

Mass and main/ for city council record of April 27, 2015

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City Clerk Agenda

To: City Council <CityCouncil@CambridgeMA.GOV>;

Cc: Lopez, Donna <dlopez@cambridgema.gov>;

Mass and Main must be held accountable for more community benefits if it is to so far exceed existing zoning. To use the current inclusionary zoning guidelines as a benchmark is only a reminder of the city council's failure to update and significantly raise the required number of affordable units in new development. This reminder is painful and is to the shame of those councillors who have been sitting on the council for several terms and have not taken action to change the inclusionary formula.

After going to affordable housing meetings for years it is clear that the greatest need is for three bedroom affordable units. For the developer to commit to only four three bedroom affordable units is insufficient and unacceptable. To provide only 20% affordability falls far short of what should be provided in a building that exceeds zoning to this degree.

I was recorded incorrectly in my presentation to the Ordinance Committee which is included in today's Agenda. I spoke AGAINST the existence and proliferation of surface parking along Bishop Allen Drive, and suggested such parking was a blight on the neighborhood.

What is the profit margin of the developer? When a developer says that they can do no more for affordability, what does that mean? The council should do more to make transparent the profits of developers.

I also do not agree with my neighbors who feel that the height of the building would end life as we know it, or that it would dramatically impact the rents in the community. The issue of the haves and the have nots is more serious than the building of a single building. Thousands are on the waiting list for affordable housing in Cambridge and across the country. (New York had 90,000 applicants for 200 units). Cambridge must take more action to raise wages as well as provide a few units of affordable housing.

Gerald Bergman