

Mr. Mayor, members of the city council. I'm here to speak in favor of the Carlone, Simmons, Mazen policy order.

I'll be brief; I have four points to make...

1. Cambridge is under siege, and development is out of control. Worst of all there is no unified vision or understanding of how we should proceed other than "full speed ahead". Thousands of living units are being approved with no understanding of the impact they will have on the city as a whole. We don't need more clogged roadways and overbuilt developments. We need a Master Plan to bravely and sensibly look at the future we wish to create for ourselves.

2. Present policies are chasing families and poor people out of the city. Inclusionary zoning is a joke. Worst of all it is a fig leaf behind which Developers and municipal leaders can self-righteously hide. Do you honestly believe the paltry number of affordable units created by inclusionary zoning can ever offset ~~all the harm~~ *displacement* of rising rents brought on by gentrification? If *caused* *men*

you want to create affordable housing, then build affordable housing, or raise the percentage of inclusionary units to 25 or 35%. Most of all, stop approving developments that cause more harm than they relieve!

3. We need a Master Plan that all sides in this discussion can trust. Trust is a big word, it's an important word. If you're not careful with how you approach creating a Master Plan, you'll end up with a process as damaged as K2C2, which for many of us who witnessed its meetings and machinations, stands as a prime example of an untrustworthy civic enterprise. K2C2 was doomed before it began by a selection process plainly biased towards development and clearly run by a city department whose marching orders were to create cover for a major upzoning of Kendall and Central Squares.

4. The Carlone, Simmons, Mazen Policy order is a step in the right direction. It isn't perfect, but its heart is in the right place. We can't continue to move ahead helter skelter, blindly praying we won't drive ourselves over a cliff. Worse still we can't morally continue to chase out current

residents to benefit a new, more affluent population. We need to honor Cambridge as a community, not a commodity. And only one of the two policy orders before you has this belief at its core.

Thank you.