



CITY OF CAMBRIDGE

CITY COUNCIL AGENDA • NOVEMBER 1, 2021

Regular Meeting

Sullivan Chamber 5:30 PM

Cambridge City Hall, 795 Massachusetts Ave, Cambridge, MA 02139

I. CITY MANAGER'S AGENDA

1. A communication transmitted from Yi-An Huang, City Manager, relative to Policy Orders 2022 number 290 & 291, regarding continuing the outdoor dining season and considering the extension of the reduced fee schedule.

CMA 2022 #228

This communication is in response to this [policy order](#) submitted by Councillor Zondervan asking the City Manager to look into the feasibility of extending the outdoor dining season and this [policy order](#) submitted by Councillor Toner, Mayor Siddiqui, and myself asking the City Manager to look into the feasibility of extending the reduced fee schedule for restaurants. Pre-Covid, the outdoor dining season ran from April 1 – November 30, and will be returning to this schedule this year. The [report](#) from the City Manager outlines that while outdoor dining was extended for the winter of 2020 and 2021, many outdoor patios went unused in the winter of 2021, and created difficulty for snow removal. The City has permitted eight restaurants who have their patios in a traffic lane shift or between a curb and a separated bike lane to keep their outdoor patios from December 1 – March 31, 2023, without the use of food or alcohol sales. To be used for pop up events, restaurants will need to apply for a one-day license prior to the pop up.

In regards to extending the reduced fee schedule, the City has decided not to extend the 2021 and 2022 renewal reductions. It was noted the License Commission lost roughly \$544,000 per year when these fees were reduced. I raised a question about using the revenue from the optional meals tax that Cambridge has opted into to help offset this loss. Instead, the City has committed to the following measures to financially support restaurants:

- Establishing predictability by releasing the 2022-23 Outdoor Dining Policy which laid out the commitment of outdoor dining for 2022 and 2023 and committed to offering expanded space use (eg. parking spaces).
- Keeping fees low including the \$250 per space fee allowing restaurants to utilize parking spaces in the public way.
- Offering jersey barriers free of charge. Which the City will begin removing on December 1, 2022, and then reinstalling beginning the last week of March 2023.
- Earlier this year, the City provided \$10,000 ARPA-funded grants to 150 restaurants and cafes. This is in addition to the \$4.8 million provided in previous rounds of CDBG-CARES ACT and Mayor Disaster Relief Funding in 2020-2021.

Additionally, the City will use ARPA funding to provide one-time \$2,500 reimbursement grants to restaurants that can be used to mitigate the cost of outdoor dining materials, installation, and storage. These applications will be accepted on a rolling basis until June 9, 2023.

There was discussion about ensuring the business community was involved in this discussion, and the Council was assured that the business community has been in constant communication with the City and has shared their concerns. In addition, a more in-depth conversation about the challenges many businesses may be facing in Central Square will be occurring on November 29 from 2 – 4pm at the Health, Human Services, and Veterans Committee.

This report was accepted and placed on file.

2. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of the FY23 Local Cultural Council grant made by the Massachusetts Cultural Council (MCC) in the amount of \$33,500 to the Grant Fund Public Celebrations (Arts Council) Other Ordinary Maintenance account, funds will be used to support the Arts Council's Artist Grant Program which provides financial grant opportunities and partnership from Cambridge Arts.

CMA 2022 #229

This appropriation request of \$33,500 will be used to supply financial grants to Cambridge residents, neighborhoods, businesses, and retail districts.

This appropriation was adopted.

3. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 21-90, regarding a request for various City departments in coordination with the Cambridge Redevelopment Authority to identify spaces in Central Square that would support the creation and protection of cultural and human services.

CMA 2022 #230

This communication is in response to this [policy order](#) I submitted in November 2021 asking the City Manager to direct the Department of Human Services Programs, the Community Development Department and the Arts Council to work with partners including the Cambridge Redevelopment Authority (CRA) and the Central Square Business Improvement District to identify spaces in Central Square that would support the creation and protection of cultural and human service spaces that align with the City's goals, and advise how partners including the Cambridge Redevelopment Authority and the Central Square Business Improvement District could assist the City in actualizing these goals. The report from the City Manager outlines that the Cambridge Arts has received a Technical Assistance Grant from the Metropolitan Area Planning Council ([MAPC](#)) that will be used to assist in a regional mapping of cultural spaces in Somerville, Boston, and Cambridge. Our newly appointed Arts & Cultural Planning Director, Claudia Zarazua, shared that the loss of arts and cultural space is not unique to Cambridge, which is why this project is a regional effort. Director Zarazua comes to Cambridge as a direct result of the Mayor's Arts Task Force, which I was proud to chair in 2019, that identified the need for a dedicated Arts & Cultural Planning Director to identify and create space for arts and culture

around the City. The team of MAPC staff and Arts and Cultural Planning Directors from other municipalities will meet once a month for 18 months. At the end of the 18 months, Cambridge will have:

- A cross-municipal policy agenda with an actionable, streamlined approach to barriers;
- Cultural infrastructure action plan to guide development, use, enforcement, and preservation of cultural infrastructure
- ‘Good neighbor’ cultural space guidance for space operators and/or developers
- Specifications and a demo and/or prototype of a digital regional planning platform.

Director Zarazua reports that the team is about 20% of the way toward their goal.

To read the full report, click [here](#).

This communication was accepted and placed on file.

4. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Reports Items Numbered 16-111, 18-38, and 20-61, regarding Municipal Property Inventory.
CMA 2022 #231

This communication is in response to three policy orders from [2016](#), [2018](#), and [2020](#) asking the City Manager to report back on the feasibility of creating below-market rental housing on the City owned lots on Bishop Allen Drive and to create an inventory of all City-owned vacant lots and buildings and the current plans for them, if any. This is a long awaited response for not only myself and my cosponsors on the initial vacant property database policy order from 2018 and the follow-up policy order from 2020, but also for all of the future residents who may benefit from the City taking stock of vacant property that can be potentially used for affordable housing, green space, economic empowerment opportunities, and other beneficial uses. I want to thank the City Manager for taking the time to work on this response so we can finally begin to move forward with exciting opportunities for our City.

The rules were suspended to bring City Manager Agenda Item #5 forward for discussion with this item.

The report explains that there is a high concentration of unused and vacant property in the Central Square area, specifically, so an in-depth study will be conducted in the area in order to better understand the City’s needs and how to meet them. There was discussion about the timeline for this study, and Assistant City Manager for Community Development Iram Farooq shared that the CDD is hoping to have someone available for the study by early 2023, as a study of this size will take roughly 6-9 months to complete. There was also discussion about adding the Central Square Library, Central Square Garage, and the Citizens Bank on Mass Ave to this list as properties that can be redeveloped for affordable housing or community resources. It was noted that a robust community engagement process would occur before any changes were made since the City hopes to meet as many needs as possible.

To read the full report, click [here](#).

This appropriation was approved. This report was accepted and placed on file.

5. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of \$200,000 from Free Cash to the Public Investment Fund Community Development Department Extraordinary Expenditures account to be used for professional services related to a Central Square area municipal property needs assessment and planning study.

CMA 2022 #232

The rules were suspended to bring this item forward for discussion with City Manager Agenda Item #4.

This appropriation request asks for \$200,000 to be allocated to the Public Investment Fund Community Development Department Extraordinary Expenditures account to be used to fund the in-depth study on Central Square outlined in the report on vacant properties around the City. This report will help the City identify buildings and lots that can be used for greater opportunities.

This appropriation was approved.

This communication was accepted and placed on file.

6. A communication transmitted from Yi-An Huang, City Manager, relative to the City of Cambridge resuming the use of the city-owned water supply on November 19, 2022.

CMA 2022 #233

The rules were suspended to bring Committee Report #1 forward with this item.

This [report](#) communicates that the City returned to its private water supply on November 19th. Cambridge had temporarily switched to MWRA water from August 30th – November 19th after PFAS levels at the Walter J. Sullivan Water Treatment Facility were too high. Now, Cambridge’s drinking water supply is within the same level as MWRA, making it safe to return to usage. To combat the high PFAS levels, two additional filters were installed, bringing the total number up to four, and two more filters are due to be installed by mid-December. Although the switch back to the City’s private supply was communicated on the [Water Department’s dedicated webpage](#) on November 17th, there was discussion about increasing the communication effort so all residents could be adequately informed.

Updates on the water quality will be posted on the Water Department’s website monthly.

This communication was placed on file.

7. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 22-77, regarding a review of the proposed language for Ordinance #2022-18, the Incentive Zoning Rate Study Petition, as amended in Committee and report of findings back to the City Council.. ***CMA 2022 #234***

The rules were suspended to bring Calendar Item #2 forward with this item.

This communication contains a [review and proposed minor amendments](#) to the Incentive Zoning Rate Study Petition I submitted in October of this year in response to the reevaluation of the Housing Contribution Rate. This petition was amended with the proposed language from the Solicitor.

This petition was ordained as amended.

II. CALENDAR

UNFINISHED BUSINESS

1. That the Ordinance Committee refer Categories M (Shared Vehicle) and N (Publicly-accessible, Privately-owned Electric Vehicle Charging System) of the Cambridge Transportation Decarbonization and Congestion Mitigation Bill, along with definitions, to the full City Council with a favorable recommendation. Ordinance #2022-13 as Amended
EXPIRED ON SEPTEMBER 27, 2022 POR 2022 #150

This petition has expired. No action was taken.

2. An Ordinance has been received, relative to Reevaluation of Housing Contribution Rate, Incentive Zoning Petition, Section 11.202 (d) of Article 11.000 entitled SPECIAL REGULATIONS, Ordinance #2022-18, as amended.
**PASSED TO A SECOND READING IN COUNCIL OCTOBER 31, 2022
TO BE ORDAINED ON OR AFTER NOVEMBER 21, 2022 ORD 2022 # 18**

The rules were suspended to bring this item forward with City Manager Agenda Item #7.

This Ordinance Petition was filed in October of this year. The ordinance refers to the Housing Contribution Rate and the Incentive Zoning Petition, which allows the Council to reevaluate the Housing Contribution Rate every 3 years from the last time it was evaluated. This petition was sent to the Law Department for review, and friendly amendments are now before the Council.

This petition was amended with the language from the Law Department.

This petition was ordained as amended.

3. The Government Operations, Rules & Claims Committee met on October 25, 2022, to discuss potential changes to the City Council Rules. The Committee voted favorable to recommend several amendments to the Rules of the City Council related to Rule 15, Rule 21(resulting in Rule 21, 21A and 21B), Rule 22, Rule 24B, Rule 24C.1b, Rule 27-Economic Development and University Relations Committee, Rule 27-Housing Committee, Rule 27-Civic Unity Committee, Rule 32 (adding new Rule 32D), Rule 38.8, and adding a new Rule 40.1. The Committee also voted favorably to replace “he” and “she” with gender neutral language. Rule 36B. No amendments or additions to the rules may be enacted until at least seven days have elapsed from the date of the submission of the proposed changes or additions and require a majority vote of the entire membership of the City Council.

The rules were suspended to bring Policy Orders 1-14 forward with this item for discussion and adoption.

For each rule change, please see the individual policy orders in their dedicated section.

The 14 policy orders brought forward are proposed rule changes that were discussed during the October 25, 2022 Government Operations, Rules, and Claims Committee hearing. These rule changes were submitted by members of the committee and are before the full City Council body with a favorable recommendation to adopt them.

Policy Order #13 was amended to remove the language referring to the in-person sign up sheet and replace it with “in-person assistance” since a paper sign up sheet no longer exists before meetings.

There was discussion about the decision to remove the language from the first bullet point of Rule 27 Housing Committee (policy order #7).

Purposes

- To develop policies for the maintenance and development of housing, with an emphasis on the needs of ~~low income and working people~~ affordable housing;
- To coordinate with city and other agencies as necessary toward this goal;
- To monitor implementation.

It was shared that the language was removed to be more inclusive and ensure that all parties would be represented in the rule.

Policy Orders #1-6 were adopted unanimously.

Policy Order #7 was adopted by a vote of 8-1. Councillor Zondervan voted no.

Policy Orders #8-14 were adopted unanimously.

Calendar Item #3 was accepted and placed on file.

III. APPLICATIONS AND PETITIONS

1. An application was received from Heritage Flag American Repertory Theater requesting permission for eight (8) temporary pole banners on Broadway and eighteen (18) along Massachusetts Avenue on Electrical poles announcing ARTS's upcoming production of Life of Pi, from December 1, 2022 through January 31, 2023.

APP 2022 #56

This application was approved.

2. An application was received from Sam Batchelor, requesting permission for a curb cut at the premises numbered 309 Pearl Street; said petition has received approval from Inspectional

Services, Traffic, Parking and Transportation, Historical Commission and Public Works. Response has been received from the neighborhood association.

APP 2022 #57

This application was approved.

3. An application was received from Raymond Thill representing Blank Street Coffee, requesting permission for a projecting sign at the premises numbered 1380 Massachusetts Avenue approval has been received from Inspectional Services, Department of Public Works, Community Development Department and abutter proof of mailing has been provided.

APP 2022 #58

This application was approved.

4. An application was received from Jason Parillo representing The Engine, requesting permission for a projecting blade sign at the premises numbered 750 Massachusetts Avenue. approval has been received from Inspectional Services, Department of Public Works, Community Development Department and abutter proof of mailing has been provided.

APP 2022 #59

This application was approved.

VI. POLICY ORDER AND RESOLUTION LIST

1. ORDERED: That the Rules of the City Council be amended by substitution to replace Rule 21 with the following language: Rule 21. All matters of whatever description, except Applications and Petitions, which require action by the City Council at its meeting shall be presented to the City Clerk by 12:00 p. m. on the Thursday preceding the regular meeting. During a week in which a legal holiday falls on a Friday, said matters shall be presented to the City Clerk by 12:00 p.m. on the Wednesday preceding the regular meeting. Communications submitted later will be held over for the next regular meeting, except that where the City Manager believes that emergency or exigent circumstances require him or her to present to the City Council a matter which was not presented to the City Clerk by the 12:00 p.m. deadline, the City Manager may present such matters to the City Council at its meeting in writing as part of a Supplemental Agenda of the City Manager.

Vice Mayor Mallon

POR 2022 #292

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change moves the deadline for submitting agenda items from the Thursday before the meeting at 3pm to 12pm. On weeks where there is a holiday on Friday, the deadline has been moved from Wednesday at 3pm to Wednesday at 12pm.

This policy order was adopted.

2. That the Rules of the City Council be amended by adding Rule 21A to read: Applications and Petitions which require action by the City Council at its meeting shall be presented to the City Clerk by 3:00 p. m. on the Wednesday preceding the regular meeting. During a week in which a legal holiday falls on a Friday, said matters shall be presented to the City Clerk by 3:00 p.m. on the Tuesday preceding the regular meeting. Applications and Petitions submitted later will be held over for the next regular meeting.

Vice Mayor Mallon

POR 2022 #293

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change moves the deadline for applications and petitions from the Thursday before the following meeting at 3pm to the Wednesday before the following meeting at 3pm.

This policy order was adopted.

3. That the Rules of the City Council be amended by adding Rule 21B to read: In the event of City Hall closure the City Clerk, after consultation with the City Manager, may change the deadlines accordingly for when matters must be presented to the City Clerk for inclusion on the agenda.

Vice Mayor Mallon

POR 2022 #294

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change allows the City Clerk and City Manager to change the submission deadline for meeting agendas in the event of City Hall closures.

This policy order was adopted.

4. That the Rules of the City Council, Rule 22 be amended by adding “The City Clerk shall include with the minutes of the meeting any Communications from the public that were received at the meeting during Public Comment.” at the end.

Vice Mayor Mallon

POR 2022 #295

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change requires the City Clerk to include communications from the public that were sent to the Council during public comment in the meeting minutes.

This policy order was adopted.

5. That the Rules of the City Council, Rule 24B be amended to strike the words “not limited to” from the first sentence and replace them with “no more than”.

Vice Mayor Mallon

POR 2022 #296

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change replaces “not limited to” with “no more than” in Rule 24B to be more clear.

This policy order was adopted.

6. That the Rules of the City Council, Rule 27, Economic Development and University Relations Committee be amended by substitution.

Vice Mayor Mallon

POR 2022 #297

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change would add language to the purpose statement of the Economic Development and University Relations Committee be amended to include language about Economic Development, which was not previously present.

This policy order was adopted.

7. That the Rules of the City Council, Rule 27, Housing Committee be amended to delete the language in the first bullet and replace it with the following language: To develop policies for the maintenance and development of housing, with an emphasis on affordable housing.

Vice Mayor Mallon

POR 2022 #298

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change would remove language in the Housing Committee purpose statement referring to “low income” and replace it with “affordable housing” to be more inclusive of those who need assistance with housing who may not be low income.

This policy order was adopted 8-1. Councillor Zondervan voted no.

8. That the Rules of the City Council, Rule 27, Civic Unity Committee be amended to add a new bullet under purposes, at the end to read: This committee shall strive to work towards promulgating policies, practices, and procedures that promote Equity, Inclusion, and Diversity throughout our community. **Vice Mayor Mallon**

POR 2022 #299

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change would add the following language to the Civic Unity Committee purpose statement to make the mission of the committee more clear: “This committee shall strive to work towards promulgating policies, practices, and procedures that promote Equity, Inclusion, and Diversity throughout our community.”

This policy order was adopted.

9. That the Rules of the City Council be amended to add Rule 32D to read: Rules for Public Comment should be posted in a visible and prominent place both in person and online for the benefit of those wishing to participate in Public Comment.

Vice Mayor Mallon

POR 2022 #300

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change would add the following language to Rule 32D in an effort to ensure all who wish to participate in public comment can easily access the rules: “Rules for Public Comment should be posted in a visible and prominent place both in person and online for the benefit of those wishing to participate in Public Comment.”

This policy order was adopted.

10. That the Rules of the City Council, Rule 38 (8) be amended to add a new sentence at the beginning of Rule 38.8 to read: Every person addressing the City Council should speak into the microphone and should state the person’s name and address in an audible tone of voice for the record.

Vice Mayor Mallon

POR 2022 #301

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change asks everyone who addresses the Council to speak clearly and audibly into the microphone, and state their name and address. There was discussion about increasing the accessibility of addressing the Council for non-native English speakers and those with disabilities as well as the legality and purpose of requiring addresses. Solicitor Glowa noted that she would continue to do research on whether or not addresses could be legally required but noted the importance of collecting a person’s address for record-keeping purposes.

This policy order was adopted.

11. That the Rules of the City Council be amended to add Rule 40.1 to read: HOME RULE PETITIONS, Rule 40. 1. That Home Rule Petitions are sent to the entire Cambridge delegation.
Vice Mayor Mallon
POR 2022 #302

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change would require Home Rule Petitions to be sent to the entire Cambridge delegation, making it easier to forward proposed changes to the State legislature.

This policy order was adopted.

12. That the rules of the City Council be amended by removing the words “he” and “she” and replacing them with gender neutral language.
Vice Mayor Mallon
POR 2022 #303

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change replaces binary language “he” and “she” with gender neutral language in an effort to be more inclusive.

This policy order was adopted.

13. That the Rules of the City Council, Rule 24C.1b be amended by substitution to read: Procedure: An individual may signup to speak before the City Council on-line via the City’s website from 9:00 a.m. on the Friday before the meeting until 6:00 p.m. the day of the meeting or via telephone to the City Council office on the day of the meeting from 9:00 a.m. to 5:00 p.m. On the day of the meeting, between 5:00 p.m. and 6:00 p.m., a computer terminal will be available to the public in the City Council Office for on- line signup. There will also be a signup sheet in the Council Chamber from 5:00 p.m. until 6:00 p.m. on the day of the meeting. The individual should indicate on the signup sheet their name, address, and which item(s) they are planning to address. Individuals will be heard in the order that they signed up whether they are participating in person or remotely.
Vice Mayor Mallon
POR 2022 #304

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change amends the language regarding public comment sign-up to be more clear. It was further amended to remove the language “signup sheet,” since a paper signup is no longer available, and replace it with “in person assistance will be available in the Council Chamber from 5:00 p.m. until 6:00 p.m. on the day of the meeting.”

This policy order was adopted as amended.

14. Rules of the City Council, Rule 15 be amended by substitution.

Vice Mayor Mallon

POR 2022 #305

The rules were suspended to bring this policy order forward for discussion and possible adoption along with Calendar Item #3.

This rule change amends the language by substitution in Rule 15 to read: “Rule 15. When a question is put, every member present shall vote yes, no or present and their vote shall be accepted by the chair and so recorded. A member that is recusing themselves from voting shall announce that they are recusing themselves prior to any discussion or deliberation of the matter and shall state the reason for recusal (a conflict of interest or to avoid the appearance of a conflict of interest). A member that has recused themselves shall not participate in the discussion while the matter is being deliberated and if present shall leave the Council Chamber or if participating remotely shall turn off their microphone and video during discussion and deliberation on the matter. Their recusal shall be accepted by the chair and so recorded.”

This change outlines the difference between a yes, no, or present vote and also explains abstaining from a vote. Abstaining from the vote due to conflict of interest requires a member to recuse themselves from the vote either by leaving the Chamber or turning off their audio and video if participating remotely.

This policy order was adopted.

15. Amendments to the Affordable Housing Overlay.

Councillor Azeem, Councillor McGovern, Councillor Simmons, Councillor Zondervan

POR 2022 #306

This policy order offers several amendments to the Affordable Housing Overlay which seek to increase the ease of developing affordable housing throughout the City. This policy order was brought on by Cambridge’s growing affordable housing crisis, and recent surpassing of San Francisco to become the second most expensive city to live in. There was discussion and concern expressed about CDD’s lack of involvement in this proposal as well as the need for thorough debate and research, including a community process.

The first amendment to “**11.207.5.1** General Provisions” would define the terms “AHO Corridor” and “AHO Square.”

An AHO Corridor would refer to: Albany Street, Alewife Brook Parkway, Bishop Allen Drive, Broadway, Cambridge Street, Concord Avenue, First Street, Fresh Pond Parkway, Massachusetts Avenue, Memorial Drive, Mount Auburn Street, Prospect Street, and Sidney Street

An “AHO Square” would refer to: the Central Square, Harvard Square and Lesley-Porter Overlay Districts, as well as any Lot or directly adjacent Lots owned by the same entity, where at least one of the Lot Lines abuts the northern side of Massachusetts Avenue or Somerville Avenue between Davenport and the city border (just west of Acadia Park), or either Webster Avenue or Columbia Street, north of Cambridge Street.

The second amendment to “**11.207.5.2 Dimensional Standards**” for AHO Projects would increase the maximum building height from more than 40 feet but not more than 65 (previously 50) feet, no more than 9 (previously 6) stories, and have a maximum height of 100 (previously 65) feet.

The third amendment to “**11.207.5.2.2 Residential Density**” would remove the maximum floor area ratio (FAR) of less than 1.00. All AHO Square and AHO Corridor projects would not have to comply with a FAR density cap.

The fourth amendment to “**11.207.5.2.3 Yard Setbacks**” would remove the requirement for minimum front, side, and back yard setbacks.

The fifth amendment to “**11.207.5.2.4 Open Space**” would allow projects where existing green space is being preserved or expanded to go beyond the height restrictions.

Councillor Azeem presented an amendment by substitution to “**11.207.5.2.4 Open Space**” which contained the correct language regarding open space regulation for AHO projects.

This amendment **failed** by a vote of 4-5. Councillor Carlone, Councillor Nolan, Councillor Toner, Mayor Siddiqui, and myself voted no.

Councillor Toner presented an amendment to the final ordered paragraph asking this order to be forwarded to the Housing and the Neighborhood and Long Term Planning Committees instead of directly forwarding the petition to the Ordinance Committee and Planning Board, which would start a 90 day clock for the Council to act on this petition before it would expire.

This amendment passed by a vote of 8-1. Councillor Zondervan voted no.

Councillor Zondervan presented a further amendment to Councillor Toner’s amendment, adding “for hearing and report back to the City Council by January 31, 2023.”

This amendment **failed** by a vote of 4-5. Councillor Carlone, Councillor Nolan, Councillor Toner, Mayor Siddiqui, and myself voted no.

This policy order was adopted as amended by a vote of 8-1. Councillor Zondervan voted no.

I look forward to having a deeper conversation on this topic, and these proposed amendments at future Housing and Neighborhood, Long Term Planning committees.

16. The City Manager is requested to work with the Finance and Assessing Departments to determine how the City could adopt G.L. c. 40, sec. 60B, created under the Municipal Modernization Act, which allows cities and towns, through their respective legislative bodies, to provide for Workforce Housing Special Tax Assessments Zones (WH–STA) as an incentive to create middle-income housing.

Mayor Siddiqui, Vice Mayor Mallon, Councillor Simmons, Councillor McGovern
POR 2022 #307

This policy order, sponsored by Mayor Siddiqui, Councillor Simmons, Councillor McGovern, and myself, asks the City Manager, the Finance Department, and the Assessing Department to work toward adopting [G.L. c. 40, sec. 60B](#) which would allow the City to provide incentives for the development of Workforce Housing Special Tax Assessment Zones (WH-STA), further allowing more middle-income housing to be created citywide. The law permits cities and towns to create WH-STA zones and their respective tax breaks so long as the legislative body (in our case, the City Council) approves the zoning change.

Workforce Housing Special Tax Assessment Zones would be areas around the City that have been delegated as areas where middle-income housing can be developed. In a WH-STA, developers would be able to reap the benefits of up to 5 five years of tax exemption with the expectation that all the developed units be rented at a pre-determined middle-income rate.

Cambridge has indicated a need for more middle income housing as outlined in the Envision Cambridge Housing [recommendations](#). Specifically, in the share of low- to middle-income households, Cambridge is [falling behind](#), further threatening the income diversity of the City. The creation of these zones would directly help increase the amount of affordable housing throughout the City, help the City achieve its housing goals, and ensure that Cambridge is a mixed-income City.

I want to thank my colleagues for cosponsoring this policy order that is another tool in the toolbox to combat the affordable housing crisis.

This policy order was adopted unanimously.

17. Roundtable on Open Space Planning and Programming including the Public Space Lab.

Mayor Siddiqui
POR 2022 #308

There will be a roundtable discussion on Monday, December 12 from 5pm – 7pm to receive an update on Open Space Planning and Programming, including the Public Space Lab.

This policy order was adopted unanimously.

18. That the memo from Charles Sullivan regarding Comments on Citizen’s Petition to Amend Ch. 2.78, Article III, Neighborhood Conservation Districts and Landmarks and the memo from

Charles Sullivan regarding the Proposed Friendly Amendments to Ch. 2.78, Art. III be forwarded to the full City Council with the recommendation to refer said memos to the Ordinance Committee for further discussion.

Councillor Carlone

POR 2022 #309

The rules were suspended to bring Committee Report #2 forward with this item.

The memo from Charles Sullivan was referred to the Ordinance Committee.

The committee report was accepted and placed on file.

VII. COMMITTEE REPORTS

1. The Health and Environment Committee conducted a public meeting on October 12, 2022 to discuss the issue of water quality from the Cambridge water supply including PFAS levels, and comparison with the MWRA system, the long-term strategy for ensuring water quality standards for all users and all other water quality related issues and concerns.

The rules were suspended to bring this item forward with City Manager Agenda Item #6.

This committee report is from the October 12 Health and Environment Committee where the Cambridge water supply quality and PFAS levels were discussed. At this time, the City was still using MWRA water while filters at the Walter J. Sullivan Water Treatment Facility were being replaced.

To read the press release, click [here](#).

For more information on PFAS, click [here](#).

This committee report was accepted and placed on file.

2. The Neighborhood and Long Term Planning Committee conducted a public meeting on October 25, 2022 to discuss the Neighborhood Conservation District Citizen's Petition: Historical Commission Proposed Response.

The rules were suspended to bring this item forward for discussion with Policy Order #18.

This committee report was accepted and placed on file.

VIII. COMMUNICATIONS AND REPORTS FROM OTHER CITY OFFICERS

1. A communication was received from Mayor Siddiqui, transmitting information from the School Committee.

Mayor Siddiqui

COF 2022 #141

This communication was accepted and placed on file.

2. A communication was received from City Solicitor Nancy E. Glowa, transmitting a response of City of Cambridge to Open Meeting Law Complaint of John Hawkinson dated November 7, 2022.

COF 2022 #142

A. Motion to approve the proposed response by the City Solicitor to John Hawkinson's Open Meeting Law Complaint.

When there is an Open Meeting Law Complaint, the City Solicitor must provide a written response to the Attorney General's office with a recommendation on whether or not an actual violation occurred and that response needs to be approved by the City Council before it can be forwarded to the Attorney General. In this response from the Law Department, it is recommended that the Attorney General dismiss this claim with prejudice (meaning the judgment is final). The complaint was filed by a citizen last month, claiming that a City Council and City Staff training went beyond the training exemption outlined in the Open Meeting Law.

3. A communication was received from Diane P. LeBlanc, City Clerk, transmitting an update regarding legislative activity.

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This communication was accepted and placed on file.