

**HEARING SCHEDULE
CITY COUNCIL MEETINGS BEGINNING MARCH 24, 2003**

Monday, March 24, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber) MEETING HELD.
Wednesday, March 26, 2003	8:30 A.M.	The Human Services Committee will conduct a public meeting to continue the discussion on out-of- school time issues. (Ackermann Room) MEETING HELD.
Wednesday, March 26, 2003	12:30 P.M.	The University Relations Committee will conduct a public working meeting to focus on opportunities for university and city dialogue and collaboration in the area of education. (Sullivan Chamber)
Wednesday, March 26, 2003	4:30 P.M.	The Ordinance Committee will conduct a public hearing to discuss proposed amendments to the Zoning Ordinance on a petition filed by the Planning Board to rezone areas of Riverside. This meeting to be televised. (Sullivan Chamber)
Wednesday, March 26, 2003	5:00 P.M.	The Ordinance Committee will conduct a public hearing to discuss proposed amendments to the Zoning Ordinance on the refiled Robert S. Carlson et al. petition to amend zoning in the Riverside area. This meeting to be televised. (Sullivan Chamber)

City of Cambridge does not discriminate on the basis of disability. The City Council will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to person with disabilities upon request. Contact the Office of the City Clerk 349-4260, tty/TDD 349-4242.

Saturday, March 29, 2003	9:30 A.M.	The Ordinance Committee will conduct a continuation of the March 26, 2003 hearings to enable members of the public who through childcare or other hardships were unable to provide testimony on March 26 th to speak. People who spoke at the March 26 th hearing will not be allowed to speak again. This meeting to be televised. (Sullivan Chamber)
Monday, March 31, 2003	5:00 P.M.	<i>Special Presentation</i> <i>Rape Aggression Defense</i> (Sullivan Chamber)
Monday, March 31, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, April 7, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Wednesday, April 9, 2003	3:30 P.M.	The Human Services Committee will conduct a roundtable meeting with school principals to hear their recommendations and concerns about out-of-school time programs. (Sullivan Chamber)
Friday, April 11, 2003	9:00 A.M.	The University Relations Committee will conduct a public working meeting to focus on opportunities for university and city dialogue and collaboration in the area of fiscal health. (Ackermann Room)

Monday, April 14, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, April 28, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Wednesday, April 30, 2003	4:30 P.M.	The Ordinance Committee will conduct a public hearing to consider a proposed tree protection ordinance. (Sullivan Chamber)
Monday, May 5, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, May 12, 2003	4:00 P.M.	<i>Presentation and reception for scholarship recipients</i> (Sullivan Chamber)
Monday, May 12, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, May 19, 2003	5:30 P.M.	Roundtable Meeting Informal meeting with no public comment, at which time no votes will be taken. Meeting will not be televised. (Sullivan Chamber)
Tuesday, May 20, 2003	10:00 A.M.	The Finance Committee will conduct a public meeting to discuss the FY04 City Budget. (Sullivan Chamber)
Thursday, May 22, 2003	10:00 A.M.	The Finance Committee will conduct a public meeting to discuss the FY04 City Budget. (Sullivan Chamber)

Tuesday, May 27, 2003	6:00 P.M.	The Finance Committee will conduct a public meeting to discuss the FY04 School Department Budget. (Sullivan Chamber)
Monday, June 2, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Wednesday, June 4, 2003	10:00 A.M.	The Finance Committee will conduct a public meeting to discuss the FY04 City Budget. (IF NECESSARY) (Sullivan Chamber)
Monday, June 9, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, June 16, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, June 23, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)
Monday, June 30, 2003	5:30 P.M.	Regular City Council Meeting (Sullivan Chamber)

MARCH 24, 2003

1. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of the following person as Constables With Power for a term of three years, effective the first day of January, 2003:

Gerald J. LeBlanc, 9 Murray Street, Waltham, MA 02451

2. Transmitting communication from Robert W. Healy, City Manager, relative to the re-appointment of Wayne Drugan, 16 Linnaean Street, #1, as a member of the Cambridge Election Commission for a term of four years, effective April 1, 2003.
3. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 03-32**, regarding a report on efforts to create a Tech Square.
4. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 03-30**, regarding a report on snow clearance at bus stops, handicapped ramps and at critical crosswalks including the MBTA's responsibility.
5. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 03-24**, regarding a report on condition of crosswalks in University Park.
6. Transmitting communication from Robert W. Healy, City Manager, relative to The Harvard Square Pit Report.

1. **PLACED ON FILE.**
2. **PLACED ON FILE.
COUNCILLOR
TOOMEY RECORDED
IN THE NEGATIVE.**
3. **REFERRED TO
NEIGHBORHOOD
AND LONG TERM
PLANNING
COMMITTEE.
ORDER ADOPTED.
SEE ORDER #9.**
4. **PLACED ON FILE.**
5. **PLACED ON FILE.**
6. **REFERRED TO
HUMAN SERVICES,
PUBLIC SAFETY AND
ECONOMIC
DEVELOPMENT,
TRAINING AND
EMPLOYMENT
COMMITTEES.**

FEBRUARY 10, 2003

PAGE 2

7. Transmitting communication from Robert W. Healy, City Manager, relative to an application for a Jitney License for Back Bay Coach to operate a shuttle service.
 8. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 03-14**, regarding a report on plans to post weekly schedule of meetings outside of City buildings.
 9. Transmitting communication from Robert W. Healy, City Manager, relative to the block rates for water consumption and sewer use for the period beginning April 1, 2003 and ending March 31, 2004.
7. **RECOMMENDATION ADOPTED BY A VOICE VOTE OF SIX MEMBERS. COUNCILLORS GALLUCCIO AND TOOMEY AND MAYOR SULLIVAN RECORDED IN THE NEGATIVE.**
 8. **PLACED ON FILE.**
 9. **ORDER ADOPTED. 9-0-0.**

March 24, 2003

To The Honorable, The City Council:

In response to Awaiting Report Item 03-30, regarding a report on snow clearance at bus stops, handicapped ramps and at critical crosswalks, including the MBTA's responsibility, Public Works Commissioner Lisa Peterson reports the following:

City Responsibility

When a snowstorm is predicted, preparations begin immediately to clearly lay out a plan for addressing both pedestrian and vehicular needs. The Department of Public Works' (DPW) goals are to chemically treat all major arteries within three hours of when snow begins to fall, to keep main arteries clear during all stages of a storm, and to clear all streets and sidewalks bordering City property once storm has stopped.

We also address major pedestrian routes in the same manor, and during the past few seasons have started snow-clearing efforts at a much earlier stage than in previous years. Sidewalk plows, including Bombadiers, are deployed early in a snow event to mechanically clear major pedestrian ways in and around the Squares and parks. Hand crews are also deployed to clear sidewalks abutting city property.

The DPW has been aggressive about clearing major bus stops (those with a volume of > 100 per day) within 48 hours of a significant snowfall. DPW typically deploys crews to clear bus stops on the Massachusetts Avenue, Cambridge Street, Mt. Auburn Street, Concord Avenue, Huron Avenue, Hampshire Street, Prospect Street, Western and River Streets.

Critical crosswalks and ramps, including those locations with school crossing guards, are cleared and treated by DPW personnel as early as possible during a snow event. Preparation for snow clearance includes close coordination with the School Department to ensure that key locations are adequately cleared. Traffic Department personnel have been increasingly involved in the clearance of ramps and crosswalks in the general vicinity of municipal parking lots.

Handicap ramps on sidewalks that abut private property are the responsibility of the property owner. City personnel enforce the City Ordinance through the issuance of warnings and citations.

MBTA Responsibility

MBTA contractors clear snow at the North Cambridge Car Barns on Massachusetts Avenue, the Central Square, Harvard Square, Porter Square, Kendall Square and Alewife T Stations, and the bus drop-off area along the island at Carl Barron Plaza.

The MBTA does not consider the clearance of bus stops its responsibility. In a telephone conversation an MBTA representative noted: "There are far too many bus stops and nowhere near enough personnel to maintain them."

The City is committed to keeping pedestrian ways, sidewalks, and roadways as safe as possible in all types of weather, and will continue to evaluate our program and make improvements whenever possible.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

March 24, 2003

To The Honorable, The City Council:

In response to Awaiting Report Item No. 03-24, regarding a report on the maintenance of crosswalks in University Park, Public Works Commissioner Lisa Peterson reports the following:

The City of Cambridge is responsible for the maintenance of all the streets at University Park excluding Pilgrim Street between Sidney Street and Brookline Place, Blanche Street between Franklin Street and Pilgrim Street, Brookline Place between Pacific Street and Franklin Street and the unnamed street between Franklin Street and Green Street to the east and adjacent to Kennedy Biscuit Lofts. Forest City is responsible for the maintenance of all sidewalks within the development area for a period of 12 years after which time responsibility reverts back to the City. Their responsibilities include aeration/irrigation lines, trees, and cobblestones in tree wells, trash containers, benches, and granite planting strips. On City streets our responsibilities also include crosswalks and crosswalk markings.

The City is scheduled to pave Lansdowne Street, Pacific Street and Sidney Street between Massachusetts Avenue and Pacific Street in the fall of 2003 after the remaining utility and drainage work required on both Pacific Street and Sidney Street is completed.

In the meantime, the Department of Public Works working with the Traffic, Parking and Transportation Department will ensure that all of the crosswalks are suitably traversable and visible and are properly maintained until such time as they are reconstructed in the fall.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

March 24, 2003

To The Honorable, The City Council:

In response to Awaiting Report 03-32, regarding a report on efforts to create a Tech Square, Assistant City Manager for Community Development Beth Rubenstein reports the following:

Technology Square was originally built in the late 1960s as a single large “super-block” of 15 acres, with four office buildings clustered around a central plaza. This plaza space was several feet higher than the elevation of Main Street and screened from view by the small concrete Polaroid building along Main Street; as a result, few people not working in Tech Square even knew there was a plaza. Along Portland Street, there were only parking and loading areas, with no buildings fronting onto the street. This type of isolated development was typical in the 1960s, when the connection of a development project to its surroundings was not necessarily seen as a primary design goal.

More recent redevelopment in Tech Square was subject to a special permit issued by the Planning Board in July of 1999. This new development has benefited from increased attention to the pedestrian environment, more direct relation of buildings to the surrounding streets, and acknowledgement of the desirability of liveliness of uses both day and night. As stated in the decision by the Planning Board,

“The transformation of the physical layout and programmatic composition of Technology Square as proposed in this application are fully consistent with city policy: an isolated, self-contained office block is proposed to be reoriented outward to the public streets; setbacks are being used adjacent to the residential development to provide an appropriate transition; internal vehicular and pedestrian circulation is reorganized to create a new system of circulation akin to a public street grid; and substantial retail use in service to the office tenants as well as the general public is introduced for the first time. The entire complex will be more accessible to the general public and better integrated into the life of the city around it.”

The former single superblock of Tech Square is being transformed into a more accessible district through the creation of several parcels that are defined by private ways accessible to the public, and open spaces designed to connect more effectively to the adjoining public realm. In particular, the plaza now opens directly to Main Street, and outdoor furniture is provided to encourage its use in good weather. Extensive new sidewalks make it easy for pedestrians to circulate throughout the area.

While the Tech Square project is nearing the end of construction, there are still vacant spaces yet to be filled. Clearly, the arrival of Novartis as a major tenant in this complex of buildings now owned by MIT will bring new energy to Tech Square, as well as to the larger surrounding environment of Kendall Square and MIT. As Tech Square continues to evolve, the intent is that there will be several ground floor retail uses available to the general public. The first such uses are the Kinko’s copy center, the Fitcorp health club, and a cafeteria (The Grove), which have been open for about a year.

A major upcoming addition will be a new Polcari's restaurant at the corner of Main and the new street that now connects Main to Broadway—before the redevelopment, this street did not exist. Entries to the new restaurant, which is scheduled to open this spring, will be at the sidewalk level. Polcari's will have an indoor dining area, outdoor seating complementing the newly-accessible central plaza, as well as a take-out window on the new side street. The Special Permit for Tech Square allows and encourages the provision of further retail as it proves to be feasible from a market perspective, and the buildings are designed to allow for this eventuality. The proponent hopes to find additional restaurant uses for the project and possibly a convenience store along Portland Street.

There are many other aspects of the Tech Square landscaping design that should soften the character of this emerging project over time. For example, the addition to the Portland Street parking garage will be covered by vines as they grow over the next few years. The numerous new trees that were planted last year throughout the project and along adjacent city and internal streets will mature, and are provided with new underground irrigation to help them thrive. At the City's request, MIT and Draper are also improving the landscaping along Portland Street near the parking garages.

In a broader context, there are many other buildings recently completed, under construction, and in planning phases that will help make a more inviting setting for Tech Square in the coming years. In the One Kendall Square area, the new Amgen project expanded the successful pedestrian plaza system, providing a better link between One Kendall and the nearby day care center and movie theater. Along Main Street in Kendall Square, the former fire station was moved from the back of its site to front onto the sidewalk, and was converted to an inn with a ground floor café.

At the corner of Vassar and Main streets, the new Stata Center, designed by Frank Gehry, will open within the year and a new Brain and Cognitive Sciences Center will be constructed directly across Main Street from Tech Square. Both of these projects include significant landscaping and pedestrian amenities. Also, Draper Labs has received approval for a new addition to its building on the north side of Broadway; this structure will have a much friendlier relationship to the street and will provide extensive new landscaped plaza space and pedestrian ways.

Generally speaking, the addition of more workers throughout the area will increase the amount of foot traffic within as well as to and from the site, and will provide additional demand for retail stores and restaurants. The Legal Seafood restaurant is undergoing a major renovation and is scheduled to reopen this spring. Across the street from Legal Seafood, the 7 Cambridge Center site has been rezoned to include a 200,000 square foot housing component, and there is hope that this project will, once built, bring even more life to the area. In summary, some of the recent citywide zoning changes, and especially the new project review requirements, have provided opportunities for the City to look for more pedestrian-friendly environments, urban design of buildings that meet the street more effectively, additional opportunities for ground floor retail, and better transitions between commercial and residential areas.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

March 24, 2003

To The Honorable, The City Council:

I am hereby transmitting notification of the re-appointment of Wayne Drugan, 16 Linnaean Street, #1, Cambridge, MA 02138, as a member of the Cambridge Election Commission for a term of four years, effective April 1, 2003.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

March 24, 2003

To the Honorable, the City Council:

I am hereby transmitting notification of the appointment of the following person as a Constable With Power for a term of three years, effective the first day of January, 2003:

Gerald J. LeBlanc, 9 Murray Street, Waltham, MA 02451

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

March 24, 2003

To the Honorable, the City Council:

Please find attached for your consideration an application for a Jitney License for Back Bay Coach to operate a shuttle service from Boston through Cambridge, received from the License Commission.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

TO: Robert W. Healy, City Manager
FROM: Richard V. Scali, Executive Officer
DATE: March 18, 2003
RE: Application for Jitney License
Back Bay Coach, Inc.

Please be advised that the License Commission has voted 3-0 to recommend approval of the Jitney License application by Back Bay Coach to operate a shuttle service from Boston through Cambridge to hotels with the following conditions:

1. Subject to operating schedule as attached in letter from Back Bay Coach dated March 14, 2003.
2. Subject to Traffic & Parking department conditions as outlined in letter from Jason Schreiber dated March 14, 2003.
3. Subject to driving record and criminal record checks of all drivers being submitted to the License Commission and favorable reports for all drivers on such records before the permit may be issued. It is noted that the applicant has objected to complying to this condition.

Please schedule this application for review by the City Council at their hearing on March 24, 2003.

CITY OF CAMBRIDGE

BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that Back Bay Coach, has applied for a Jitney license to operate a shuttle service on the following route within the City of Cambridge:

On Concord Turnpike (MA Route 2) between the Cambridge-Arlington city line and the Cambridge-Belmont city line. On Concord Turnpike (MA Route 2) between the Cambridge-Arlington city line and the Alewife Brook Parkway. On Cambridge Park Drive. On Concord Avenue between Alewife Brook Parkway and the Cambridge-Belmont city line. On Blanchard Road between Concord Avenue and Cambridge-Belmont city line. On Concord Avenue between Alewife Brook Parkway and Garden Street. On Chauncy Street between Garden Street and Concord Avenue. On Garden Street between Chauncy Street and Massachusetts Avenue. On Waterhouse Street between Massachusetts Avenue and Garden Street. On Massachusetts Avenue between Alewife Brook Parkway and Memorial Drive. On Peabody Street between Massachusetts Avenue and Massachusetts Avenue. On Cambridge Street Underpass. On Broadway between Cambridge Street Underpass and Main Street. On Bow Street between Massachusetts Avenue and DeWolfe Street. On DeWolfe Street between Bow Street and Memorial Drive. On Plympton Street between Memorial Drive Massachusetts Avenue. On Brattle Street between Massachusetts Avenue and Eliot Street. On Eliot Street between Brattle Street and John F Kennedy Street. On Mount Auburn Street between University Road and Eliot Street. On University Road between Mount Auburn Street and Bennett Street. On Bennett Street between University Road and Eliot Street. On Main Street between Massachusetts Avenue and Longfellow Bridge. On Mid Block Connector between Main Street and Broadway. On Sidney Street between Massachusetts Avenue and Erie Street. On Green Street between Sidney Street and Lansdowne Street. On Lansdowne Street between Franklin Street and Massachusetts Avenue. On Vassar Street between Main Street and Memorial Drive. On Brookline Street between Memorial Drive and Massachusetts Avenue. On Green Street between Lansdowne Street and Pleasant Street. On Pleasant Street between Memorial Drive and Massachusetts Avenue. On Amesbury Street between Memorial Drive and Vassar Street. On Galileo Galiley Way between Binney Street and Main Street. On Binney Street between Edwin Land Boulevard and Galileo Galiley Way. On John F Kennedy Street between Memorial Drive and Massachusetts Avenue. On River Street between Memorial Drive and Massachusetts Avenue. On Magazine Street between Massachusetts Avenue and Memorial Drive. On Allston Street between Putnam Avenue and Brookline Street. On Somerville Avenue. On Beech Street. On Irving Street between Cambridge Street and Kirkland Street. On Cambridge Street. On Kirkland Street between Quincy Street and the Cambridge-Somerville city line. On First Street. On Granite Street between Magazine Street and Brookline Street. On Putnam Avenue between Massachusetts Avenue and Brookline Street. On Quincy Street between Kirkland Street and Massachusetts Avenue. On Erie Street between Sidney Street and Brookline Street. On Pacific Street between Sidney Street and Brookline Street.

The hearing on this application will be held on Tuesday evening, March 11, 2003, at six o'clock in the Senior Center, 806 Massachusetts Avenue, First Floor Ballroom, Cambridge, MA 02139.

March 18, 2003

George Daou
Back Bay Coach, Inc.
P.O. Box 217
Boston, MA 02117

RE: Application for Jitney License

Dear Mr. Daou:

The License Commission has voted 3-0 to recommend approval of your application to the City Council for a Jitney License to operate a shuttle service from Boston through Cambridge to hotels with the following conditions:

1. Subject to operating schedule as attached in letter from Back Bay Coach dated March 14, 2003.
2. Subject to Traffic & Parking department conditions as outlined in letter from Jason Schreiber dated March 14, 2003.
3. Subject to driving record and criminal record checks of all drivers being submitted to the License Commission and favorable reports for all drivers on such records before the permit may be issued. It is noted that the applicant has objected to complying to this condition.

Your application will be forwarded to the City Council to be heard at their meeting on March 24, 2003.

Sincerely,

Richard V. Scali
Executive Officer

March 24, 2003

To the Honorable, the City Council:

Please find attached for your information The Harvard Square Pit Report, submitted by the Cambridge Public Health Department in consultation with the Police, Human Services and Community Development Departments.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

March 24, 2003

To the Honorable, the City Council:

RECOMMENDATIONS

That the City Council approve the following block rates for water consumption and sewer use for the period beginning April 1, 2003 and ending March 31, 2004. The recommendation calls for a 5.1% increase in water rates and a 7.2% increase in sewer rates. Overall, consumers will see a 6.4% increase in their annual water / sewer bill.

	Annual Consumption	FY03 Water Rate	FY04 Proposed Water Rate	FY03 Sewer Rate	FY04 Proposed Sewer Rate
Block 1	0 – 40 CcF	\$2.53	\$2.66	\$4.65	\$4.99
Block 2	41 – 400 CcF	\$2.73	\$2.87	\$4.93	\$5.29
Block 3	401 – 2,000 CcF	\$2.88	\$3.03	\$5.30	\$5.68
Block 4	2,001 – 10,000 CcF	\$3.07	\$3.23	\$5.71	\$6.12
Block 5	Over 10,000 CcF	\$3.32	\$3.49	\$6.06	\$6.50

All rates are per CcF. CcF is an abbreviation of 100 cubic feet. One CcF is approximately 750 gallons.

SUMMARY

In March of each year, the City Council establishes water and sewer rates, which determine water and sewer revenues for the next fiscal year. Because of the timing requirements, water and sewer rates are set prior to the adoption of both the Cambridge budget and MWRA budget; therefore, revenue needs are based upon estimated expenditures.

Historically, water and sewer rates have been established so that revenues generated by them cover one hundred percent of projected annual costs. However, beginning three fiscal years ago (2000) and continuing for the next several, a portion of the fund balance from the Water Fund will be utilized to help offset increases in the annual debt service required to fund the new water treatment plant. In FY04, the fund balance support has been reduced from \$2,635,000 to \$1,500,000 and will continue to be reduced for the years 2005 – 2008. Table 3 on page 4 indicates the details of Water Fund actual and projected revenues and expenditures for the years 2003 to 2008.

For FY2004, sewer rates are required to increase 7.2% primarily to cover increases of \$1,112,301 in sewer debt service and \$719,911 in the Massachusetts Water Resources Authority (MWRA) assessment. The debt service increase is primarily attributable to the following sewer projects: Fresh Pond, Cherry Street/South Massachusetts Avenue, Agassiz, reconnection of illegal sanitary services, and common manhole removal projects. It is important to note that since May of 1998 the City Council has authorized \$169,575,000 for water and sewer capital projects. This impressive investment in our water

and sewer systems represents significant progress towards ensuring that Cambridge will continue to benefit throughout the century from a healthy and environmentally sound water and sewer system. In addition to the projects currently underway, the five-year capital plan calls for an additional investment of approximately \$71,276,000 (primarily sewer, \$61,876,000) in the water and sewer systems. The additional funds for water will be used mainly for improvements to the distribution system and the acquisition of an automated meter reading system while sewer improvements are projected to continue in the following areas: South Massachusetts Avenue; Cherry Street; Agassiz Neighborhood; Fresh Pond; Cambridgeport; Bellis Circle; Porter Square; Harvard Square; and the continued elimination of common manholes.

During the past decade, the State has made substantial contributions to the City's water and sewer capital improvement program through the State Revolving Loan Program. In FY03, state subsidies covered \$3,975,459, or 21.9% of the total debt service of \$18,150,354 on water and sewer debt. It is expected that the City will continue to receive State subsidies on existing debt. The FY03 – 07 capital plan included several projects that were to be funded through subsidized loans from the State. However, this funding source, which was projected to be \$7,526,919 for FY04-07, has been eliminated from the budget that the governor recently submitted to the legislature. In order to proceed with the projects while restricting the growth of the sewer rate, the original five year plan for sewer projects has been extended to eight years since the total debt service on the loans will be covered through the sewer service charge. Table 4 on page 5 shows the detail of sewer-related expenditures for FY03-08 with table 3 on page 4 providing similar information on water-related expenditures.

Table 1 below summarizes the increase in water and sewer metered revenue while Table 2 presents the estimated average charge to residential water/sewer bills.

TABLE 1
Combined Water / Sewer Metered Revenue

	FY03 Revised	FY04 Projected	% Change
Water	14,300,000	15,028,105	5.1%
Sewer	24,600,000	26,365,765	7.2%
Combined Water / Sewer Revenue	38,900,000	41,393,870	6.4%

TABLE 2
Average Change to Residential Bills

Residential Type	FY03 Revised	FY04 Projected	Annual Variance	% Change
Single Family	\$650	\$692	\$42	6.4%
Two Family	\$900	\$958	\$58	6.4%
Three Family	\$1,315	\$1,399	\$84	6.4%

SENIOR DISCOUNT PROGRAM

There are currently 2,815 homeowners who qualify for the age 65+ water / sewer 15% discount (not to exceed \$90 annually) which is not tied to the homeowners income. There are also 208 elderly homeowners who qualify for an income-based discount that total 30% not to exceed \$180. To qualify for the 30% discount, a homeowner must be 70 or older and must have been granted the Clause 41C elderly real estate exemption. For FY04, the income guidelines are as follows: single, income of \$14,223 with assets of \$30,635; married, income of \$16,412 and assets not to exceed \$32,423.

FUTURE OUTLOOK FOR RATES

Tables 3, 4, and 5 contain five-year forecasts for water and sewer revenue estimates. As can be seen in Table 5, the annual combined water / sewer rate is projected to increase by an average of approximately 7.7% for the next five years. The projected increase is the result of the City's aggressive infrastructure improvement program, an increase in the MWRA assessment of 4.7% in FY04 and 5% in FY05 – 08, and the elimination of subsidies for State Revolving Fund loans. If subsidies for the State Revolving Loan Program are restored, it will be possible to either return to the original construction schedule or use the subsidies to reduce the sewer rate.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachments

March 24, 2003

To the Honorable, the City Council:

In response to Awaiting Report Item 03-14, regarding a report on plans to post weekly schedule of meetings outside of City buildings, Public Information Officer Ini Tomeu is working with MIS and our technical consultants on a new capability that will enable us to view the City Web Site calendar of public meetings by location. A printer friendly version will also be created of the public meeting list as the current view menu is smaller and more appropriate for a computer screen.

This is a software enhancement feature to our web site that may take several weeks to develop. Upon completion of this enhancement, Ms. Tomeu will forward the listing on public meetings to key department liaisons on a regular basis and ask for their assistance in posting the information at an appropriate location near building entrances.

Most City departments do have a directory near their entrance and do tend to post public meeting notices at those locations.

The Citywide Senior Center has a meeting announcement board that is placed up against the main lobby window facing out onto Massachusetts Avenue and is very visible from the sidewalk and would inform anyone approaching the building what is occurring in that building on a given night.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

MASSACHUSETTS

**City Council Calendar No. 8
Monday, March 24, 2003**

At 5:30 P.M.

CHARTER RIGHT

1. Charter Right was exercised by Mayor Sullivan on Consent Agenda #8 of March 17, 2003 relative to the Disposition Report for Trolley Square, prepared by the Community Development.

**ACTION PENDING/UNFINISHED BUSINESS.
ORDER ADOPTED. SEE ORDER #10.**

ON THE TABLE

2. Consent Agenda #7 of October 23, 2000 relative to a Landmark Designation Study Report for Shady Hill Square, 1-11 Shady Hill Square and 36 Holden Street.

NO ACTION TAKEN.

3. Consent Agenda #3 of June 4, 2001 relative to the Landmark Designation Study Report for designating as a protected landmark the Tulip Tree at 1436 and 1446 Cambridge Street.

NO ACTION TAKEN.

4. Order #19 of September 9, 2002 requesting the City Manager to direct the Community Development Department to make maximum use of CPA funds to develop affordable housing that is permanently affordable, such as limited equity cooperatives and condos.

NO ACTION TAKEN.

5. Order #17 of October 7, 2002 requesting the City Manager to appoint someone to speak with Neighbors for a Better Community to explore possible collaboration.

NO ACTION TAKEN.

6. Applications and Petitions #1 of November 18, 2002 an application from John Kennedy requesting a curb cut at the premises numbered 33 Walker Street.

NO ACTION TAKEN.

7. Applications and Petitions #1 of December 9, 2002 an application from Jill Toney requesting a curb cut at the premises numbered 45 Creighton Street.

NO ACTION TAKEN.

8. Order #1 of January 6, 2003 requesting the City Manager to direct the City Solicitor to draft a home rule petition to enable the City Manager to approve curb cuts.

NO ACTION TAKEN.

UNFINISHED BUSINESS

9. Petition from Harvard University requesting a sub-surface easement located between 1720 and 1737 Cambridge Street for the purpose of constructing an underground pedestrian and service tunnel beneath Cambridge Street.

NO ACTION TAKEN.

10. The proposed amendment to Chapter 8.28 of the Municipal Code, which restricts youth access to tobacco and prohibits smoking in workplaces and public places, would prohibit smoking in all restaurants and bars. The amendment also modifies the exception for private clubs. The question comes on passing to be ordained on or after February 24, 2003.

NO ACTION TAKEN.

11. The proposed amendment to Section 2.121.030 (b) of the Municipal Code, regarding the calculation of the yearly cost of living adjustment to the Living Wage Ordinance. The question comes on passing to be ordained on or after March 31, 2003.

NO ACTION TAKEN.

**APPLICATIONS AND PETITIONS -
CITY COUNCIL MEETING OF MONDAY, MARCH 24, 2003**

1. An application was received from Unique Nail Salon, requesting permission a sandwich board sign at the premises numbered 99 Mount Auburn Street.

1. **REFERRED TO
CITY MANAGER
WITH POWER.**

**AMENDED CONSENT COMMUNICATIONS -
CITY COUNCIL MEETING OF MONDAY, MARCH 24, 2003**

- | | |
|--|--|
| 1. A communication was received from Olga R. Bennett and family, transmitting appreciation for the resolution adopted by the City Council on behalf of George R. Bennett. | 1. PLACED ON FILE. |
| 2. A communication was received from Phyllis Cohen et al., urging the City Council to pass a resolution boycotting World Bank Bonds. | 2. PLACED ON FILE. |
| 3. A communication was received from Senator Jarrett Barrios, transmitting notification that the home rule petition for the City of Cambridge on behalf of the Cambridge Police Officers hired from the 1972 Police examination was filed. | 3. PLACED ON FILE. |
| 4. A communication was received from Roy Bercaw, regarding CCTV. | 4. PLACED ON FILE. |
| 5. A communication was received from Gwendolen G. Noyes, regarding Trolley Square. | 5. REFERRED TO
CALENDAR
ITEM #1. |
| 6. A communication was received from Michael Haran, regarding Trolley Square. | 6. REFERRED TO
CALENDAR
ITEM #1. |
| 7. A communication was received from Trolley Square Committee, including Ruthann Rudel, Cara Cheyette, Tom Buffett and Eric Grunebaum, regarding Trolley Square. | 7. REFERRED TO
CALENDAR
ITEM #1. |
| 8. A communication was received from Tom Buffet, regarding Trolley Square. | 8. REFERRED TO
CALENDAR
ITEM #1. |
| 9. A communication was received from Gordon Gottsche for Just A Start Corporation, regarding Trolley Square. | 9. REFERRED TO
CALENDAR
ITEM #1. |
| 10. A communication was received from Cambridge Affordable Housing Trust, regarding Trolley Square. | 10. REFERRED TO
CALENDAR
ITEM #1. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, MARCH 24, 2003**

- | | |
|---|---------------------------|
| 1. Proclaiming May 11-17, 2003 as National Women's Health Week in the City of Cambridge and encourage all citizens to work together to promote and improve the health of women and to increase awareness and understanding of women's health issues.
Mayor Sullivan and entire membership | 1. ORDER ADOPTED. |
| 2. Wishing Rena Leib a very Happy 60 th birthday.
Councillor Reeves and entire membership | 2. ORDER ADOPTED. |
| 3. Expressing condolences to Eileen Moran Brown, President of Cambridge College, on the death of her mother.
Councillor Simmons and entire membership | 3. ORDER ADOPTED. |
| 4. Resolution on the death of Theresa (Nazarian) Yacoubian.
Mayor Sullivan and entire membership | 4. ORDER ADOPTED. |
| 5. Resolution on the death of Almerinda Pires.
Councillor Toomey and entire membership | 5. ORDER ADOPTED. |
| 6. Resolution thanking the City Manager, the Police Commissioner and the officers of the Cambridge Police Department for their outstanding job of keeping the peace in Cambridge.
Councillor Decker and entire membership | 6. ORDER ADOPTED. |
| 7. Congratulating the newly inducted members of the Derry-Wood Chapter of the National Honor Society.
Mayor Sullivan and entire membership | 7. ORDER ADOPTED. |
| 8. Welcoming Hotel Marlowe to East Cambridge.
Mayor Sullivan and entire membership | 8. ORDER ADOPTED. |
| 9. Welcoming Bambara to East Cambridge and wish the restaurant great success.
Mayor Sullivan and entire membership | 9. ORDER ADOPTED. |
| 10. Thanking James K. Herms for his dedication to the City and Citizens of the City of Cambridge.
Mayor Sullivan and entire membership | 10. ORDER ADOPTED. |
| 11. Resolution on the death of John F. Gray, Sr.
Mayor Sullivan, Councillor Galluccio and entire membership | 11. ORDER ADOPTED. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, MARCH 24, 2003**

- | | |
|--|---------------------------|
| 12. Extending best wishes for a very successful fundraiser and to thank Associated Early Child Care and Education for all they have done to ensure our young children are prepared to embark on the education path.
Mayor Sullivan and entire membership | 12. ORDER ADOPTED. |
| 13. Extending deepest sympathy to the family of the first member of the U.S. Armed Forces, a young United States Marine Corp. Lieutenant who was killed in action during Operation Iraqi Freedom.
Mayor Sullivan and entire membership | 13. ORDER ADOPTED. |
| 14. Extending deepest sympathy to the families of all who perished aboard the U.S. Marine Ch-46 helicopter.
Mayor Sullivan and entire membership | 14. ORDER ADOPTED. |
| 15. Expressing wishes for a successful 6 th Annual Doug Pollander, Sr. Basketball Tournament.
Mayor Sullivan and entire membership | 15. ORDER ADOPTED. |
| 16. Congratulations to John E. Broughall and Kerry Marie Gaffney on the occasion of their wedding.
Mayor Sullivan | 16. ORDER ADOPTED. |
| 17. Congratulating the Lena DiCicco Scholarship Fund celebrating its 18 th Anniversary.
Mayor Sullivan | 17. ORDER ADOPTED. |
| 18. Resolution on the death of Angelo Di Geso.
Councillor Galluccio and entire membership | 18. ORDER ADOPTED. |
| 19. Resolution on the death of Dorothy Sullivan.
Councillor Galluccio and entire membership | 19. ORDER ADOPTED. |
| 20. Happy 75 th Birthday to Joseph "Hiram" Travers.
Councillors Toomey, Maher and entire membership | 20. ORDER ADOPTED. |
| 21. Congratulations to Frank Ciano on receiving an award.
Councillor Toomey and entire membership | 21. ORDER ADOPTED. |
| 22. City Council send prayers and support for the servicemen and women of the United States Armed Forces and their families and special support for the many Cambridge residents and employees serving our country.
Mayor Sullivan, Councillor Galluccio and entire membership | 22. ORDER ADOPTED. |

**RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, MARCH 24, 2003**

23. Happy 50th Birthday to Walter Lyons.
Councillor Galluccio

23. **ORDER ADOPTED.**

24. Resolution on the death of Antonio N. Dos Santos.
Councillor Toomey and entire membership

24. **ORDER ADOPTED.**

**POLICY ORDER AND RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, MARCH 24, 2003**

- | | |
|---|--------------------------|
| 1. Requesting the City Manager to instruct the Assistant City Manager for Community Development investigate the ways that Cambridge Business can benefit from the 2004 Democratic Convention.
Councillor Simmons | 1. ORDER ADOPTED. |
| 2. That the City Council dedicate the corner of Clay and Dudley Streets for Helen and Douglas Risser.
Councillor Galluccio | 2. ORDER ADOPTED. |
| 3. Requesting the City Manager to report on practices currently in place regarding use of environmentally sound cleaning products in City owned properties.
Vice Mayor Davis | 3. ORDER ADOPTED. |
| 4. Requesting the City Manager to report back to the City Council with an analysis of Governor Romney's plan linking local aid to housing construction in Massachusetts and its potential impact on Cambridge.
Vice Mayor Davis | 4. ORDER ADOPTED. |
| 5. Requesting the City Manager to report on the requirement to post fare cards in all Cambridge taxicabs.
Vice Mayor Davis | 5. ORDER ADOPTED. |
| 6. Dedicating the corner of Walden Street and Cypress Street as Lucy E. Doherty Square in memory of Lucy E. Doherty.
Mayor Sullivan | 6. ORDER ADOPTED. |
| 7. Requesting the City Manager to confer with the Police Commissioner to increase patrols in the East Cambridge neighborhoods due to car vandalism and car thefts.
Councillor Toomey | 7. ORDER ADOPTED. |
| 8. Requesting the City Manager to update the City Council on the reason for delay and update schedule on improvements to the recreational areas and footpath to the Fresh Pond Reservation.
Councillor Galluccio | 8. ORDER ADOPTED. |

**POLICY ORDER AND RESOLUTION LIST FOR CITY COUNCIL MEETING
OF MONDAY, MARCH 24, 2003**

9. That the proposed sale of the Bulfinch Property located in Tech Square, 50 Hampshire Street, 201 Broadway and additional lab in the vicinity be reviewed and be included by the City Manager in the report submitted to the City Council on March 24, 2003 as Consent Agenda #3 and said report be referred to the Neighborhood Long Term and Planning Committee for a hearing.

9. **ORDER ADOPTED.**

Councillor Toomey

10. That the issue of the proposed transfer of Trolley Square be referred to the Mayor, the City Manager, the Chair of the City Council Housing Committee and the Chair of the City Council Neighborhood Long Term and Planning Committee for additional discussions with members of the community, the Affordable Housing Trust and any other persons deemed important to the issue and report back to the City Council no later than April 28, 2003.

10. **ORDER ADOPTED.**

Vice Mayor Davis

O-1.

March 24, 2003

COUNCILLOR SIMMONS
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to instruct the Assistant City Manager for Community Development to investigate the ways that Cambridge Businesses can benefit from the 2004 Democratic Convention.

In City Council March 24, 2003.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-2.

March 24, 2003

COUNCILLOR GALLUCCIO
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Council dedicate the corner of Clay and Dudley Streets for Helen and Douglas Risser; and be it further

ORDERED: That the Assistant to the City Council be directed to confer with the family regarding a suitable dedication ceremony and communicate with the Department of Public Works to arrange for the sign.

In City Council March 24, 2003.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-3.

March 24, 2003

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

WHEREAS: The Commonwealth of Massachusetts has adopted the concept of the Green Seal standard, allowing both buyers and sellers to know what constitutes a safe and environmentally sound industrial cleaning product, including health and safety criteria; and

WHEREAS: The Commonwealth issued a request for responses (RFR) based on this standard and is expected to award its contract by the end of March 2003; now therefore be it

ORDERED: That the City Manager be and hereby is requested to report back to the City Council on the outcome of this contract and on the feasibility of the City of Cambridge pursuing a similar approach to utilizing and purchasing environmentally sound cleaning products for use in all City owned properties; and be it further

ORDERED: That the City Manager be and here by is requested to report on practices currently in place to regarding use of environmentally sound cleaning products in City owned properties.

In City Council March 24, 2003.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-4.

March 24, 2003

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to report back to the City Council with an analysis of Governor Romney's plan linking local aid to housing construction in Massachusetts and its potential impact on Cambridge (see attached Boston Globe editorial); and be it further

ORDERED: That the City Manager analyze, in a similar fashion, the legislation proposed by the Citizens' Housing and Planning Association, which would provide cities and towns monies for housing units built under the state's 40B law.

In City Council March 24, 2003.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-5.

March 24, 2003

VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to report on the requirement to post fare cards in all Cambridge taxicabs, including response to the follow:

- 1) Are routine inspections conducted to assure that fare cards are posted in all Cambridge taxicabs?
- 2) Are there fines for failure to post fare cards?
- 3) Have any fines been levied for failure to post fare cards?

In City Council March 24, 2003.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-6.

March 24, 2003

MAYOR SULLIVAN
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
COUNCILLOR TOOMEY

ORDERED: That the City Council dedicate the corner of Walden Street and Cypress Street as Lucy E. Doherty Square in the memory of Lucy E. Doherty; and be it further

ORDERED: That the Chief of Staff of the Mayor be directed to confer with the family regarding a suitable dedication ceremony and communicate with the Department of Public Works to arrange for the sign.

In City Council March 24, 2003.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-7.

March 24, 2003

COUNCILLOR TOOMEY
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN

ORDERED: That the City Manager be and hereby is requested to confer with the Police Commissioner to increase police patrols in East Cambridge neighborhoods due to car vandalism and car thefts.

In City Council March 24, 2003.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-8.

March 24, 2003

COUNCILLOR GALLUCCIO
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
MAYOR SULLIVAN
COUNCILLOR TOOMEY

WHEREAS: The Walter J. Sullivan Water Plant is complete; now therefore be it

ORDERED: That the City Manager be and hereby is requested to update the City Council on the reason for delay and update schedule on improvements to the recreational areas and footpath to the Fresh Pond Reservation.

In City Council March 24, 2003.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-9.

March 24, 2003

COUNCILLOR TOOMEY

ORDERED: That the proposed sale of the Bulfinch Property located in Tech Square, 50 Hampshire Street, 201 Broadway and additional lab in the vicinity be reviewed and be included by the City Manager in the report submitted to the City Council on March 24, 2003 as Consent Agenda #3 and said report be referred to the Neighborhood Long Term and Planning Committee for a hearing.

In City Council March 24, 2003.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

O-10.

March 24, 2003

VICE MAYOR DAVIS

ORDERED: That the issue of the proposed transfer of Trolley Square be referred to the Mayor, the City Manager, the Chair of the City Council Housing Committee and the Chair of the City Council Neighborhood Long Term and Planning Committee for additional discussions with members of the community, the Affordable Housing Trust and any other persons deemed important to the issue; and be it further

ORDERED: That there be a report back to the City Council no later than April 28, 2003.

In City Council March 24, 2003.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

COMMITTEE REPORTS
FOR THE CITY COUNCIL MEETING OF MONDAY, MARCH 24, 2003

1. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Brian Murphy, for a meeting of the Housing Committee held on February 19, 2003 for the purpose of discussing information about income eligibility, demographics and market demand in relation to inclusionary zoning and other affordable housing programs.

REPORT ACCEPTED. PLACED ON FILE.

Committee Report #1

HOUSING COMMITTEE MEMBERS

Councillor Anthony D. Galluccio, Chair

Councillor Marjorie C. Decker

Councillor Brian Murphy

Councillor Kenneth E. Reeves

Councillor E. Denise Simmons

In City Council March 24, 2002

The Housing Committee held a public meeting on February 19, 2003 beginning at 4:30P.M. in the Ackermann Room for the purpose of discussing information about income eligibility, demographics and market demand in relation to inclusionary zoning and other affordable housing programs.

Present at the meeting were Councillor Brian Murphy, presiding, Councillor Marjorie C. Decker, and D. Margaret Drury. Also present were Darcy Jameson, Housing Director for the Community Development Department (CDD), Robert Vining, Homebuyer Coordinator, CDD, Chris Cotter and Cassie Arnaud, Housing Project Planners, CDD.

Councillor Murphy convened the hearing and explained the purpose. He noted the continuing issue of the City Council's desire to house those most in need and also to house Cambridge residents who make more than 80% of median income but are still being priced out of the Cambridge housing market and forced out of Cambridge. He requested that Ms. Jameson begin by discussing the information in two memoranda sent to the Councillors on December 6, 2002 and attached to this report. (**Attachments A and B**).

Basic to a concrete understanding of the issues raised is knowledge of the income levels associated with the different classifications used to describe income for affordable housing purposes. The classifications are based on Area Median Incomes (AMI). Those levels are as follow:

Very Low-income	under 50%AMI	\$37,100 for a family of 4
Low/Moderate income	under 80% AMI	\$58, 300 for a family of 4
Moderate/Middle-income	80-100% AMI	\$74,200 for a family of 4
Middle-income	100-120%AMI	\$89,040 for a family of 4

Ms. Jameson reported that the demand and need for housing is still greatest for residents with incomes of less than 80% of the area median income. There were over 700 applicants for the inclusionary zoning affordable units in the Oaktree residential rental development across from the Alewife T in North Cambridge. The majority of these applicants are Cambridge residents with incomes that are 75-80% of median.

Members of the CDD housing staff researched the question of what people of various income levels can afford in Cambridge, based on the real estate advertisements in the Boston Globe and the assumption that 30% of income would be spent on housing monthly rent or mortgage, property taxes and insurance for homeowners. There was very little that people with incomes of less than 80% (\$37,100 for a family of four) could afford. Rental opportunities are much better for people with incomes of 100% of median (\$58,000 for a family of four); there are very few purchase opportunities, although there were a few ads for condominiums in a price range that would be affordable at this income level. At 120% of median income (\$89,040 for a family of four), there are lots of options and there is not as significant an affordability gap.

Ms. Jameson provided a progress report on the new CDD program designed to work in conjunction with the first time homebuyer program assist moderate-income homebuyers with incomes of up to 120% of median. Clients can identify a potential home on the open market. If there is a gap between the amount of a mortgage that the client can afford and the selling price, the City can provide grants of up to \$130,000 and low-interest loans of up to \$260,000. The income level cutoff point for grants is 100% of median income, while the loans are available to buyers with incomes of up to 120% of median. The buyers must agree to limited equity deed restrictions that will keep the property affordable for future buyers.

CDD did extensive marketing of the program. To date there have been eight applicants who are actively working with Robert Vining, director of the First Time Homebuyer Program. The average income level of the eight households is 72% of median income, and all have incomes of less than 100% of median income.

Councillor Murphy asked about the possibility of using Section 8 certificates for homeownership Ms. Jameson said that the Cambridge Housing Authority is still looking at this issue but there is a huge affordability gap. Section 8 recipients have income levels of under 50% of median income.

Councillor Decker said that City Council opinion is mixed with regard to how much support there should be for middle-income housing when the need is so great among low-income Cambridge residents.

Councillor Murphy inquired about the amount of Community Preservation Act (CPA) funds spent or committed to date. Ms. Jameson said that CPA funds are designated for the preservation of 42 units of expiring use housing on Columbia Street, the Cast project, 13 units at the former Boy Scout headquarters and 21 units at the former Cantabrigian Nursing Home.

At this time Councillor Murphy invited public comment.

Cheryl-Ann Pizza-Zini, 1221 Cambridge Street, said that the Cambridge Housing Authority's annual plan mentions using Section 8 certificates for homeownership.

Councillor Murphy thanked all those present for their attendance. The meeting was adjourned at 5:00 P.M.

For the Committee,

Councillor Brian Murphy

Councillor Anthony Galluccio, Chair