol.com>
Sent: Wednesday, March 22, 2023 4:32 PM
To: City Clerk
Subject: AHO 25 story ordinance

Good afternoon- please forward this email to all the city councilors. As a long term resident of Cambridge (over 50 years), I am opposed to the zoning proposal to allow up to 25 stories of development, even if it is all built for affordable housing. Such density is not sustainable for our small city, will contribute to the climate crisis, will affect us in many ways, such as traffic, wind tunnels, shadows, less congenial living, crowding, etc. You are requested to not vote to make this change, & find other solutions for our affordable housing needs.
Thank you, Jeff Petrucelly, 17 kenwood street.

Sent from my iPad

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Fuzzy Dice <bappigna@gmail.com>
Sent: Wednesday, March 22, 2023 4:28 PM
To: City Clerk; City Council
Subject: Housing

Dear Cambridge City Councilpeople and Clerk,

I am disappointed that years have passed and there seem to be no reasonable solutions proposed for providing much needed housing in the city. Many apartment complexes recently have been built (and are being built), especially in the Alewife area, Kendall, and in Central and East Cambridge, where signs indicate that the properties are "luxury condominiums". Why are these projects permitted to proceed without a demand from the city to link a component of building them to affordable housing? Why can't a modest percentage of each building be committed to being affordable?

Creating dense, congested living quarters as "affordable", means members of our community will live under less desirable conditions and be segregated from the rest of the community in these dwellings. No one benefits from the added congestion, decreased open/air space, and the transportation issues created by clusters of dense housing (the city must consider parking, travel to work, public transportation access). Also, it is critical not to ignore the educational impact that a concentration of new residents in one place will have on neighborhood schools. All children deserve equal space and attention in schools; we all need enough libraries, recreational facilities and park space to share.

Please think comprehensively and compassionately about your proposals.

Sincerely,
 Barbara Appignani

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: raryals <raryals@gmail.com>
Sent: Wednesday, March 22, 2023 4:00 PM
To: Erwin, Nicole
Subject: Re: AHO amendments

On Wed, Mar 22, 2023 at 3:06 PM raryals <raryals@gmail.com> wrote:

Dear Councilors,

I am worried about the building of very tall buildings (affordable housing or not) in Porter Square/on Mass Ave without an effort to balance the needs of sheltering people in affordable residences with that of maintaining the historic feel/human scale of our neighborhoods. This is a challenging job and deserves your careful attention and more input from our neighbors.

We want setbacks for front, side and back yards, open space and no fooling anyone by calling bike racks or roof space open space. Requiring at least minimal space on the front, side and rear elevations softens the harshness of tall buildings, an essential element in the welcoming aspect of our neighborhoods. It also does a lot to cool our city buildings and make our streets more welcoming.

And we need citizen input to these projects. I understand your concern that if it is allowed for affordable housing, NIMBY neighbors might object so vociferously that the project is never built. I am convinced that such projects would be more welcome to both future tenants and current residents with such input.

Thank you for your consideration.

--
 Ruth Ryals
 115 Upland Rd.
raryals@gmail.com

--
 Ruth Ryals
raryals@gmail.com

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Theresa Young <tyoung2@baycove.org>
Sent: Wednesday, March 22, 2023 3:46 PM
To: City Clerk
Subject: Affordable Housing Overlay Public Comment for meeting 3/22

In my role as senior director of housing and homeless services for Bay Cove I over see three shelters, an outreach team, and a housing navigation program. I work with hundreds of un-housed (voting) Cambridge Residents. I can tell you without a doubt that there is an affordable housing crisis in your community and I know this for a few reasons 1) is the number of individuals that remain homeless in your shelters and on your streets. Despite the fact that the city has rolled out many vouchers for homeless folks in the last year, individuals struggle to utilize these vouchers due to lack of housing that is affordable and meets the fair market rent guidelines. 2) At the end of the pandemic eviction moratorium I saw many of your residents enter homelessness (sadly later in life most of the time) for the First Time because they could not afford to pay an ever increasing market rent and could not easily find an affordable option in the community they have lived and worked in for decades of their lives. Cambridge is becoming a place that only has opportunities for the wealthy, white, privileged members of the state. Despite its attempts to be a community of inclusion it is increasingly implementing things that only widen the wealth gap and push out the working families and residents that are part of marginalized groups. The affordable housing overlay is an opportunity to correct that and provide affordable options to all Cambridge residents. Rather than focusing on the way implementing this will effect the skyline we should be focusing on how not implementing it will effect the fabric of the community of Cambridge and who is able to reside here. We have to do something to make Cambridge a feasible opportunity for both developers who want to create affordable housing and individuals and families who want to live and work here.

--

Theresa Young, LCSW
Senior Director of Housing and Homeless Services
Bay Cove Human Services
66 Canal St Boston MA, 02114
617.878.2406
tyoung2@baycove.org
she/her/hers

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Erwin, Nicole

From: Susan M <susanblue44@gmail.com>
Sent: Wednesday, March 22, 2023 3:43 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: oppose the massive AHO up-zoning petition amendment.

- What are you all thinking??! This amendment is horrendous.
-
- This is a pro-developer policy order that goes against neighborhoods, inclusivity, and equity.
-
- You have spent all this time on bikes in order to lower the volume of traffic and yet this plan will increase it!
-
-
- What we need instead is a city plan that preserves our historic buildings and trees, adds new green spaces to denser neighborhoods and promotes livability and viable neighborhoods.
-
- Here we are with our fabulous historic buildings especially in Harvard Square and you want to essentially bury them.
-
- Visually the bike lanes in the Square and on Brattle Street already look like a carnival gone bad.

Susan Miller-Havens
 24 Bradbury Street
 Cambridge 02138

23

Erwin, Nicole

From: tcowen1@verizon.net
Sent: Wednesday, March 22, 2023 3:14 PM
To: Azeem, Burhan; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Potential amendments to the Affordable Housing Overlay

Dear City Councillors:

As you discuss potential amendments to the Affordable Housing Overlay at the meeting today, we urge you to consider several changes in housing policy suggested by Councillor Carlone in CAMBRIDGE DAY earlier this week. These include a substantial increase in funding for affordable housing through real estate taxes and transfer fees; the acquisition of sites for affordable housing through buying and leasing new lots; the conversion of city-owned properties; the use of eminent domain to add housing along key corridors; and the employment of existing city resources to prioritize affordable-housing access across relevant funds and programs, with public reporting of progress toward the common goal.

Thank you for considering our opinion.

Sincerely,

Thomas and Sue Owen
 950 Massachusetts Avenue, Apt. 414
 Cambridge, MA 02139

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24

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Sent: Wednesday, March 22, 2023 3:06 PM
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 Ruth Ryals
 115 Upland Rd.
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25

Erwin, Nicole

From: David Hattis <davidwhattis@gmail.com>
Sent: Wednesday, March 22, 2023 2:48 PM
To: City Council; City Clerk
Subject: Expanding the AHO

Hello,

I wanted to add one more point in support of the amendments to the affordable housing overlay. It is true that the cost to build taller buildings can be higher on a per square foot basis than less tall buildings. So for some parcels of land it may be more cost effective to build a 7 story building, and on others, where the land cost is much higher, it may be more cost effective to build with more height and density. This proposal just provides non-profit affordable housing developers with a little more flexibility. If building up to the maximum density allowed by the amendments is not cost effective, then that's fine, no harm will be done; the nonprofit affordable housing developers will then just build less than the maximum density allowed.

This proposal just gives nonprofit affordable housing developers flexibility. More flexibility will give nonprofit affordable housing developers more options, which will make it easier for them to deliver more affordable homes per dollar of public money spent. There certainly are parcels today where the land cost is so high that additional density relative to what is currently allowed by the AHO will result in a lower cost per affordable unit.

David Hattis
 154 Central St. Somerville

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

26

From: Patrick W Barrett III <jbrealtyllc@gmail.com>
Sent: Wednesday, March 22, 2023 2:35 PM
To: ilan levy (vote1ilan)
Cc: Mallon, Alanna; Azeem, Burhan; CNA Listserv; City Clerk; City Council; Simmons, Denise; Carlone, Dennis; McGovern, Marc; PSNA; Nolan, Patricia; Toner, Paul; Zondervan, Quinton; Siddiqui, Sumbul; carolyn Shipley
Subject: Re: [Cambridgeport] Cambridge needs an affordable-housing strategy and implementation plan

- 1) Maybe? So long as it's civil which it seems to be
- 2) I do not see how the open meeting law is violated when speaking about non-specific policy issues. Here is a helpful flowchart:

These four questions will help determine whether a communication constitutes a meeting subject to the law:

- 1) is the communication between or among members of a public body;
- 2) if so, does the communication constitute a deliberation;
- 3) does the communication involve a matter within the body's jurisdiction; and
- 4) if so, does the communication fall within an exception listed in the law?

On Wed, Mar 22, 2023 at 2:29 PM ilan levy (vote1ilan) <vote1ilan@gmail.com> wrote:

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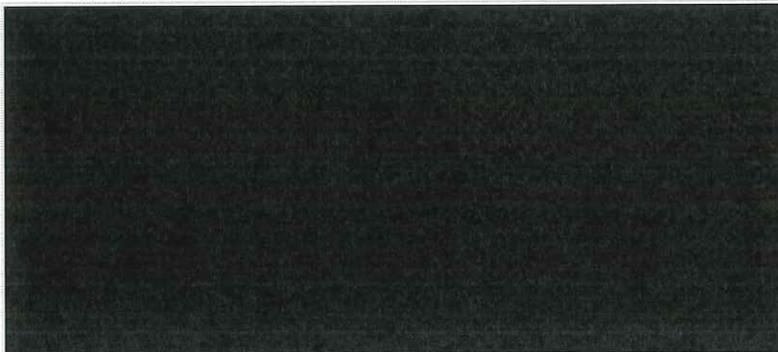
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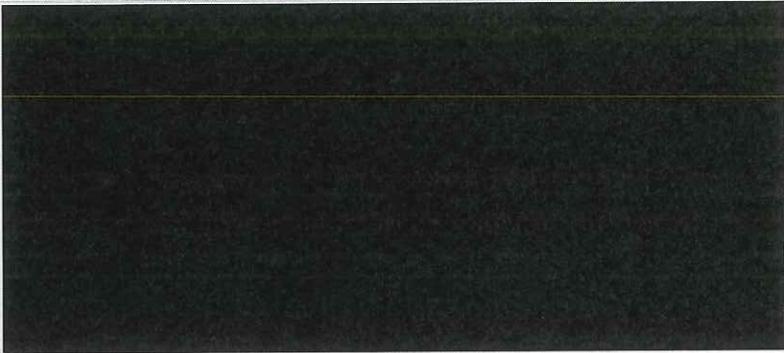
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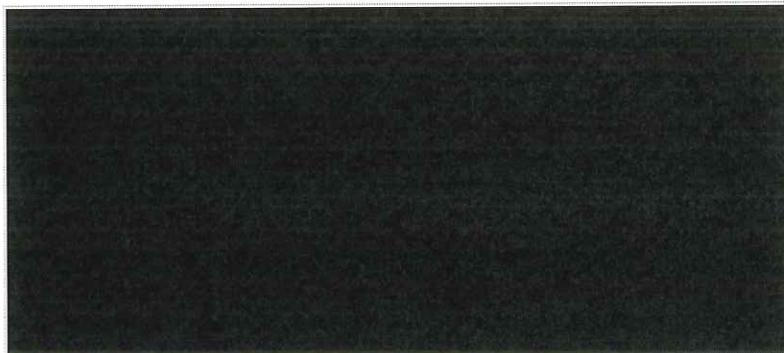
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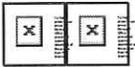


Warmest Regards,
Dennis Carlone
Cambridge City Councillor

Carlone for Council, 9 Washington Avenue, Cambridge, MA 02140, USA

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Patrick W. Barrett III
617 778 3521

www.linkedin.com/in/pwbarrett/

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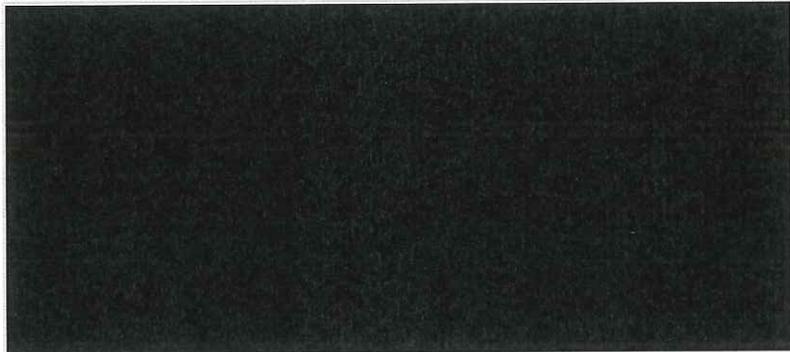
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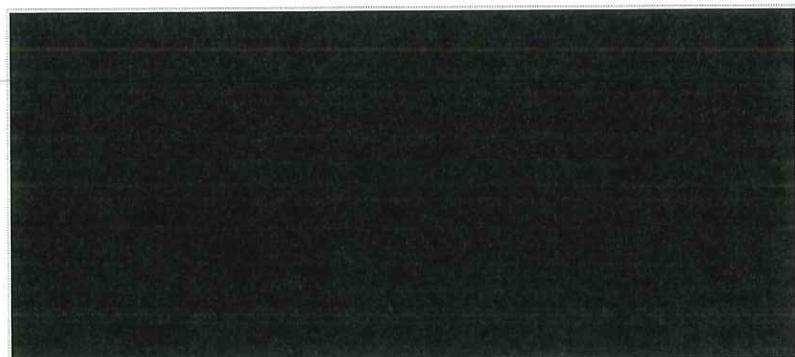
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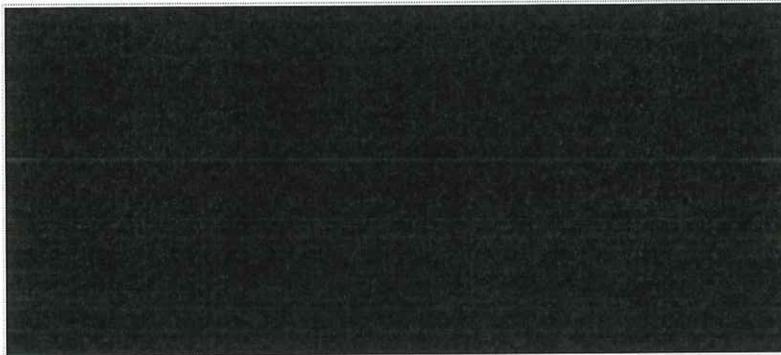
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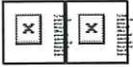
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Patrick W. Barrett III
617 778 3521

www.linkedin.com/in/pwbarrett/

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Cc: Mallon, Alanna; Azeem, Burhan; CNA Listserv; City Clerk; City Council; Simmons, Denise; Carlone, Dennis; McGovern, Marc; PSNA; Nolan, Patricia; Toner, Paul; Zondervan, Quinton; Siddiqui, Sumbul
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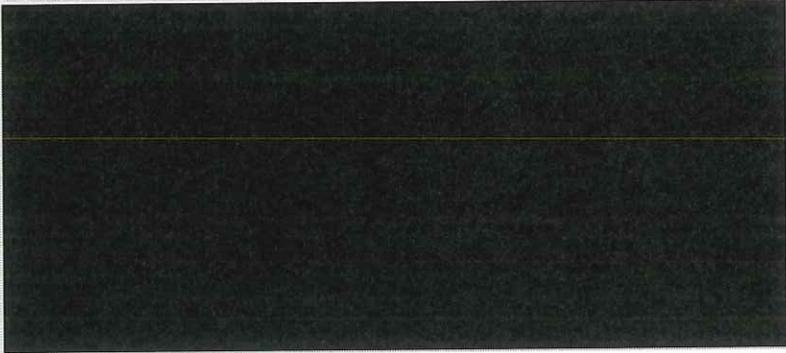
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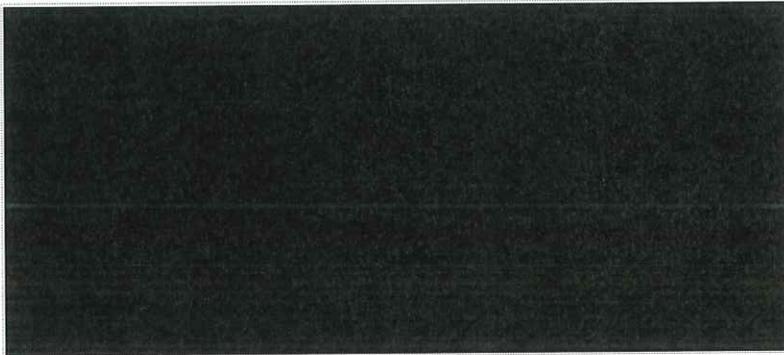
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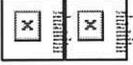
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Cc: CNA Listserv; City Council; City Clerk; PSNA; Carlone, Dennis; Simmons, Denise; Siddiqui, Sumbul; Mallon, Alanna; Zondervan, Quinton; McGovern, Marc; Azeem, Burhan; Nolan, Patricia; Toner, Paul
Subject: Re: [Cambridgeport] Fw: Cambridge needs an affordable-housing strategy and implementation plan

Hello to, I'm guessing, a few thousand of my neighbors!

The proposal being discussed is an expansion of the 100% Affordable Housing Overlay. As the name suggests, it applies only to housing developments in which every unit is affordable, i.e., subsidized and income-restricted. It is not for market-rate housing.

To anyone interested in learning what the proposal entails, you can read the text of it on the City's site [here](#). I'm a member of A Better Cambridge, an all-volunteer pro-housing organization which championed the original Affordable Housing Overlay and supports expanding it now. A Better Cambridge has created a short FAQ about it [here](#).

If you also support this proposal to allow more affordable housing, please consider writing to the City Council and signing [this petition](#). Thank you!

Best,
 Jess Sheehan

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To: City Clerk
Subject: Fw: Cambridge needs an affordable-housing strategy and implementation plan

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To: CNA Listserv <cambridgeport@groups.io>; City Council <citycouncil@cambridgema.gov>; City Clerk <cityclerk@cambridgema.gov>; PSNA <portersquare@googlegroups.com>; Dennis Carlone <dcarlone@cambridgema.gov>; Denise Simmons <dsimmons@cambridgema.gov>; Sumbul Siddiqui <ssiddiqui@cambridgema.gov>; Alanna Mallon <amallon@cambridgema.gov>; Quinton Zondervan <qzondervan@cambridgema.gov>; Marc McGovern <mmcgovern@cambridgema.gov>; Burhan Azeem <bazeem@cambridgema.gov>; Patty Nolan <pnolan@cambridgema.gov>; Paul Toner <ptoner@cambridgema.gov>
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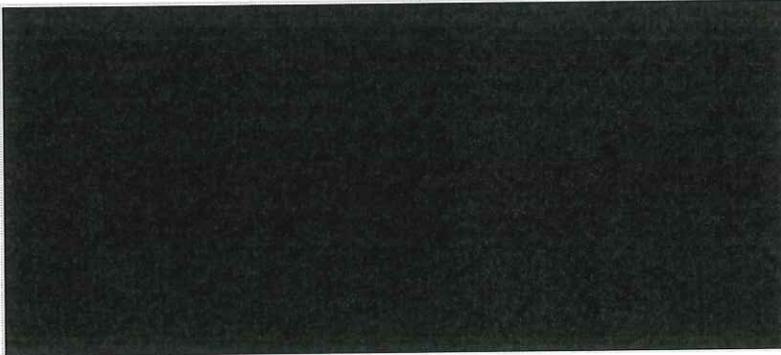


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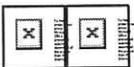


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Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Carolyn <carolyn_shipley@yahoo.com>
Sent: Wednesday, March 22, 2023 1:58 PM
To: Erwin, Nicole
Subject: Fw: Cambridge needs an affordable-housing strategy and implementation plan

Forwarding.

----- Forwarded Message -----

From: Carolyn <carolyn_shipley@yahoo.com>
To: CNA Listserv <cambridgeport@groups.io>; City Council <citycouncil@cambridgema.gov>; City Clerk <cityclerk@cambridgema.gov>; PSNA <portersquare@googlegroups.com>; Dennis Carlone <dcarlone@cambridgema.gov>; Denise Simmons <dsimmons@cambridgema.gov>; Sumbul Siddiqui <ssidiqui@cambridgema.gov>; Alanna Mallon <amallon@cambridgema.gov>; Quinton Zondervan <qzondervan@cambridgema.gov>; Marc McGovern <mmcgovern@cambridgema.gov>; Burhan Azeem <bazeem@cambridgema.gov>; Patty Nolan <pnolan@cambridgema.gov>; Paul Toner <ptoner@cambridgema.gov>
Sent: Wednesday, March 22, 2023 at 01:10:42 PM EDT
Subject: Fw: Cambridge needs an affordable-housing strategy and implementation plan

Below is a message from Councillor Dennis Carlone regarding today's city council hearing on the proposal to build 25-story buildings. If you didn't receive his email, it is below.

Although I understand that there is support for tall buildings and the possibility that some may relieve a housing need, in view of news reports, science-based reports, and UN recommendations about our worsening environmental crisis, it seems to me that the city council might look beyond the potential tax benefits that could be realized, or jobs created, and maybe affordable housing built, but instead look at our worsening environment.

If we care about the environment and about trying to slow down climate change, please consider writing to the city council today to oppose the proposal to build 25-story buildings in Central Square, Harvard Square, etc. because of the potential negative environmental effect.

In addition to the negative effects on the environment mentioned in this following Science Direct report, as a landscaper I am concerned that trees, shrubs, and other plantings will be adversely affected by the conditions mentioned in this report. Please read the list of negative effects.

Effect of high-rise buildings on the surrounding thermal environment



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High-rise buildings degrade the thermal environment of their surroundings through wind turbulence, cooling, and ...

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Pushing up climate goals here would be daunting

Mass. efforts have targeted 2050, but UN report may mean it's not soon enough

By Sabrina Shankman and Emma Platoff | GLOBE STAFF

An alarming new report on climate change, which prompted the UN secretary general to urge developed nations to move up the target for largely ending the use of fossil fuels by a full decade, raises a difficult question for Massachusetts, already ahead of most states on climate policy.

Following a dismal global climate report, could Massachusetts push up its net-zero goal? - The Boston Globe

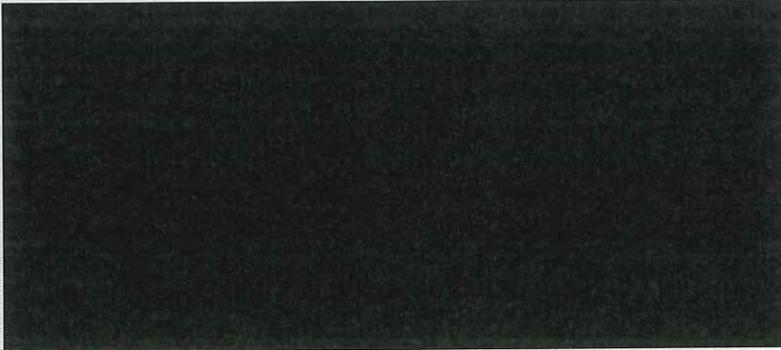


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The built environment generates 40% of annual global CO2 emissions. Of those total emissions, building operations are responsible for 27% annually, while building and infrastructure materials and construction (typically referred to as embodied carbon) are responsible for an additional 13% annually.
Why The Building Sector? – Architecture 2030



Why The Building Sector? – Architecture 2030

By 2040, 2/3s of the world's current built environment will be emitting CO2 unless something is done about making those buildings Net Zero in the next 7 years. According to current Mass. guidelines, our homes will have to change fossil fuel furnaces and stoves, etc. to environmentally friendly energy sources by 2050.

If that Mass. requirement changes to 2040, if nations follow the guidelines of the UN report on climate change, we will be going solar or whatever environmentally friendly energy source is possible in 7 years.

Well, that is hypothetical at this point.

So, considering this small but informative research endeavor here, I cannot support building tall buildings up to 25-feet, although an argument has been made that such tall buildings could potentially address the affordable housing need.

Another question: although we all agree that there is a housing need, is there any data/information regarding what the use of any 25-story building will be, if the city allows such tall buildings?

Will it be affordable and low income housing, or luxurious condos? Or office or commercial use?

Is there today any information on how many such tall buildings will be proposed and permitted?

Is there today any information on what the use of such tall buildings will be?

Is there today any information on the cost feasibility of building 25 stories of affordable housing, if that is the goal?

Note: "Affordable" for a family of four = \$112,150/annum (which is 80% AMI).

While 80% AMI is the limit, families looking for affordable housing could be unskilled workers. *As of Mar 15, 2023, the average annual pay for the Unskilled Worker jobs category in Massachusetts is \$37,791 a year.* See link below.

I don't know how families are chosen for affordable housing, but with two unskilled wage earners in a family, the income could be approx. \$75,500/annum. But a single parent may only have that \$37,791 income.

[Unskilled Worker Salary in Massachusetts - ZipRecruiter](#)

Carolyn

----- Forwarded Message -----

From: Dennis Carlone <denniscarloneforcitycouncil@gmail.com>
To: "carolyn_shiple@yaho.com" <carolyn_shiple@yaho.com>
Sent: Tuesday, March 21, 2023 at 03:42:42 PM EDT
Subject: Cambridge needs an affordable-housing strategy and implementation plan

Dear friends,

You may have seen my recent op ed in Cambridge Day. If not, I'm attaching a copy here. I hope to see many of you at my Neighborhood and Long-Term Planning Committee hearing tomorrow at 5:30pm. You can register to make public comment in person at City Hall or via [this link](#). I appreciate your engagement with these issues.

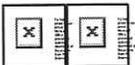


Warmest Regards,
Dennis Carlone
Cambridge City Councillor

Carlone for Council, 9 Washington Avenue, Cambridge, MA 02140, USA

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Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Anne Troutman <atroutman@me.com>
Sent: Wednesday, March 22, 2023 1:54 PM
To: Azeem, Burhan; Carlone, Dennis; McGovern, Marc; Siddiqui, Sumbul; Mallon, Alanna; Nolan, Patricia; Simmons, Denise; Zondervan, Quinton; City Clerk; Toner, Paul
Subject: Opposed to AHO up-zoning petition amendment as it stands

Dear Cambridge City Council Members,

Thank you for the opportunity to comment. While we are in favor of affordable housing, we are opposed to the AHO's proposed upzoning amendment in its current form.

The proposed amendment does not take into account the importance of the preservation of historic districts, or the impact on the infrastructure and civic fabric of tremendously increased density in low-rise low density residential neighborhoods. Such randomly placed hi-density buildings will have an extremely negative impact on everything from traffic to the environment.

13-25-story buildings with zero setbacks and zero parking in low-density residential neighborhoods are not only unnecessary - they are destructive to the city fabric. This proposal creates a false choice between increasing affordable housing and preserving city character. This choice harms residents, and the city itself, while benefitting developers.

Areas have been identified in which such hi-density buildings can be built without destroying our city fabric. Further, affordable housing goals can be achieved with greater numbers of smaller buildings integrated into the existing fabric of our city.

Smaller, integrated buildings would allow us to live up to our principles of increasing inclusivity and equity while still decreasing our negative impact on the environment and preserving what makes our city special. This option benefits everyone, including residents and developers.

It seems possible to achieve all of our goals, to everyone's benefit - but not with this proposal as it stands. Please consider its revision with the above points in mind.

Thank you for your consideration,

Anne Troutman
 205 Mt. Auburn St.
 Cambridge, MA 02138

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Erwin, Nicole

From: Young Kim <ycknorris@gmail.com>
Sent: Wednesday, March 22, 2023 1:51 PM
To: Carlone, Dennis; Nolan, Patricia; Zondervan, Quinton; McGovern, Marc; Mallon, Alanna
Cc: Azeem, Burhan; Siddiqui, Sumbul; Toner, Paul; City Manager; Erwin, Nicole; LeBlanc, Diane
Subject: Reject potential amendments to the Affordable Housing Overlay Zoning Overlay.
Attachments: 2010-12-06_City_Manager%27s_Proposed_Multifamily_Conversion_Zoning_Changes.pdf

Dear Chairman Carlone and Members of Neighborhood & Long Term Planning, Public facilities, Arts & Celebration Committee,

Thank you Chairman Carlone for your thoughtful and rational presentation of Affordable Housing in Cambridge included in the Agenda Packet.

I strongly urge you to recommend against the one sided potential amendments to the Affordable Housing Overlay Zoning Ordinance proposed as a Policy Order. My reasons for this are the same that I presented to the Housing Committee that I am forwarding below.

An amendment to a Zoning Ordinance that will drastically alter the landscape of Cambridge with monumental impact to the neighborhood should not be dictated by a Policy Order but rather drafted through careful assessment of the need and with the purpose of the Zoning Ordinance and long term vision for the City in mind and with the involvement of all stakeholders.

Thank you for your consideration,

Respectfully yours,
 Young Kim
 Norris Street

----- Forwarded message -----

From: Young Kim <ycknorris@gmail.com>
Date: Tue, Feb 7, 2023 at 7:58 AM
Subject: Reject potential amendments to the Affordable Housing Overlay district
To: Simmons, Denise <dsimmons@cambridgema.gov>, Azeem, Burhan <bazeem@cambridgema.gov>, Carlone, Dennis <dcarlone@cambridgema.gov>, Mallon, Alanna <amallon@cambridgema.gov>, McGovern, Marc <mmcgovern@cambridgema.gov>
Cc: Siddiqui, Sumbul <ssiddiqui@cambridgema.gov>, Nolan, Patricia <pnolan@cambridgema.gov>, Toner, Paul <ptoner@cambridgema.gov>, Zondervan, Quinton <qzondervan@cambridgema.gov>, City Clerk <cityclerk@cambridgema.gov>, City Manager <citymanager@cambridgema.gov>, Erwin, Nicole <nerwin@cambridgema.gov>

Dear Chairwoman Denise and Housing Committee Members,

Please reject the potential amendments to the Affordable Housing Overlay (AHO) district as they are not based on or backed up by thorough analysis for their impact on the community or conformance to the long-term vision of City's growth. These amendments will turn Cambridge into a tenement jungle with no setbacks and no parking.

Zoning ordinance amendments that will affect the entire City must follow a more deliberate process starting with the City Council adopting a Policy Order requesting the City Manager (CM) to conduct a review of section 11.207, Affordable Housing Overlay of the City Zoning Ordinance to determine whether any changes are warranted. In response, CM will confer with the City Solicitor Assistant City Manager for Community Development and report back language for proposed amendments developed by CDD staff with full participation from all stakeholders.

An example of such a CM report is attached.

Please don't let the Accessory Parking amendments that have been adopted and this Policy Order for AHO amendments become the norm for the zoning ordinance amendment procedure driven by special interest agenda.

Thank you for your consideration,

Respectfully,

Young Kim
Norris Street



CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager *Richard C. Rossi, Deputy City Manager*

795 Massachusetts Avenue, Cambridge, Massachusetts 02139

Voice: 617.349.4300 Fax: 617.349.4307 TTY: 617.349.4242 Web: www.cambridgema.gov

December 6, 2010

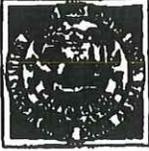
To the Honorable, the City Council:

Please find attached a response to Awaiting Report Item Number 10-179, regarding a report on a review of Section 5.28.2 of the Zoning Ordinance to determine whether any changes should be made to the current square footage calculation for the purpose of decreasing the density of converted buildings in already dense neighborhoods, received from City Solicitor Donald A. Drisdell and Acting Assistant City Manager for Community Development Susan Glazer.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment



CITY OF CAMBRIDGE
Community Development Department

SUSAN GLAZER

*Acting Assistant
City Manager for
Community Development*

To: Robert W. Healy, City Manager

From: Don Drisdell, City Solicitor
Susan Glazer, Acting Assistant City Manager for Community Development

Date: December 1, 2010

Subject: Council Order O-9, dated November 22, 2010, requesting a review of section 5.28.2 of the City Zoning Ordinance to determine whether any changes should be made to the current square footage calculation for the purpose of decreasing the density of converted buildings in already dense neighborhoods.

In response to the City Council order and discussion of November 22, 2010, we have attached the following proposed changes relative to section 5.28.2 to clarify that multi-family dwellings may be permitted in converted buildings in the Residence A-1, A-2 and B Districts; to change the calculation in those districts that determines the maximum number of residential units in buildings that are converted from non-residential to residential use; and to clarify that parking spaces must be provided where it is required.

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4800
Fax: 617 349-4889
TTY: 617 349-4821
www.cambridgema.gov

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**MODIFICATION TO THE TEXT OF THE ZONING ORDINANCE
RELATED TO SECTION 5.28.2
(With additions thus indicated)**

I. Amend the Table of Use Regulations – Section 4.30 by adding a new footnote “58” in the columns headed “Res A-1&2” and “Res B” for the uses “d. Townhouse development” and “g. Multifamily dwelling” in Section 4.31 – Residential Uses as set forth below.

4.30 TABLE OF USE REGULATIONS

Use Categories	Open Space	Res A-1&2	Res B
4.31 Residential Uses			
d. Townhouse development	No	No ⁵⁸	Yes ³
g. Multifamily dwelling	No	No ⁵⁸	No ⁵⁸

II. In Section 4.40 – Footnotes to the Table of Use Regulations add a new Footnote 58 to read as follows.

58. Except that such use shall be permitted in Residence A and B districts consistent with the provisions of Section 5.28.2.

III. Amend Section 5.28.2 by adding additional text in Sections 5.28.2, 5.28.22, 5.28.27 and by renumber existing Section 5.28.27 to 5.28.28, as indicated below:

5.28.2 Conversion of Non Residential Structures to Residential Use. Where It is proposed to convert an existing principal use structure, designed and built for non residential use, to residential use (excluding Transient Accommodations, Section I (1) and (2)), the dimensional standards generally applicable in the district as set forth in the Tables of Dimensional Requirements in Section 5.30 and other applicable regulations in this Ordinance shall apply. However, where some or all of those requirements cannot be met (including residential uses not otherwise allowed in the base district), the following provisions shall apply after issuance of a special permit by the Planning Board.

5.28.21 Gross Floor Area. The Gross Floor Area permitted shall be that which is the result of the application of the FAR permitted in the district in which the structure is located, or the existing Gross Floor Area of the structure itself, whichever is greater. However, additional Gross Floor Area may be added to the non residential structure without limit provided all construction creating additional Gross Floor Area occurs within the physical limits of the existing structure.

- 5.28.22 Dwelling Units.** The number of dwelling units permitted shall be that number which is the result of the application of the Lot Area Per Dwelling Unit requirement in the district in which the structure is located, or that number of units produced when the Gross Floor Area of the structure as permitted in Section 5.28.21 above is divided by: (1) 900 square feet in Residence C, C1, C-2, C2B, C-2A, C-3, C-3A C-3B districts and all non-residential districts, (2) 1,600 square feet in Residence B districts, and (3) 2,500 square feet in Residence A-1 and 2 districts, whichever is greater.
- 5.28.23 Yard Requirements.** The required yards shall be those of the structure existing at the time of the conversion to residential use. However, any construction occurring outside the limits of the existing structure shall be subject to the yard requirements of the district in which the structure is located.
- 5.28.24 Maximum Height.** The maximum height shall be that height permitted in the district in which the structure is located, or the building height, whichever is greater. However, any construction that occurs outside the existing limits of the structure, other than construction exempt from the height limit as set forth in Section 5.23, shall be subject to the maximum height limit of the district in which the structure is located.
- 5.28.25 Private open space Requirements.** The Private open space requirement shall be that required in the district in which the structure is located, except as modified herein.
- a. The dimensional and locational limitations for Private open space set forth in Section 5.22 shall not apply; any combination of at-grade private open space and decks and balconies at other levels shall be permitted as shall walks intended for non vehicular use. However, in every case where those requirements of Section 5.22 waived by this Paragraph (a) are not met, all portions of the surface of the lot shall be Green Area as defined in Article 2.000 that are (1) not covered by the building or (2) devoted to the minimum area necessary to provide at grade, conforming parking spaces and the minimum necessary circulation and driveways for no more than one parking space per dwelling unit. The amount of Private open space required may be reduced by the Planning Board should the Board find that full compliance cannot reasonably be expected given the existing development of the lot and the provision of parking necessary to serve the dwelling units.
- 5.28.26 Conforming Additions.** Conforming additions to such non-residential structures shall be permitted without reference to the limitations set forth in Section 8.22 for such additions to non-conforming structures.
- 5.28.27 Parking provided shall be as required in the applicable base district, or where the residential use is not generally allowed in the district, as required where the use is permitted.**
- 5.28.28 Criteria for Approval of a Special Permit.** In acting upon this special permit, the Planning Board shall take into account the standards and criteria set forth in Sections 10.43, 10.47 and 10.47.1 of this Ordinance. In addition the Planning Board shall consider the following:
- (1) The impact of residential neighbors of the new housing use as it may affect privacy. The location and size of windows, screening elements, decks, entries, and other aspects of the design shall be reviewed to maintain reasonable levels of privacy of abutter where significant variations

from the normally required dimensional standards for the district are granted. In reviewing a proposed development plan, the Board shall consider, among other factors, the potential negative impacts of the new activity on abutters and the location, orientation, and use of structures and yards on adjacent properties.

(2) The impact of increased numbers of dwelling units above that normally permitted in the district, on on-street parking, particularly in neighborhoods where off street parking is limited. In reaching a determination, the Board may acquire an analysis of on-street parking utilization on streets in the vicinity of the proposed development to consider availability capacity relative to the demand generated by the proposed development. The scope and methodology of such an analysis shall be determined in consultation with City staff. Following its consideration of the results of the analysis, the Board may require changes to the project.

33

Erwin, Nicole

From: Patrick Ledwith <pledw15@gmail.com>
Sent: Wednesday, March 22, 2023 1:53 PM
To: City Council; City Clerk
Subject: Please expand the affordable housing overlay!

Dear city council,

I want to express my strong support for expanding the affordable housing overlay. Cambridge has amongst the highest housing costs in the world, meaning that many people who could contribute to our wonderful city and communities are priced out. I don't want to see Cambridge become a place that only the wealthiest can afford.

Furthermore, the Boston area has some of the most extensive light rail in the United States, and the red line is the most reliable. How does it make any sense to stringently restrict housing right next to its stops?

Best,
Patrick, Cambridge resident for 8 years.

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Erwin, Nicole

From: McKelden Smith <mckeldensmith@gmail.com>
Sent: Wednesday, March 22, 2023 1:33 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: AHO opposition

This is to register my **STRONG** opposition to the upzoning in the Affordable Housing Overlay (AHO) - a city planning embarrassment.

We can have affordable housing without destroying historic buildings, neighborhoods, trees, and livability.

The AHO would be disastrous, in my view.

Sincerely,

McKelden Smith

--

McKelden Smith
 153 Upland Road, Cambridge, MA 02140
 Cell: 203-247-9349
mckeldensmith@gmail.com

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Carolyn <carolyn_shipley@yahoo.com>
Sent: Wednesday, March 22, 2023 1:11 PM
To: CNA Listserv; City Council; City Clerk; PSNA; Carlone, Dennis; Simmons, Denise; Siddiqui, Sumbul; Mallon, Alanna; Zondervan, Quinton; McGovern, Marc; Azeem, Burhan; Nolan, Patricia; Toner, Paul
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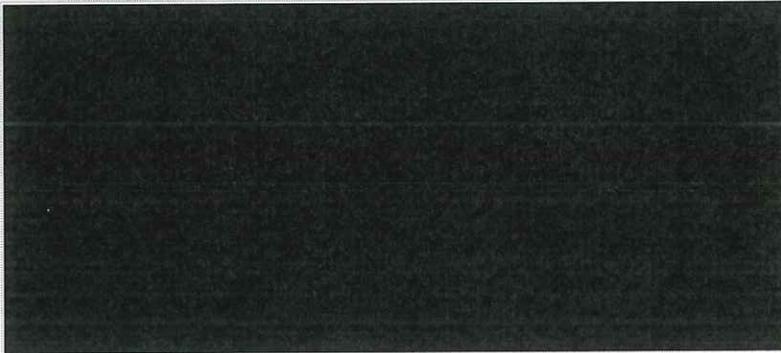
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Why The Building Sector? – Architecture 2030

Why The Building Sector? – Architecture 2030

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Another question: although we all agree that there is a housing need, is there any data/information regarding what the use of any 25-story building will be, if the city allows such tall buildings? Will it be affordable and low income housing, or luxurious condos? Or office or commercial use? Is there today any information on how many such tall buildings will be proposed and permitted? Is there today any information on what the use of such tall buildings will be? Is there today any information on the cost feasibility of building 25 stories of affordable housing, if that is the goal?

Note: "Affordable" for a family of four = \$112,150/annum (which is 80% AMI).

While 80% AMI is the limit, families looking for affordable housing could be unskilled workers. *As of Mar 15, 2023, the average annual pay for the Unskilled Worker jobs category in Massachusetts is \$37,791 a year.* See link below.

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[Unskilled Worker Salary in Massachusetts - ZipRecruiter](#)

Carolyn

----- Forwarded Message -----

From: Dennis Carlone <denniscarloneforcitycouncil@gmail.com>

To: "carolyn_shipley@yahoo.com" <carolyn_shipley@yahoo.com>

Sent: Tuesday, March 21, 2023 at 03:42:42 PM EDT

Subject: Cambridge needs an affordable-housing strategy and implementation plan

Dear friends,

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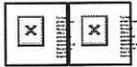


Warmest Regards,
Dennis Carlone
Cambridge City Councillor

Carlone for Council, 9 Washington Avenue, Cambridge, MA 02140, USA

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Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: William Teresa <williamrteresa@gmail.com>
Sent: Wednesday, March 22, 2023 11:48 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Pro-affordable housing, but opposed to the AHO up-zoning petition amendment

Dear Cambridge City Council Members,

Thank you for allowing the public to comment.

I am pro-affordable housing, but opposed to the AHO up-zoning petition amendment in its current form.

If I am understanding correctly, the proposed amendment lacks a comprehensive city plan that takes into adequate consideration the preservation of historic districts and the impact of increased density on everything from traffic to the environment.

The 13-25-story buildings with zero setback and zero parking in low-density residential neighborhoods allowed by the proposal are not only unnecessary, but are destructive to the city fabric. They create a false choice between increasing affordable housing and preserving city character. This choice harms residents, and the city itself, while benefitting developers.

Others have identified areas in which such buildings can be built without destroying our city fabric. Furthermore, we can perhaps better achieve our affordable housing goals with greater numbers of smaller buildings that integrate well into the existing fabric of our city. Smaller, integrated buildings would allow us to live up to our principles of increasing inclusivity and equity while still decreasing our negative impact on the environment and preserving what makes our city special. This option benefits everyone, including residents and developers.

It seems possible to achieve all of our goals, to everyone's benefit. We are just not there yet with this proposal as it stands. Please consider its revision with the above points in mind.

Thank you for your consideration,

William Teresa
 205 Mt. Auburn St.

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Erwin, Nicole

From: David Hattis <davidwhattis@gmail.com>
Sent: Wednesday, March 22, 2023 11:48 AM
To: City Council; City Clerk
Subject: Expanding the AHO

Hello,

I wanted to write in support of the amendments to expand the affordable housing overlay. Land in Cambridge is very expensive, which contributes significantly to the cost of building affordable housing. Giving nonprofit affordable housing developers the flexibility to build with more density provides the opportunity to spread the cost of acquiring the land across a greater number of homes. This has the benefit of lowering the cost per affordable unit they create, which means that we will end up producing more affordable homes for the same amount of public money. It's like getting affordable housing for free.

The only cost of this is that we have to tolerate some taller buildings. But I think building densely near transit and jobs is a great idea, for all sorts of reasons. Most significantly, more people will be able to take advantage of Cambridge's great transit and bike infrastructure and thus will be able to live low carbon footprint lifestyles.

David Hattis
154 Central St. Somerville

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Eugenia Schraa <schraa@gmail.com>
Sent: Wednesday, March 22, 2023 11:40 AM
To: Ming-Tai Huh; City Council; City Clerk
Subject: Strong support for AHO expansion

Dear city councilors,

A tall building filled with affordable homes is a beautiful thing. Let's not denigrate them. Let's celebrate them, let's build them!

Thank you for this proposal to make Cambridge a leader on perhaps the most vital equity issue of all — where are people welcome — and a critical environmental measure to reduce sprawl and its attendant pollution caused by long, draining commutes.

Eugenia Schraa

--
Eugenia Schraa
(617) 270-6549
259 Washington St.
Cambridge, MA 02139

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Jacquelyn Fahey Sandell <jfaheysandell@gmail.com>
Sent: Wednesday, March 22, 2023 11:37 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Concern over Committee action re AHO skyscrapers -- please oppose

I have been a Cambridge resident for 16 years and voted in favor of more affordable housing in Cambridge. What I had voted for is not what is being proposed by developers who are acting in their best interest and not in the best interest of Cambridge. I am very much in favor of Dennis Carlone's plan articulated in the Cambridge Day. The city needs an affordable housing plan and should not feel rushed by self-interested developers who have no regard for urban planning and the historical elements of Harvard Square and Porter Square in particular. I have had to engage with the Cambridge Historical Commission in a productive way for renovations to my own house and would expect the Commission to be involved here too. I am concerned about the proposed skyscrapers and changes to Neighborhood Conservation districts as I feel this would make Cambridge a less appealing and beautiful place to live. Our community personalities serve an important role in this city. I am concerned in particular about 12-25 story skyscrapers being proposed as this would gut the beauty of our city. What the city had voted for was putting affordable housing into the fabric of the city via 4-6 story buildings so I ask you to oppose these skyscraper proposals everywhere in the city but especially in our squares which serve as the fabric of our city.

Thank you for your consideration.

Best regards,
 Jacqui Fahey Sandell
 8 Clinton Street
 Cambridge MA 02139

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Susan Goldhor <susangoldhor12@gmail.com>
Sent: Wednesday, March 22, 2023 11:33 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Proposed AHO upzoning petition

Dear Councillors,

It's difficult for me to believe that this proposal actually has traction, since it goes against everything that makes Cambridge the wonderful city that it is but — apparently — this is a serious threat. I strongly urge you to do everything in your power to oppose it.

Architecturally, these will change the city's character as a low building, green space of neighborhoods. They will block sun and cast shadow beyond anything we've seen. They will be eyesores.

Socially, they will alter the character of the neighborhoods that they're in. They will greatly increase population density, beyond what the local amenities are designed for. They will become ghettos of the poor. One thing that I've greatly admired is how Cambridge has integrated low income housing by having it look like the housing that surrounds it. These proposed buildings will scream, "Poor people live here". Having grown up in NYC, I remember "the Projects", and the crime and lack of amenities that surrounded them. These seem like repeating that bad experiment.

I beg you to oppose this ill judged venture.

Thank you.

Susan Goldhor
 45B Museum Street

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Peter Crawley <pcrawley@satoria.com>
Sent: Wednesday, March 22, 2023 11:32 AM
To: City Council; City Clerk
Cc: Carlone, Dennis
Subject: Proposal to revise Affordable Housing Overlay - Committee on Neighborhood & Long-term Planning - 22 March 2023

Dear Councillors,

Creating more affordable housing in Cambridge is a laudable goal, but it must be pursued in a systematic and prudent manner or it will create more problems than it solves. For example, simply eliminating zoning requirements for Affordable Housing projects in certain areas, without regard for normal urban planning considerations, including contextual building heights, set-backs, transportation needs, shadow & wind, etc. is a recipe for failure and will not produce the sense of community and favorable quality of life residents deserve. In addition, Affordable Housing must be developed along with supporting service infrastructure, including educational facilities, social services, retail, transportation, etc. Developing Affordable Housing successfully requires a comprehensive plan and approach. History has proved that the large urban renewal projects of the post-war era (West End in Boston and Rindge Towers in Cambridge) do not create favorable living conditions for residents.

The proposed revision to the AHO is slap-dash and incomplete from a planning perspective and will cause more problems than it solves. A diverse Task Force should be formed (that includes planning experts) to develop a comprehensive plan for the City to expand Affordable Housing and realistically achieve the goals outlined in Envision Cambridge.

Respectfully,
 Peter Crawley



Peter A. Crawley
 Principal
pcrawley@satoria.com
 617.448.6915

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Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Annette LaMond <annettelamond@gmail.com>
Sent: Wednesday, March 22, 2023 10:30 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; Carole Stern; Dorothy Stoesser; Sinclair Weeks
Cc: City Manager; City Clerk
Subject: Opposed to AHO Up-Zoning Petition

Dear Councillors:

We are writing to oppose the up-zoning petition that is currently before you. Allowing the building of 25-story towers in our squares and 13-story towers along our main streets is not the answer to affordable housing. Such buildings may be profitable for developers, but would not provide housing where people want to live over the long run, or even medium run. In addition, such concentration would place great stress on the city's infrastructure.

We urge you to come together to initiate a citywide planning study that looks at housing in broad terms.

Sincerely,

Annette LaMond & Joe Moore

7 Riedesel Avenue
 Cambridge, MA 02138

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Caroline Bruzelius <c.bruzelius@icloud.com>
Sent: Wednesday, March 22, 2023 10:24 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: High Rise in Cambridge

Dear Friends and neighbors on the Cambridge City Counsel:

I urge you to vote against high rise buildings in Cambridge. They create bleak and unfriendly urban spaces, which we can see right across the river in Boston. Cambridge has a unique charm: old houses, trees, a sense of many different neighborhoods with different types of houses. Please do everything you can to avoid high rises, which have disastrous effects for the quality of urban life.

Thank you, Caroline Bruzelius

24 C Bradbury Street,
Cambridge, MA, 02138
USA

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: tpdickerson@gmail.com
Sent: Wednesday, March 22, 2023 9:06 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Proposed high rise buildings in Cambridge

Dear Sirs or Madams:

I am writing to state my strong opposition to the proposed high-rise buildings in Cambridge. They would be eyesores, create traffic issues that we don't need, and in general negatively affect the quality of life in Cambridge

Thomas Dickerson
24 C Bradbury St.
Cambridge, MA 02138

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Adam Manacher <amanacher@comcast.net>
Sent: Wednesday, March 22, 2023 8:28 AM
To: City Clerk
Subject: No to the AHO upzoning petition amendment

As a 35 year resident of mid-Cambridge, in a modest shared home, I absolutely oppose the AHO upzoning petition amendment. By no means am I ignoring the need for us to address our community housing issue. However, this proposal is a reckless attempt to simplify a complex process that will have long lasting negative impacts on neighborhoods. The city council needs to consider proposals that bring together communities in welcoming spaces for all.

Thank you for your time and effort in your work for Cambridge.

A. Manacher
Dana st.

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Lisa Glover <lglover733@gmail.com>
Sent: Wednesday, March 22, 2023 7:05 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Vote NO on AHO up-zoning

Dear Councillors:

Please vote NO on the AHO up-zoning petition amendment.

I'm against any pro-developer policy order that goes against neighborhoods, green space, inclusivity, and equity. We need councillors to be working for our city--NOT for developers--and to be realistic: not everybody can live in Cambridge, so let's help those 3,000 to 3,500 Cambridge residents on our affordable housing lists. Create new housing on city-owned land, and in doing so save money/increase units, and promote more equity by providing down payments for half the units so people can gain equity.

Thank you.
Lisa Glover

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Erwin, Nicole

From: Kon, Mark A <mkon@bu.edu>
Sent: Wednesday, March 22, 2023 5:19 AM
To: Kon, Mark A
Subject: NO to 'affordable' human warehousing!!

To my Cambridge City Counselor,

As a country we have had extensive experience with massive block buildings making up so-called affordable housing. We have had experience with the destructive effects of these enormous human warehouses on everything that would be human about a city and its affordable housing residents.

This is why such large 'warehouse' buildings have been torn down all over the country in favor of smaller more human scale affordable housing. This includes of the type of housing that we have built already in Cambridge, for example the ergonomic extensive new affordable construction on Jackson St.

Now, there is a movement in Cambridge to re-install MORE such 'block monstrosities', this time without any limitations at all. Without setbacks, parking or other normal restrictions that would indicate some level of real sustainability for the structures or their residents.

These huge block buildings are NOT ecological or ergonomic, and anyone favoring them is favoring an ideology and financial agenda that has nothing to do with humanity or sustainability!

PLEASE vote against these dangerous plans, continually being insinuated into our City meetings in the most deceptive and anti-democratic ways.

The citizens of Cambridge, both affordable housing residents and proponents, are enraged at these extraordinary measures to induce extreme, unsustainable, and destructive permanent changes to our City.

We will be heard, and will not allow this destruction to succeed in ruining the city for whose equity and justice we have worked for so long.

Please say a definitive NO to the destruction of Cambridge!

=====

Mark Kon, Cambridge

Professor, Department of Mathematics and Statistics
Boston University
111 Cummington Mall, room 260
Boston, MA 02215
USA
Tel: 617-353-9549
Fax: 617-661-2406
Email: mkon@bu.edu
URL: <http://math.bu.edu/people/mkon>

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Erwin, Nicole

From: Diana Yousef <dyousef@gmail.com>
Sent: Wednesday, March 22, 2023 4:47 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Please vote NO on the proposed AHO for the 25-story skyscraper plans

Dear City Council

Please vote to oppose the massive AHO UP-zoning petition amendment. This pro-developer policy does nothing to help address affordable housing for Cambridge residents and will erode quality of life for our neighborhoods.

One the one hand the city is removing parking for residents and yet such massive developments will make traffic in Cambridge even worse!!

Approving such massive developments without a real city plan is just reckless! We need an assessment block by block that preserves our historic buildings and landscape, improves life quality for residents by adding green spaces and promotes livable communities.

The city council should be supporting policies that prioritize **OUR OWN city-specific needs**. Not everyone who wants to live in Cambridge can do so, particularly with all the investor and developer money driving up home prices.

Thank you
 Diana

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: denabrody@comcast.net
Sent: Tuesday, March 21, 2023 11:37 PM
To: City Clerk
Subject: FW: I oppose the AHO up-zoning petition amendment

From: denabrody@comcast.net <denabrody@comcast.net>
Sent: Tuesday, March 21, 2023 11:36 PM
To: bazeem@cambridgema.gov; dcarlone@cambridgema.gov; amallon@cambridgema.gov; mmcGovern@cambridgema.gov; pnolan@cambridgema.gov; ssiddiqui@cambridgema.gov; dsimmons@cambridgema.gov; ptoner@cambridgema.gov; qzondervan@cambridgema.gov; clerk@cambridgema.gov.
Subject: I oppose the AHO up-zoning petition amendment

Dear Cambridge City Councillors:

I oppose the massive AHO up-zoning petition amendment. This is a pro-developer policy order that goes against neighborhoods, inclusivity, and equity. Without parking, the traffic on our streets will be much worse, even with bike lanes and bus lanes.

We need a real city plan that preserves our historic buildings and trees, adds new green spaces to denser neighborhoods and promotes livability and viable neighborhoods citywide, inserting new buildings for housing within this rich mix.

Although the city needs to encourage the construction of affordable and moderate-priced housing, this is the wrong plan.

I support the Cambridge Citizens Coalition and Councillor Carlone in requesting a better and saner plan. I would bet the majority of residents in Cambridge agree.

Thank you.

Dena Feldstein

661 Green Street

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Erwin, Nicole

From: Helen Walker <hwalker434@rcn.com>
Sent: Tuesday, March 21, 2023 11:36 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton
Cc: City Clerk
Subject: Amendments to Affordable Housing Overlay

Dear Members of the Cambridge City Council,

I'm an architect. When I was in professional school, hi-rise affordable housing in St. Louis was being demolished. It had been found not to support the safety and well-being of residents. That was the end of the modern architecture idea of the Tower in the Park.

Later ideas emphasized the importance of integrating affordable housing into the neighborhood, both physically and visually, in terms of massing and scale. This enabled residents to have better supervision of their environment, to feel safer, and to build community.

It is interesting that Massachusetts Chapter 40B, which Cambridge has advanced beyond, because of its quantity of affordable housing, still has a *Handbook: Approach to Chapter 40B Design Reviews*.

<https://www.mass.gov/files/documents/2017/10/16/handbook-approachtoch40b-designreviewa.pdf>

The stated purpose is to ensure that "40B affordable housing developments adhere to high standards of site and building design that enhance the quality of life for residents and the communities in which they reside...[and to] create a shared vision of well-designed housing in order to create models for success..." The review process attends carefully to building mass and scale, and to relation of development to the surrounding context of buildings and streets.

It is unclear why we should cease to care about these things just because we have moved beyond the financial incentives of 40B. We are regressing to the Tower Without the Park. Financial feasibility needs to be an important concern, but it should not be the guiding urban design principle. Councillor Carlone's vision will yield a more livable city for everyone. Instead of advancing the present amendments to the Affordable Housing Overlay, I urge you to devote your energy to strategies for making low-to-mid-rise development affordable.

With many thanks for your consideration,

Helen Walker
 43 Linnaean Street
 Cambridge, MA 02138

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Erwin, Nicole

From: Rob Everts <rob_everts@igc.org>
Sent: Tuesday, March 21, 2023 10:36 PM
To: City Council
Cc: City Clerk
Subject: I oppose the AHO proposed revision as currently articulated

Dear Councilors:

I am writing primarily to share input for tomorrow's meeting of the Committee on Neighborhood and Long-Term Planning, Public Facilities, Arts & Celebrations, but including the entire Council.

I write to oppose the AHO up-zoning amendment that would enable far out-of-scale high rises to proliferate our city.

There is little disagreement that new and creative solutions are necessary to alleviate the crushing burden of extremely high housing prices in Cambridge, but this proposal with little room for negotiation is far too extreme. More density to a degree in targeted areas can be a part of the solution but 13 story buildings in several neighborhoods and 25 story building in the main squares would radically alter the feeling of our city.

Thank you for this opportunity for input. I strongly encourage the entire Council and the City Manager to investigate other approaches to address this urgent issue. I realize that total citywide consensus is impossible to achieve on this and many other issues, but please hear the voices of the many of us who oppose this path.

Thank you very much.

Rob Everts
 20 Newell St.

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Erwin, Nicole

From: Susan M. Carter <studiogirl1946@gmail.com>
Sent: Tuesday, March 21, 2023 10:17 PM
To: Mallon, Alanna; Nolan, Patricia; City Clerk; Zondervan, Quinton; McGovern, Marc; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Azeem, Burhan; Carlone, Dennis
Subject: Fwd: Reminder: Tell Council to OPPOSE AHO 25 story sky scrapers

----- Forwarded message -----

From: Suzanne <Suzanne@ccccoalition.org>
Date: Tue, Mar 21, 2023 at 5:34 PM
Subject: Reminder: Tell Council to OPPOSE AHO 25 story sky scrapers
To: Susan <studiogirl1946@gmail.com>

I OPPOSE AHO 25 STOREY SKY SCRAPERS!!!!!! HOW MANY TIMES DO WE HAVE TO SAY IT!!! PLEASE STOP THIS OBSESSION WITH DEVELOPERS, THEY ARE " KILLING " OUR BEAUTIFUL CITY!!!! SUSAN CARTER 41 Holden St. 23 year resident of Cambridge

[View this email in your browser](#)



ACTION ALERT – tomorrow. Please Write and Sign Up to speak.

WEDNESDAY (Mar.22, 5:30): JUST SAY NO!

Neighborhood & Longterm Planning Committee

- **WRITE TO COUNCIL** (*even if you have written before*) to oppose the massive AHO up-zoning petition amendment. This is a pro-developer policy order that goes against neighborhoods, inclusivity, and equity.
- ***Without parking, these massive developments will make traffic even worse.***

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

- What we need instead is a **REAL CITY PLAN**, block by block that preserves our historic buildings and trees, adds new green spaces to denser neighborhoods and promotes livability and viable neighborhoods citywide, inserting new buildings for housing within this rich mix.
- Although the city needs to encourage the construction of affordable and moderate-priced housing, this reckless, financially problematic plan will not do what we need and will have destructive impacts,
- **Note:** Recent Jefferson park affordable units cost more than \$900,000 each (without land acquisition costs) - far more than market rate housing costs.
- **Note:** We have never done a study of what tenants in these units feel about their management and other issues. We need to hire an outside group to undertake this study as we did recently for our Inclusionary Housing Tenants.

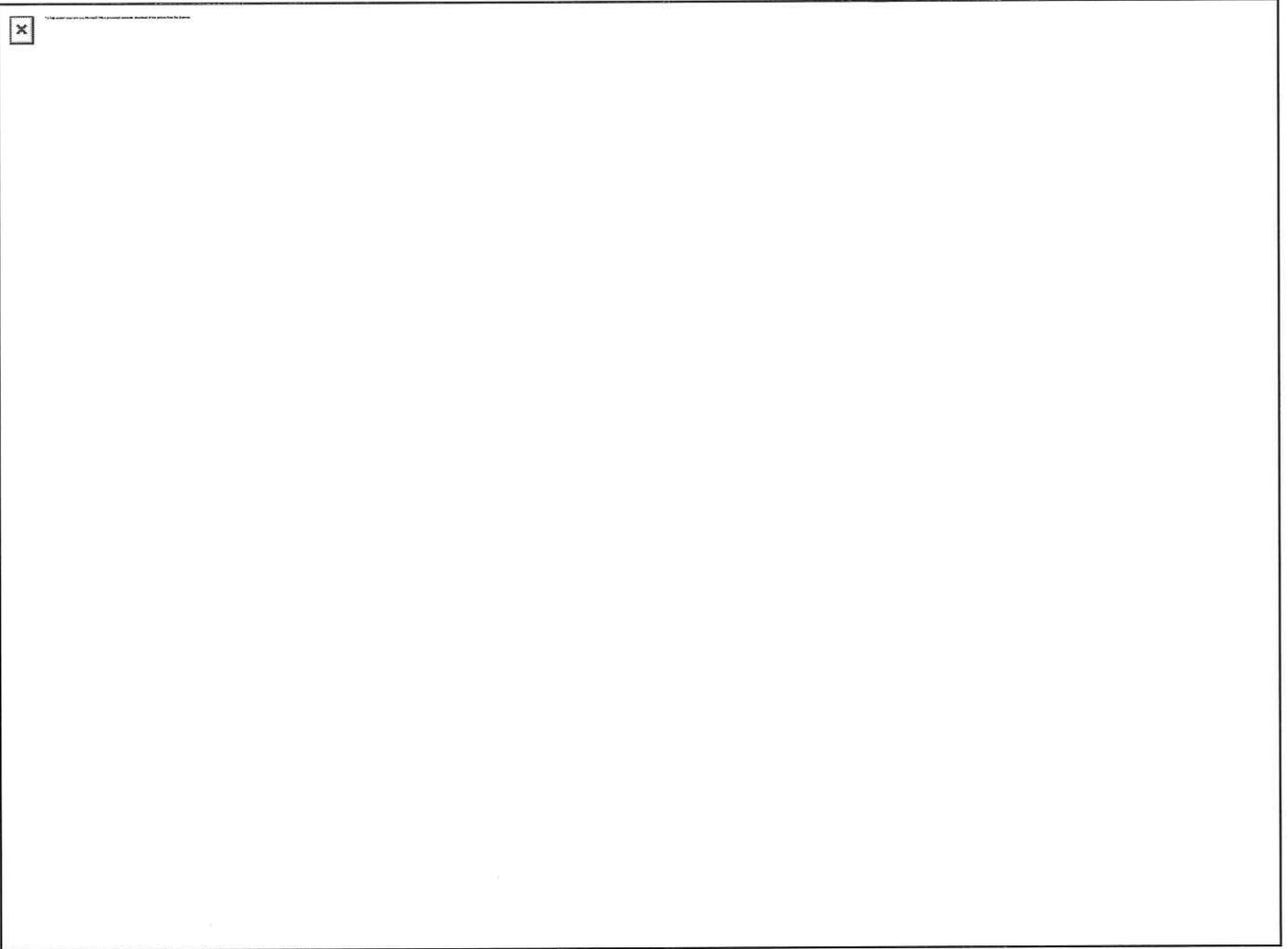
Read: Dennis Carlone's *Cambridge Day* article: [HERE](#)

Remind Councillors: On the AHO, that we have c.3000-3500 Cambridge residents on our affordable housing list. Create new housing on city owned land AND promote more equity by providing down payments for half the units **so people can gain equity-- \$\$\$**. In short, we should seek to promote policies that prioritize **OUR OWN city-specific needs**. Not everyone who wants to live in Cambridge can do so, particularly with all the investor and developer money driving up home prices.

Speak: Sign up here (for both meetings): cambridgema.gov/publiccomment (24 hours before hand).

Write: bazeem@cambridgema.gov; dcarlone@cambridgema.gov; amallon@cambridgema.gov; mmcgovern@cambridgema.gov; pnolan@cambridgema.gov; ssiddiqui@cambridgema.gov; dsimmons@cambridgema.gov; ptoner@cambridgema.gov; gzondervan@cambridgema.gov; clerk@cambridgema.gov.

ON THE AHO: The scale impacts of the proposed skyscrapers can be seen [HERE](#):



BACKGROUND

COMING UP: IMPORTANT Wed, Mar 28 at 5:30 PM Charter Review Committee – more to come. Hint: things have started moving faster. (More to Come!)

COMING UP: #2 IMPORTANT April 26, 12:30 PM – Ordinance Committee – continuation of pro-builder Councillors' efforts to destroy Historic Preservation

Thank you for being ACTIVE!!

Yours in Community,
Suzanne



Join the Cambridge Citizens Coalition by visiting CCCoalition.org and clicking the **orange Newsletter Sign-Up** button.

CALLING ALL CANDIDATES

Are you interested in running for City Council? We are looking to support strong, thoughtful candidates!

PLEASE SUPPORT US!

We now have an ActBlue account for CCC donations. As we move forward this year, we urgently need your support

[Click here to donate to CCC here via ActBlue](#)

Or make your check payable to CambridgePac send it to:

CambridgePac

P.O. Box 410291

Cambridge, MA 02141

VOLUNTEER TIME?

We need help with social media! If you have just an hour a week (or more) and are comfortable with Facebook, Instagram, Twitter, or Mastodon, email us at CCCoalition1@gmail.com

Cambridge Citizens Coalition is a group of local residents dedicated to smart development, sustainability, affordable housing, good government, and the preservation of our trees, green spaces, and historic architecture.



You received this email from the Cambridge Citizens Coalition
Address P.O. Box 410291, Cambridge, MA 02141
Contact us at CCCoalition1@gmail.com

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Cambridge Citizens Coalition · 5 Fuller Pl · Cambridge, MA 02138-4905 · USA

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Erwin, Nicole

From: Michael Hoff <hoffmichaelao@gmail.com>
Sent: Tuesday, March 21, 2023 10:00 PM
To: City Council; City Clerk
Subject: AHO NLTP

Hello,

As someone that grew up in a detached house in Cambridge and now lives in a large apartment building, the prospect of more large buildings is exciting because it would foster MORE community and connections. I didn't really know my neighbors growing up, but I definitely feel a sense of familiarity and warmth when I see the same people, from all walks of life, around my building every day now. Large buildings that would be 100% affordable would foster more of that kind of connection, while allowing us to put our values on display for everyone.

If we don't expand the AHO, then we're just as bad as the suburbs that always have an excuse why we can't, rather than why we can. Cambridge should lead again on this issue and we'll all be better for it.

Sincerely,
Michael Hoff
80 Fawcett St

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Erwin, Nicole

From: Lisa McManus <lisaxmcmanus@gmail.com>
Sent: Tuesday, March 21, 2023 9:57 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Proposed amendments to the AHO

Councillors and Clerk,

I'm not in favor of the proposed amendments to the AHO because of the extreme heights of the buildings permissible but even more **because it places ALL of the control over the shape of our city in the hands of developers**, most of whom do not live here and are in it for profit alone. They do not have the interests of our city and your constituents at heart.

There is a logical, lawful process for development and building in this city already in place that invites input, and includes oversight. It is not carte blanche to outside profit seekers to do whatever they like, while performatively calling it social justice.

I'm a resident of North Cambridge and a homeowner, and have lived here since 1995. I welcome affordable housing with neighborhood input, responsible planning that meets reasonable zoning restrictions, and without handing control to developers.

Thanks for your attention and consideration.

Lisa McManus
 17 Creighton Street
 Cambridge MA 02140

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Gabriela Romanow <gabi.romanow@gmail.com>
Sent: Tuesday, March 21, 2023 9:50 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Please oppose the AHO as it stands

Dear Councillors,

I urge you to oppose the current AHO as I don't believe it will serve Cambridge or the low-income families who hope to make their homes here.

Step back and plan for more affordable housing that is consistent with neighborhoods, the respect for green space, and in line with studies showing that high rises are not the answer.

Thank you,
Gabriela Romanow
1010 Memorial Drive

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Erwin, Nicole

From: Merry White <corkela2@gmail.com>
Sent: Tuesday, March 21, 2023 9:26 PM
To: Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; Azeem, Burhan; City Clerk
Subject: Thank you for reading

I responded recently to Dennis Carlone's op-ed essay in Cambridge Day and have emended it as a message to you regarding tomorrow's meeting at 5:30 pm. I would be most grateful if you'd read. Thank you for your work.

Merry White
 Cypress Street
 Cambridge

Councilor Carlone has said it clearly: we are in a chaotic moment where actions proposed are destined to create polarized reactions. Groups rally their forces through exaggerated claims, both for their causes and against those who would like thoughtful, reasonable planning for a whole city, for all its residents. There are many misleading statements deliberately confusing low-income with affordable housing, housing for the homeless with affordable housing, neighborhoods with modest two- and three-story houses with "rich enclaves" – and the like. Name-calling is rife. Calling people "Nimby" or "elitist" gets us nowhere. Cambridge's wide-ranging voices are NOT heard in meetings where representation of "community" might just sound like stacks of ditto-ed statements pro or con: noise over real discussion is heard. The real voices of real people would be far more diverse and reasonable. I'm sick of the lack of civility; it's not the Cambridge I have known in my 68 years of living here.

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

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From: Gilberte Houbart <ghoubart@gmail.com>
Sent: Tuesday, March 21, 2023 9:00 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Tall buildings, little supporting information

Dear Members of the City Council,

When the original Affordable Housing Overlay (AHO) was proposed I recall many promises to reassure residents regarding impact and fitting with the rest of the various neighborhoods. Could the radical revision that would allow 13 to 25-story buildings throughout the very small Cambridge space basically mean that we definitely cannot trust much of what's being said for the sake of being elected? Unless I am missing some important point, the city is already very dense at a national level.

It is hard to support such a drastic approach when too many questions appear pending in all the hot debates. Is the idea to build first and think later?

In the context of this aggressive revision we need to see a specific plan supported by data addressing the following (and the last 2-4 years could have been used for this):

- Why are we not using Cambridge public land? Mayor Wu described a very creative offer to developers for Boston (along with her Rent Stabilization proposal, another piece of the puzzle).
- Traffic studies to anticipate increased density in areas that are already heavy traffic and congested (Mass Ave through Porter sq and Harvard Sq). What will be the actual parking needs? Loss of parking spaces in certain sections already shows pressure on the system.
- Empty apartment units that are NOT available for rent. Any insight as to why developers keep them off the market would be of interest too.
- Actual plan to stop the tree canopy degradation (for all the reasons expressed in a former lengthy email). If only as much attention was paid to this critical asset as was paid to bike lanes (but trees don't get the same level of state funding).
- What does the exodus out of Massachusetts cities (and out of state), clearly evidenced in the recent post-pandemic census, mean for tech heavy Cambridge? What is the actual office occupancy in Tech Square? We know that labs (and they need in person presence) are expanding: how are the numbers informing density planning and specific locations? We also know that downtown Boston lost significant occupancy to remote work.
- We have 3000-3500 residents on our affordable housing list. Should they get prioritized? I would think so.

If such supporting information exists anywhere please let us know.

Also in such an adversarial context, I would like to see our leaders help bring the community together and really listen to all ideas.

For instance, creating more equity by providing down payments to qualifying applicants for half the units built seems like a very appealing proposal. Will it be picked up by Council members? Partnering with other towns that do have land would also make a lot of sense (as opposed to creating overpriced units on overpriced land: did I hear right that the Jefferson Park units cost \$900k each?).

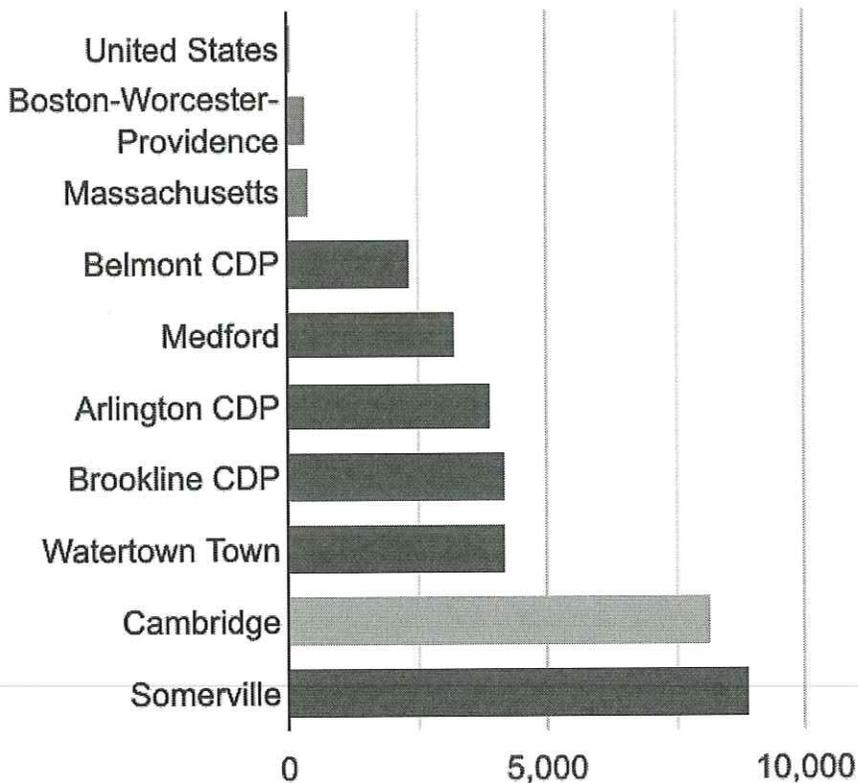
Thank you,
Gilberte Houbart
51 Chilton St

Some references among many on exodus (2022, 2023):

<https://www.bostonglobe.com/2022/03/24/metro/census-suffolk-county-among-leaders-percentage-drop-population/>

<https://www.bostonglobe.com/2023/02/18/business/people-are-leaving-massachusetts-has-lost-110000-residents-since-covid-began-is-life-better-out-there/>

Figure 2: Cambridge, MA Housing Density (Houses per Sq. Mile)



Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Janet Reckman <jreckman@comcast.net>
Sent: Tuesday, March 21, 2023 8:44 PM
To: Azeem, Burhan; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; City Manager; Carlone, Dennis
Subject: Opposition to new AHO petition

To my elected Cambridge city councilors,

I am writing once again. I am troubled that this reactive, over simplistic and outsized AHO proposal is still under consideration. I am 100% opposed to the updated AHO zoning amendment, including towers up to 25 stories tall. Affordable housing high-rises have proven to be BAD for both neighborhoods and housed residents. We all know this! Politicians and developers who think they can just put up a few massive buildings and 'stick all the low income people together' do a disservice to those in need. The residents are stigmatized, and do not assimilate into local neighborhoods any easier than their towering homes. I know you are all receiving opposition letters describing the various problems with these towers, such as lacking infrastructure, congestion in what is already one of the densest cities IN THE NATION, parking, climate related issues, etc.. I agree, and will not repeat those detailed concerns here.

Might I have hope now that we have a new city manager? Isn't it obvious that we first need a city plan, including housing development for low and moderate income residents, within the larger context of city development? (For example, does anyone believe that Mass Ave, now down to a single vehicle lane to accommodate buses and bicycles, could begin to absorb residents from new towers along this main corridor?) Ideally, affordable housing plans would include more home ownership opportunities to build generational wealth. A city plan needs to identify how many people Cambridge can truly house and support, in a safe and healthy manner, in the next decade +.

Finally, proponents point to the many thousands of people in the pool now waiting for housing. I believe the supply is endless – there will always be thousands of people signing up for affordable housing in Cambridge, some of whom have never lived in Cambridge before. Because it's still a wonderful city! Looking at the requirements now, I wish I had known that I could apply for affordable housing in Cambridge when I was single and earning \$50,000 (1980s equivalent) rather than living in less expensive neighboring towns with roommates, as I did. Perhaps it's also time to reevaluate this enormous list, and provide more accurate figures to plan and serve the number people truly in need, not just people who would like to live in Cambridge, when devising city plans. Otherwise... the best way to shorten the waiting list for housing, which seems to drive this panic to develop, may just be to enact these very AHO proposals and turn Cambridge into a polluted, treeless, ugly, unwelcoming and overcrowded city, where only rich people with single-family homes have reliable parking. Then even those truly in need of affordable housing will avoid Cambridge and find another more hospitable place to live.

Thank you,
 Janet Reckman
 4 Newport Rd
 Cambridge

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

59

From: Peter Glick <peterglick@comcast.net>
Sent: Tuesday, March 21, 2023 8:37 PM
To: City Manager; Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Affordable Housing Overlay

Dear City Councillors,

I am writing to oppose the new Affordable Housing Overlay plan proposed by Councillors Azeem, Zondervan, and McGovern. The plan is simply absurd. In the name of bringing more people into Cambridge, it would destroy a significant amount of the beauty and livability that makes it so attractive for those very people. I'm not sure if the Councillors are serious about the heights in this plan or just posturing. Either way, it is grossly irresponsible. I urge the Council to work on affordability and growth plans that make real progress but also preserve the Cambridge that we all love...or at least the Cambridge that most of us love.

Peter Glick
 60 Raymond St

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

60

From: Erik Sebesta <erik.sebesta@gmail.com>
Sent: Tuesday, March 21, 2023 8:02 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Please -- No Skyscrapers in Cambridge

My family and neighbors are opposed to skyscrapers in Cambridge. There's a reason we don't live in NYC!

--Erik, Ellie and Lauren Sebesta
64 Walker St

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

(01)

From: Catalina Arboleda <catalarbol@gmail.com>
Sent: Tuesday, March 21, 2023 7:31 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: The AHO

Respected City Councillors,
 Please say NO to the AHO. We need a city plan but this override is not the solution to the issues we have. There is not enough infrastructure (e.g. electricity, water, transportation) to support these huge buildings in Cambridge. This plan enriches the developers but does not address the environmental concerns we have, protect green spaces , or make the city more liveable for those of us who already reside here.

Best,
 Catalina Arboleda
 950 Massachusetts Ave. Apt 413
 Cambridge, MA 02139

May we be safe and protected
 May we be calm and connected
 May we live with ease and kindness
 May we live in love and in compassion

Sent by:
Catalina Arboleda, Ph.D
508-450-3868 (cell)
www.arboledaphd.com

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Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

LCJ

Erwin, Nicole

From: lynn cetrulo <ltcetrulo@gmail.com>
Sent: Tuesday, March 21, 2023 6:35 PM
To: Cetrulo, Lawrence
Cc: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Manager; City Clerk; Blier, Suzanne; eb@blumenthalmd.com; Carol Birnbaum; Bjornlund, Kyle; Kate E. Cetrulo Bjornlund; Eben Moulton; Fred Eustis; lialu1@comcast.net
Subject: Re: AHO Up-Zoning Petition Amendment

I feel as Larry does..he says it better than I can.
 Lynn Cetrulp

On Mar 21, 2023, at 2:51 PM, Cetrulo, Lawrence <LCetrulo@cetllp.com> wrote:

Dear City Council Members,

1. I write to oppose the massive AHO up-zoning petition amendment.
2. Without parking, these massive developments will make traffic even worse;
3. We need a real city plan, block by block that preserves our historic building and trees, adds new green spaces to denser neighborhoods and promotes livability and viable neighborhoods citywide;
4. Although the city needs to encourage the construction of affordable and moderate-priced housing, this reckless, financially problematic plan will not do what we need and will have destructive impacts.

Respectfully submitted,

Larry Cetrulo
 46 Grozier Road
 Cambridge, MA

Lawrence G. Cetrulo, Esq.
 CETRULO LLP
 Two Seaport Lane
 Boston, MA 02210
 email: lcetrulo@cetllp.com
 Office: (617) 217-5210
 Telephone: (617) 217-5500
 Fax: (617) 217-5200

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Cetrulo LLP Boston MA

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Erwin, Nicole

From: Amy Clarkson <amysclarkson@gmail.com>
Sent: Tuesday, March 21, 2023 6:26 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: I oppose massive AHO upzoning petition amendment

Dear Council,

I have written you before on this subject and adding my voice again to try to dissuade you from voting for this ill-advised, rushed, and out of scale petition for Cambridge. I read Dennis Carlone's thoughtful remarks on the subject in Cambridge Day. He is correct that there is a lack of coherency and a thoughtful plan. Some of you want to jam impactful amendments though without careful deliberation and/or thought as to how it will impact people's lives and the city we all live in for years to come. Once towers are built, they will be here for a long, long time.

Do lower income people want to live in tall towers like Rindge Towers or would they prefer to live in units that open out to the street and to green spaces where they can watch their children play? How about doing a cohesive study on this before implementing this terrible plan? I have lived in Cambridge for over 40 years and would like to see a plan that includes affordable housing with a livable scale, more trees, parks and green spaces especially around low income housing. Preserve our historic buildings as they enrich our lives and add beauty for everyone in the city.

Please do not make a mistake by voting for this. The citizens of Cambridge are watching all of you carefully and how you are voting. Dennis Carlone has my vote for the next election.

Sincerely,
 Amy Clarkson

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Elisa Pepe <ecpepe@hotmail.com>
Sent: Tuesday, March 21, 2023 6:21 PM
To: City Council
Cc: City Clerk
Subject: comment on AHO amendments

Dear Cambridge City Council,

My name is Elisa Pepe and I reside at 369 Franklin Street in Central Square. I am writing in support of the AHO amendments. I live in an affordable housing unit in that building with my 25 year old daughter. I am currently employed as a grants administrator at a nonprofit in Cambridge. Without the affordable housing programs in Cambridge, I would never be able to afford to live here. I bought my unit through the program in 2003, which stabilized my housing. I was able to continue working for nonprofit organizations in Cambridge, and have contributed countless volunteer hours over the years to the public schools and other organizations in Cambridge. I feel a particular affinity and duty to the city to give back.

I understand that there is concern about increasing the height of affordable buildings. With the footprint of a building already established, I believe the benefit of building taller to accommodate more people is such an obvious way to address a housing crunch at a marginal cost. With more residents, these structures will add to the vibrancy of the corridors and support for businesses surrounding them. I was walking on Mass Ave late last night with my dog and found that lights on in the taller buildings made me feel safety in numbers.

If there is opposition to new, taller apartment buildings with the argument that these are not desirable to live in and will change the character of the city, I can speak from experience. I live on an upper floor and have to say that the better light, the view, and the relative quiet from the traffic below are heavenly. The building is energy efficient and my utility bills are incredibly low; I rarely need to turn on the heat in winter and there are no drafts. Being a single parent with a single female child, I also feel much safer in a condo building with a locked door to the hall, plus an additional locked door to the outside, with an entire building keeping an eye on activity in front and around the complex. I don't know everyone by name, but we wave to each other, and bring in packages that are delivered in the vestibule. I know several residents in the even taller apartment building next door, from the walking I do every day thanks to living close to my work and stores. So that's the view from inside. From outside, our building is well maintained by a management company, with agreeable landscaping and trees, reliable sidewalk snow shoveling, and trash can handling. That is more than I can say for many houses.

I also wanted to point out the type of people you would be providing more affordable housing to. There is an intensive and completely transparent process of selecting those who can enter the lottery for the homebuyers' program, based on a point system. The first two points go to people who currently live in Cambridge, and work in Cambridge. At least at the time I applied, there was such demand and so little housing that every head of household who got into the lottery was already a resident and employee in Cambridge. Second, there was a narrow band of income to be able to qualify at all: not so high as to qualify out, but not so low as to not be able to carry a mortgage. I needed to be approved for a mortgage just like any other homebuyer, so needed to show a reliable job and credit history. I don't know who else we would want to keep in our city but people who are already working and living in Cambridge, with full time jobs.

Thank you for your consideration of the amendments to the Affordable Housing Overlay, to widen the opportunity for housing stability as well as vibrancy in our city.

Elisa Pepe

65

Erwin, Nicole

From: Carol Birnbaum <cbirnbaum@icloud.com>
Sent: Tuesday, March 21, 2023 6:16 PM
To: Cetrulo, Lawrence
Cc: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Manager; City Clerk; Itcetrulo@gmail.com; Blier, Suzanne; eb@blumenthalmd.com; Bjornlund, Kyle; Kate E. Cetrulo Bjornlund; Eben Moulton; Fred Eustis; lisalu1@comcast.net
Subject: Re: AHO Up-Zoning Petition Amendment

I oppose the AHO upzoning petition amendment, that I believe favors developers over neighborhoods, inclusivity and equity. Without parking, these massive developments will make traffic even worse. Instead, we need to create a city plan that preserves our historic buildings and trees and promotes livability and viable neighborhoods citywide, inserting new buildings for housing within this critical mix. We need to hire an outside consulting group to undertake a study of what tenants in affordable housing units feel about their management and other issues. The proposed plan is financially problematic and will have destructive impacts.

Sincerely,
 Carol Birnbaum

Carol Birnbaum, M.D.
 617-868-9302
 cbirnbaum@icloud.com

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Erwin, Nicole

From: Sally Benbasset <sbenbasset@gmail.com>
Sent: Tuesday, March 21, 2023 6:02 PM
To: City Clerk
Subject: letter in support of AHO amendments
Attachments: March 20.docx

Attached is a letter I wrote in support of the proposed changes to the Affordable Housing Overlay.
Please contact me if you have any questions.

Respectfully,
Sally Benbasset
92 Henry Street
Cambridge

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

March 20, 2023

To whom it may concern:

My name is Sally Benbasset and I have lived in Cambridge for the last 50 years, 48 of which have been as a home owner at 92 Henry Street in Cambridgeport. I am writing in support of expanding the Affordable Housing Overlay.

Living in Cambridge, I feel very lucky to have had the opportunity to raise my two children here, work as a early childhood teacher in Headstart and the Cambridge Public Schools and now serving as a Board member of CEOC for the past 6 years. My husband and I have recently sold the other side of our house to our son and his family at a very low price as it is the only way he could have afforded to live near us. We know we are very privileged to be able to do that. We also know that neighborhoods and community are based on people and not buildings. Many people like me have chosen to live in Cambridge because it is a vibrant and diverse city. That assumes in my mind, a certain level of density and a range of people from different backgrounds. It also means a variety of buildings that meet the needs of the community. Stability comes from feeling safe and connected. I see that in my own street and from families I have worked with at 808 Memorial Drive, Jefferson Park and other relatively large multifamily buildings. The need is enormous and the time to act is now. As a city, we need to build as much affordable housing as we can and this is a viable tool.

Thank you and feel free to contact me at any time.

Respectfully,
Sally Benbasset
92 Henry St.
Cambridge

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Erwin, Nicole

From: Rebecca Leaman <rebecca@titanmoving.com>
Sent: Tuesday, March 21, 2023 3:44 PM
To: City Council; City Clerk
Subject: Affordable Housing High Rises

My name is Rebecca Leaman, I was born and raised in Cambridge, in a 2 family home and now I currently live in a 10 story apartment complex that has a 20 story apartment complex on site as well. I have lived here for 13 years and raised my son. I am an active member of the community, I was vice president / treasurer of Cambridge Central Little League for over 10 years, I am the current tenant association president at my apartment complex, I currently volunteer/run a food pantry in Cambridge. I am very active in my community, I truly believe that building more affordable housing high rises would be beneficial for our community. My son who now has a family of his own, has been forced out of Cambridge due to the high rents and lack of affordable units. He now raises his 16 month old son in Providence Rhode Island, if given the chance to live on the 15th floor of an affordable high rise apartment in Cambridge hands down he would be headed back to Cambridge really quickly.

Thank you,
Rebecca Leaman
6178406965

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Erwin, Nicole

From: Vickey Bestor <vickeybestor@gmail.com>
Sent: Tuesday, March 21, 2023 3:27 PM
To: City Council; City Manager; City Clerk
Subject: Neighborhood and Long-Term Planning . . . Committee Meeting 3/22/23

Dear All:

We need quality, livable, affordable housing for families in Cambridge. But I doubt the plan to allow 13-25 story high-rises is the answer.

Such building produce lives lived in perpendicular. You go up and down in a metal box with a few other residents who you may know and chat with or studiously ignore reading your cell phone or contemplating your feet. When you arrive at your floor you change directions 90 degrees and head to your apartment. If you are lucky you know and like others on your floor and you may make a real community within your building. But most communities are more horizontal, and closer to the street, shops, transportation, and trees. Cambridge has the space and resources to build significantly more 6-7 story building along our major thoroughfares. Don't isolate families in vertical ghettos, instead, please make them part of our neighborhoods.

And please don't brand anything short full-throated endorsement of the dramatic proposal to allow 13-25 story high-rises as deplorable, racist, or both. We must avoid the polemics to move forward as a city together.

I applaud Councillor Carlone informed and insightful article on this subject in the March 20th issue of Cambridge Day. He is a man who knows this subject well and he should be heard. As he suggests, please study this issue fully, move forward smartly and judiciously, and create more affordable housing for the over 3,000 residents of Cambridge who need it.

Sincerely,

Vickey Bestor
 149 Upland Road

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Cetrulo, Lawrence <LCetrulo@cetllp.com>
Sent: Tuesday, March 21, 2023 2:51 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Manager; City Clerk
Cc: ltcetrulo@gmail.com; Blier, Suzanne; eb@blumenthalmd.com; Carol Birnbaum; Bjornlund, Kyle; Kate E. Cetrulo Bjornlund; Eben Moulton; Fred Eustis; lsalu1@comcast.net
Subject: AHO Up-Zoning Petition Amendment

Dear City Council Members,

1. I write to oppose the massive AHO up-zoning petition amendment.
2. Without parking, these massive developments will make traffic even worse;
3. We need a real city plan, block by block that preserves our historic building and trees, adds new green spaces to denser neighborhoods and promotes livability and viable neighborhoods citywide;
4. Although the city needs to encourage the construction of affordable and moderate-priced housing, this reckless, financially problematic plan will not do what we need and will have destructive impacts.

Respectfully submitted,

Larry Cetrulo
 46 Grozier Road
 Cambridge, MA

Lawrence G. Cetrulo, Esq.
 CETRULO LLP
 Two Seaport Lane
 Boston, MA 02210
 email: lcetrulo@cetllp.com
 Office: (617) 217-5210
 Telephone: (617) 217-5500
 Fax: (617) 217-5200

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Cetrulo LLP Boston MA

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Erwin, Nicole

From: Robert Camacho <musicamach@gmail.com>
Sent: Tuesday, March 21, 2023 2:30 PM
To: City Council; City Clerk; City Manager
Subject: Proposed AHO revision
Attachments: Response for 3-22-23 meeting on radical proposed AHO revision.docx

Cambridge City Council, Cambridge City Clerk, Cambridge City Manager,

Attached is my response to the AHO revision proposal

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

3/20/2023

Cambridge City Council – Neighborhood and Long-term Planning Committee
 Clerk, Cambridge City Council
 Re: Proposed AHO revision

I am writing to again state that the current proposed AHO revision is totally inappropriate, vastly overblown and is destructively distractive and unfit for Cambridge and ignores those current important 3500 residents in need of affordable housing now. The current Envision target of +3,175 affordable units by 2030 is what those in favor of more Affordable Housing for Cambridge should be dealing with at this time.

To deny that the main intent of this Real Estate Developer proposal is an attempt to warehouse poor people is beyond absurd. Warehousing poor people is exactly what is being proposed. As some current residents have stated, if this approach were a valid answer, major cities like New York and Chicago as well as many other smaller cities would have all their residents comfortably housed now. Instead, the years ago majority of huge, low and even moderate-income buildings have been torn down and replaced by more human-scale construction.

The human-scale element is missing in this proposed 29-stories and more affordable housing amendment. Furthermore, the importance of scale is becoming increasingly supported by a growing amount of research on optimal community size and networks.

What research have the proponents of this radical AHO revision offered to justify the appropriateness of their proposal for already underserved Cambridge residents? Yes, there has been research in this topic and it is numerous and still growing. There are unfortunately no definitive answers to effective community size at this time but one thing is already very clear and it is that there is an upper limit to the number of people who can occupy a common space before there are detrimental effects.

Has any Council proponent of these high-rise monstrosities done the least amount of research or investigation of the effect this warehousing of people will have on an already underserved population?

Do Council proponents even care what this warehousing effect will have on an already underserved population? One proponent of this grandiose revision states that these will be mixed income buildings from zero income to over \$100,000. I believe that if a family made over \$100,000 who in Cambridge really thinks that this family would desire to live in a building with tenants with no income at all. Let's get real, please!

In closing, there is no valid need for 25 story buildings, other than in Real Estate Developers' dream of a perfect world. What we should be doing is building new housing on city owned land and promote more equity by providing down payments for some of the units so some currently underserved residents can become new home owners and gain equity.

Robert Camacho, 24 Corporal Burns Road, Cambridge, MA 02138

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Erwin, Nicole

From: Kitty Gormley <kitgorm@comcast.net>
Sent: Tuesday, March 21, 2023 2:07 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Try harder

WRITING TO PLEAD WITH CITY COUNCIL TO ABANDON THE HUGE AHO UP-ZONING PETITION AMENDMENT AND WORK HARDER TO FIND SOLUTIONS THAT ADDRESS CAMBRIDGE'S HOUSING NEEDS WITHOUT RUINING ITS RARE, IRREPLACABLE URBAN QUALITIES.

YOU CAN DO THIS — PLEASE PUT THE CITIZENS OF CAMBRIDGE FIRST AND STOP ACCOMMODATING PROFIT-DRIVEN DEVELOPERS AT THE CITY'S EXPENSE. Work with those talented urban planners on the city staff. Challenge their and your own creativity. Rule out (from the start) major moves that are destructive to the city (like the AHO upzoning). Pursue the many other options at hand, including ones you may not have considered yet. Dream better!

K. Gormley
 Holworthy Street

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

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From: LYNN TREVOR <lynn.trevor1@gmail.com>
Sent: Tuesday, March 21, 2023 11:40 AM
To: City Council; City Clerk
Subject: I oppose AHO amendments

Councilors,

The AHO amendments are crazy. If you want to build a big tower, build it on city hall before you put it in our neighborhoods.

Lin Trevor
156 Richdale Ave

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Susan M. Carter <studiogirl1946@gmail.com>
Sent: Tuesday, March 21, 2023 11:36 AM
To: Mallon, Alanna; Nolan, Patricia; City Clerk; Zondervan, Quinton; McGovern, Marc; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Azeem, Burhan; Carlone, Dennis
Subject: Fwd: [NWN Info] Reminder: Speak up against 13 and 25-story towers in Cambridge

----- Forwarded message -----

From: **Susan Frankle** <susanfrankle@comcast.net>

Date: Mon, Mar 20, 2023 at 7:49 PM

Dear City Council, I do not understand that you do not understand that Cambridge is a very small city and overly dense 30 years ago! !....why are you trying to shoehorn in more and more people at great fiscal expense and ecological expense to the current taxpayers????? Susan Carter 41 Holden St.

Subject: [NWN Info] Reminder: Speak up against 13 and 25-story towers in Cambridge

To: north-walden-neighbors-info@googlegroups.com <north-walden-neighbors-info@googlegroups.com>

Dear Neighbors,

A quick follow-up message to remind you to **sign up for public comment or send an email by end of Tuesday**, to share your views on the proposal for the radical revision of the Affordable Housing Overlay (AHO) that would allow 13 to 25-story buildings throughout Cambridge. It is critical that we have as many voices as possible in opposition to this proposal.

The proposal will be discussed at the Wednesday 5:30pm meeting of the Cambridge City Council's Neighborhood and Long-Term Planning Committee Meeting. [See this link](#) for information on attending and commenting at this meeting, and email the Council at CityCouncil@cambridgema.gov.

Today, Councilor Dennis Carlone published [an op-ed in Cambridge Day](#) that outlined a better approach to achieving the city's affordable housing goals. He recommended,

- Changing gears from polarizing debate to **focus on achieving agreed goals**, such as the Envision Cambridge goal of developing 3,175 new affordable units by 2030
- Developing an **Affordable Housing Strategy and Implementation Plan** to define specific options for achieving this goal – including design, siting and financing of new housing. A multi-stakeholder Task Force could help guide and build support for this plan.
- **Leveraging city resources** to implement the plan, making the most of city policy, financing and programming.

If you like Dennis' ideas, please post a comment below his op-ed.

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We agree this type of practical focus is needed to develop a coherent plan for affordable housing development in the city, rather than the current approach of wild policy proposals and overbuilding of scarce sites. With better planning, we can create a vibrant and inclusive city for the future.

Thank you for your support for our neighborhood!

Best wishes,
North Walden Neighbors

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You received this message because you are subscribed to the Google Groups "North Walden Neighbors Info" group. To unsubscribe from this group and stop receiving emails from it, send an email to north-walden-neighbors-info+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/north-walden-neighbors-info/1277103718.3474236.1679356174074%40connect.xfinity.com>.

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Erwin, Nicole

From: Sally Edmonds <sally@edmonds.com>
Sent: Tuesday, March 21, 2023 11:23 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Please make a real city plan

I am writing to oppose the massive AHO upzoning petition amendment that is being discussed this week. Please work to develop a better city plan that will encourage both affordable housing but without destructive impacts. We need to preserve our historic buildings and trees, add new green spaces to denser neighborhoods and promote livability and viable neighborhoods citywide, inserting new buildings for housing within this rich mix.

We need a better plan for traffic here in Cambridge too! Please reconsider this development.

Best,
Sally Edmonds
48 Fayerweather Street

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Dan Phillips <deepee1992@gmail.com>
Sent: Tuesday, March 21, 2023 10:46 AM
To: City Council; City Clerk
Subject: Please Expand the AHO

Dear City Council,

In advance of this week's NLTP hearing, I am again writing to urge you to expand the Affordable Housing Overlay.

We are in a housing crisis, and the poorest are hit hardest of all. Opponents of expanding the AHO worry about Cambridge's community changing, but Cambridge is already changing. Year after year as rents rise because housing remains scarce, more people are displaced.

Affordable housing - yes, sometimes in big buildings - isn't bad for community, it makes communities possible in Cambridge that would otherwise be priced out. We know how much of a difference affordable housing can make in people's lives, just listen to stories from the Can't Wait List.

Please don't pass on this opportunity to provide more affordable housing in Cambridge.

Best,
Dan Phillips
234 Broadway

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

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From: Arslan Aziz <arslan.aziz@outlook.com>
Sent: Monday, March 20, 2023 9:20 PM
To: City Council; City Clerk
Subject: Supporter of the Affordable Housing Overlay Amendment in Advance of NLTP Committee Hearing On 3/22

Dear Cambridge City Council,

As a Boston resident and partner of a former Cambridge resident, and with many friends and acquaintances who are current Cambridge residents, I am writing to voice my support for the amendment to the Affordable Housing Overlay (AHO).

I believe Cambridge shares a strong responsibility in helping alleviate the housing crisis in the greater Boston area. As a young professional who has been in the Boston area for 2 years and will be here for many more years, I can testify to the challenges that renters and new homeowners face due to the housing supply shortage including constant battles for finding available units and skyrocketing rent. I am thankfully in a position where I can withstand these challenges but I know there are many out there who cannot, and many more in the future who will not be able to if the city remains on its current trajectory. I believe that the amendment to the AHO is very reasonable and that arguments against it do not have substance; I implore you to pass it.

Best Regards,

Arslan Aziz

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Erwin, Nicole

From: Dan Sprague <d.a.sprague@outlook.com>
Sent: Monday, March 20, 2023 7:38 PM
To: City Council; City Clerk
Subject: Re: AHO

Dear City Council

I wanted to amend my earlier comment, as I have learned that eminent domain purchases refer either to willing or unwilling sales to the city government. :)

- 1) This should probably be made clear for those of us unfamiliar with the legal technicality to avoid misunderstandings.
- 2) Does the city have any reason to believe that there are enough willing sellers to make even a small dent in the 3,000 affordable homes number, and if there aren't, are you going to force people to sell?
- 3) How many millions of our tax dollars are going to be spent to clean up the damage from our zoning laws before we fix them?

And finally: I continue to support the AHO expansion because I do not believe this plan is a viable alternative to provide much needed housing.

Cheers,

Dan

On Mar 20, 2023, at 1:37 PM, Dan Sprague <d.a.sprague@outlook.com> wrote:

I forgot to attach my name and address. Comment is below.

Daniel Sprague
 22 Cottage Park Ave
 Cambridge MA

Sent from my iPhone

On Mar 20, 2023, at 9:48 AM, Dan Sprague <d.a.sprague@outlook.com> wrote:

Hello,

I am writing to support the AHO. According to the Cambridge Day, Councillor Carlone intends to present a plan to use eminent domain to purchase buildings.

So let me see if I understand: We're at a point where we would rather take people's property against their will rather than redo this city's ridiculous zoning code?

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How can anyone possibly believe that, when this plan is inevitably challenged in court, that a judge wouldn't ask why the city needs to take people's property from them while entire chunks of the city are single-family only or two family zoned?

Perhaps if the city council had been engaged in good-faith conversations on encouraging low/mid-rise apartment buildings city-wide I would take Councillor Carlone's proposal seriously, and yet despite his very own claim that "this is what people want" — the city has indicated *no* plan to do that.

Shameful.

Cheers,

Dan

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Erwin, Nicole

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Shameful.

Cheers,

Dan

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

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From: Diane C Norris <diane@charyknorris.net>
Sent: Monday, March 20, 2023 11:50 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Cc: Charley Norris
Subject: Neighborhood and Long Term Planning 3/23 Meeting and AHO Amendment

To: Neighborhood and Long-Term Planning Committees and City Councilors

From: Diane Norris, 446/448 Huron Avenue

RE: AHO Petition Upzoning Amendment

I support affordable housing and the importance of strong neighborhoods throughout Cambridge. As an an architect, community arts advocate, and long term resident of Cambridge, I am in strong opposition to the AHO Upzoning Amendment. I think the proposed sweeping zoning change for so many parts of Cambridge will have unintended negative consequences in too many neighborhoods. I support affordable housing, but think that this proposal is not sound professional long term planning which Cambridge can afford to do.

I think the AHO design guidelines are very good, meant to "incorporate urban design best practices". Many of the new projects are well done and fit into their urban and neighborhood context. However, the AHO design guidelines do NOT have a single example of taller buildings over 7-8 stories, so the guidelines cannot possibly be met with the proposed extensive height zoning changes unless the sites are big enough. There are no minimum lot sizes mentioned. I am disappointed that the City Council might propose to eliminate these important design guidelines which make the projects work so well for the neighborhoods and also helps to mitigate adjacent homeowner impacts.

I also think the proposed taller buildings including mid (5-12 stories) and high rises (over 13 stories) may work in some very specific contexts when a site is big enough and more feasible if they are mixed income. They work better with mixed uses that support the residents such as an affordable food market.

It seems that the proposed zoning changes for major corridors is not literally all streets in Cambridge, but to allow 13 stories with no setbacks along the entire length of 13 busy streets across Cambridge is an enormous change with unintended consequences. What is worse is that it seems that, as pointed out by a planning board member who has researched actual sites, there are very few sites that are actually feasible today for affordable housing. It seems like a political move to support affordable housing without actually being able to do it. The same argument goes for allowing 25 stories in squares since they are by far the most costly areas to build especially over the underground subway and buses in Harvard Square and Porter Squares.

We have written numerous letters. Charley has written letters as a long term urban planner with extensive experience and knowledge on what has happened in cities across the country with housing development. We have written with the hope of getting some sort of response from the City Councilors on legitimate questions on both sides and continue to receive nothing. We are also saddened by the numerous homeowners who we have talked to that have no idea that this is happening who deserve better communications on such an important change for the City that affects all neighborhoods in Cambridge.

Respectfully Submitted,

Diane and Charley Norris
 446/448 Huron Avenue

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Erwin, Nicole

From: Mary Jane Kornacki <amicusmjk@gmail.com>
Sent: Monday, March 20, 2023 11:05 AM
To: Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk; Azeem, Burhan
Subject: Vote NO on AHO upzoning petition amendment

I urge you all - not just those who sit on the committee to review the proposed amendment to the AHO - to reject the amendments as written.

YES Cambridge needs more affordable housing. There are ways to accomplish that which do not destroy the essential nature of the city.

- 1) What is your goal regarding affordable housing? We're at about 16% of our total housing stock. What should it be? 20% 25%do the work to determine a consensus target for more housing that is consistent with the nature of Cambridge. *An agreed upon goal and a plan to get there are currently lacking.*
- 2) explore options to build on city owned land. Look at how other cities tackle this issue in creative ways. NOT towers.
- 3) balance the need for affordability with environmentally conscious policies and sustainability. We need green space, trees and gardens not developments that cover 100% FAR. How much population can the city absorb given water and other resources? If climate change brings hotter, drier summers and our reservoir evaporates...what plan is there for this essential resource? How many people can the city reasonably absorb? Do you know? Why are you planning without regard for sustainability?
- 4) get clear on the number of people on the waiting list for affordable housing. I understand the list is not cleaned up or culled. A recent estimate puts the number at 3000- 3500. NOT 21,000 or whatever inflated numbers are being pointed to.

Do the basic work of setting a target and plan, knowing how many the city can absorb, what the real number is and who they are. AND think holistically....Balance and reason are called for. Not pandering to any one constituency.

Thank you.

Mary Jane Kornacki

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 Mary Jane Kornacki
 103 Avon Hill St
 Cambridge, MA 02140
 617.354.7983 (h)
 617.480.5778 (m)

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Erwin, Nicole

From: Paul E Fallon <fallonpaule@gmail.com>
Sent: Monday, March 20, 2023 10:56 AM
To: City Council; City Clerk
Subject: Proposed Increase of AHO

City Manager, Council Members, and City Clerk,

I understand there is a hearing this Wednesday 3/22 about the proposed increase in Affordable Housing Overlay (AHO) Zoning. I hope that you support this; I am in favor of this proposed change.

Thank you for your service to our community.

Paul E Fallon
 618 Huron Ave
fallonpaule@gmail.com

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Paul E. Fallon
 618 Huron Ave
 Cambridge, MA 02138-4531
 617-661-9464
www.paulefallon.com
www.howwillwelivetomorrow.com
www.theawkwardpose.com

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Erwin, Nicole

From: Kennie Lyman <kennie.lyman@gmail.com>
Sent: Monday, March 20, 2023 10:53 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: AHO upzoning

Please please vote against this zoning plan. It is wrong for so very many reasons!
Kennie Lyman
Cambridgeport

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Erwin, Nicole

From: Dan Sprague <d.a.sprague@outlook.com>
Sent: Monday, March 20, 2023 9:49 AM
To: City Council; City Clerk
Subject: AHO

Hello,

I am writing to support the AHO. According to the Cambridge Day, Councillor Carlone intends to present a plan to use eminent domain to purchase buildings.

So let me see if I understand: We're at a point where we would rather take people's property against their will rather than redo this city's ridiculous zoning code?

How can anyone possibly believe that, when this plan is inevitably challenged in court, that a judge wouldn't ask why the city needs to take people's property from them while entire chunks of the city are single-family only or two family zoned?

Perhaps if the city council had been engaged in good-faith conversations on encouraging low/mid-rise apartment buildings city-wide I would take Councillor Carlone's proposal seriously, and yet despite his very own claim that "this is what people want" — the city has indicated *no* plan to do that.

Shameful.

Cheers,

Dan

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Joan Friebely <jfriebely@comcast.net>
Sent: Monday, March 20, 2023 8:52 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Stand up for residents, not developers

HELP! We need a real city plan.

AHO sky scrapers are a terrible idea and so are 9-14 story projects in neighborhoods. Don't get swallowed up by developers!

Please, please reconsider the Garden St. bike lanes. There seems to be a greatly improved option that uses 2-way bikelanes.

Joan Friebely

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: CentralSquare Tenants <centralsquaretenants@gmail.com>
Sent: Monday, March 20, 2023 8:00 AM
To: City Council
Cc: City Clerk
Subject: Strong Support for POR 2023 #49 to Acquire Multi-Family Properties as Affordable Housing

Subject: Strong Support for POR 2023 #49 to Acquire Multi-Family Properties as Affordable Housing

Dear City Councilor,

I strongly support POR 2023 #49 to Acquire Multi-Family Properties as Affordable Housing, and urge its continued diligent implementation.

“That the City Manager is requested to confer with the appropriate City departments to ensure multi-family properties on the market are reviewed as quickly as possible as potential affordable housing acquisitions.

CHARTER RIGHT EXERCISED BY COUNCILLOR SIMMONS
 IN COUNCIL MARCH 6, 2023
 POR 2023 #49”

Sincerely,

Rabbi Yoni

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: H Hardouf <hhardouf@gmail.com>
Sent: Sunday, March 19, 2023 6:38 PM
To: City Clerk
Subject: Opposition to the AHO up-zoning petition amendment

H. Fleishon
100 Landsdowne Street
Cambridge, MA 02139

I am writing to document my opposition to the Franklin Up-Zoning petition principally because in my view, the city needs to do a real City Plan with specific streets rezoning, specific detailed study of green spaces (or lack thereof), and thoughtful consideration given to the housing challenges in Cambridge.

An alternative would be to convene a 12 person representative committee made up of members from the Planning Board, the BZA, the Cambridge Historical Commission, and our Neighborhood Group leaders to work together to create a real comprehensive City plan that would, block by block, preserve our historic buildings and trees, add new green spaces to denser neighborhoods and promote livability and viable neighborhoods citywide, thus inserting new buildings for housing within this rich mix.

Cambridge needs to encourage the construction of affordable and moderate-priced housing, but the Franklin Up-Zoning petition is a reckless, and financially problematic plan that will not establish what we need and will have destructive, detrimental impacts on Cambridge as a whole.

In support of my argument there are the recent Jefferson Park affordable units that cost more than \$900,000 which is far above the market rate housing costs. The city has never done a study of what tenants in these units feel about their management and other issues. I think the city needs to hire an outside group to undertake this study as we most recently did for our Inclusionary Housing Tenants.

In regards to the **AHO**, we have approximately 3000-3500 Cambridge residents waiting on our affordable housing list. The city of Cambridge needs to create new housing on **city owned land** and also promote more equity by providing down payments for half the units.

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Sincerely,
H. Fleishon

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Erwin, Nicole

From: ANNE LESLIE <annelesl@comcast.net>
Sent: Sunday, March 19, 2023 6:05 PM
To: Azeem, Burhan
Cc: City Clerk
Subject: AHO Zoning Petition Amendment

March 19, 2023

Dear Councilor Bazeem:

Re: AHO Zoning Petition Amendment

This is a pro-developer policy order that goes against neighborhoods, inclusivity, and equity. What we need instead is a City Plan, block by block that preserves our historic buildings and trees, adds new green spaces to denser neighborhoods and promotes livability and viable neighborhoods citywide, inserting new buildings for housing within this rich mix.

Although the city needs to encourage the construction of affordable and moderate-priced housing, this reckless, financially problematic plan will not do what we need and will have destructive impacts. Recent Jefferson park affordable units cost more than \$900,000 each (without land acquisition costs) - far more than market rate housing costs. We have never done a study of what tenants in these units feel about their management and other issues. We need to hire an outside group to undertake this study as we did recently for our Inclusionary Housing Tenants.

We have c.3000-3500 Cambridge residents on our affordable housing list. Create new housing on city owned land AND promote more equity by providing down payments for half the units so people can gain equity-- \$\$\$\$. In short, we should seek to promote policies that prioritize our own city-specific needs. Not everyone who wants to live in Cambridge can do so, particularly with all the developer money driving up home prices. **I urge you to vote NO on this Amendment.**

Anne Leslie
151 Fayerweather St.

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

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Erwin, Nicole

From: Nicole Caplan <nicole.caplan@gmail.com>
Sent: Sunday, March 19, 2023 6:00 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: I am opposed to the massive AHO up-zoning petition amendment

- Without parking, these massive developments will make traffic even worse.
- What we need instead is a **REAL CITY PLAN**, block by block that preserves our historic buildings and trees, adds new green spaces to denser neighborhoods and promotes livability and viable neighborhoods citywide, inserting new buildings for housing within this rich mix.
- Although the city needs to encourage the construction of affordable and moderate-priced housing, this reckless, financially problematic plan will not do what we need and will have destructive impacts,

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Erwin, Nicole

From: Arthur Strang <arthurstrang@msn.com>
Sent: Sunday, March 19, 2023 5:29 PM
To: City Council
Cc: City Clerk
Subject: Opposed—AHO Upzoning Petition

Dear City Council:

I write in opposition to the AHO Upzoning Petition.

A much broader and full discussion among the Council, the public, and those most affected is called for.

Further, if radical-affordable homeownership available to all of those who move into the physical results of the more full discussion, have we dealt with discrimination?

Best,
Arthur Strang
Fresh Pond Parkway

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Erwin, Nicole

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From: Greeley, Robin <robin.greeley@uconn.edu>
Sent: Sunday, March 19, 2023 5:26 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: Oppose AHO upzoning amendment

Dear Cambridge City Councilors,

I write to oppose the AHO upzoning petition amendment.

Cambridge doesn't need this badly conceived plan that undermines affordable and equitable neighborhoods, that really only supports building developers. What we need is a city plan that genuinely promotes affordable moderately priced housing while preserving our historic neighborhoods and promoting green spaces.

I urge you to reject this badly designed AHO plan, and instead work towards true affordable housing in Cambridge.

Regards,
 Robin Greeley

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Robin Greeley
 21 Lee Street
 Cambridge, MA 02139

Minutes Acceptance: Minutes of Mar 22, 2023 5:30 PM (Committee Reports)

Erwin, Nicole

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From: Susanne Freidberg <sfreidberg@gmail.com>
Sent: Sunday, March 19, 2023 5:19 PM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Clerk
Subject: AHO overlay amendment

Hello,

I'm writing to ask you to oppose the AHO up-zoning petition amendment. I entirely support the provision of more affordable housing in Cambridge, but this amendment is not the answer and would have terrible impacts on our city's neighborhoods.

Thank you,
Susanne Freidberg (Porter Square)

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Erwin, Nicole

From: Ausra Kubilius <ausmkub@gmail.com>
Sent: Sunday, March 19, 2023 10:52 AM
To: City Council; City Manager; City Clerk
Subject: NO to proposed towers for AHO--Small(er) Is Beautiful

Dear Cambridge City Officials,

Please note my opposition to increasing the height limits for the AHO. A more human scale is preferable, in my view.

For Cambridge Affordable Housing, I support:

1. Construction only by nonprofits
2. Safe locations (2072 Mass Ave is not a safe intersection: northwaldenneighbors.org)
3. Policies for home ownership
4. Prioritize building on city-owned land
5. Healthful green space
6. Adequate parking

In addition, please focus on improving public transportation and ensuring infrastructure supports any new housing.

Thank you.
 Ausra Kubilius
 Cogswell Ave

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Erwin, Nicole

From: Charles Franklin <cjfman@gmail.com>
Sent: Monday, March 13, 2023 10:03 PM
To: City Clerk
Subject: Submitting a Zoning Petition

Dear Clerk LeBlanc,

I'm planning on submitting a zoning petition this Wednesday. My understanding is that it must be submitted before 3PM for it to be included in the next city council meeting. With the oncoming snow storm, will the city be open Wednesday? Should I submit tomorrow (Tuesday) instead? I have 36 signatures so that should be enough even if only 1/3rd validate.

Also, what form of payment does the city accept for the submission fee?

Thanks.

~Charles

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