

ABC ANALYSIS GRID

This candidate questionnaire and analysis is intended to give information about how the various candidates stand on the issues that ABC is focusing on. It is not intended to be an exhaustive analysis of all of the candidates' stances on every issue currently facing Cambridge. ABC presented a questionnaire with the first 6 questions, to which 19 candidates responded. In addition, ABC used third party sources including other organizations questionnaires to determine where the candidates stand on 4 major development issues facing the city right now.

Candidate responses were ranked on their consistency with the ABC mission and priorities, using the following scale:

- + (Agree) = 1 point
- (Disagree) = 0 points
- +/- (Neutral – ABC cannot determine based on candidate's response) = ½ point
- x (Did not answer the question) = 0 points

For additional information, please consult these additional questionnaires or sites:

- Cambridge Civic Journal (<http://vote.cambridgecivic.com>)
- Cambridge Resident's Alliance (http://www.cambridgeresidentsalliance.org/candidate_responses_to_questionnaire)
- Cambridge Chronicle "Question of the Week" (<http://www.wickedlocal.com/cambridge/news/election?refresh=true>)
- Cambridge Local First City Council Candidate Survey (<http://www.wickedlocal.com/cambridge/news/election?refresh=true>)

	Diversity	Sustainability	Growth	Livability	Dialogue	K2C2	Net Zero	Heights	Moratorium	Master Plan	TOTAL
Cheung, Leland	+	+	+	+	+	+	+	+	+	+	10
McGovern, Marc	+	+	+	+	+	+	+	+	+	+	10
Seidel, Sam	+	+	+	+	+	+	-	+	+	+/-	8.5
Simmons, Denise	+	+/-	+/-	+	+	+	+	+	+	+/-	8.5
House, Janneke	+	+	+/-	-	+	+	+	+	+	+/-	8
Reeves, Ken	+	+	+	+	+	+	+	+	x	x	8
Toomey, Tim	+	+	-	+	+	+	+	+	+	x	8
von Hoffman, Kristen	+	+	+	+	+	+	-	+	+	-	8
Kelley, Craig	+/-	+/-	-	+	+	+/-	+	-	+/-	+	6
Benzan, Dennis	-	+	-	+	+	+/-	+	+	x	x	5.5
Mirza, Mushtaque	+	+/-	-	+	+	+	-	-	+	-	5.5
van Beuzekom, Minka	+	+	+	+	+	-	-	-	-	-	5
Lee, James	-	-	+/-	+	+	x	-	-	-	+/-	3
Mazen, Nadeem	-	-	-	-	-	+	-	+/-	+/-	-	2
Vasquez, Luis	+/-	x	x	-	x	x	+/-	x	-	-	1
Mello, Gary	x	x	x	x	x	-	+	-	-	-	1
Carlone, Dennis	-	-	-	-	+/-	-	-	-	-	-	0.5
Peden, Ronald	-	-	-	-	-	-	-	-	-	-	0

DENNIS BENZAN	3
DENNIS CARLONE	6
LELAND CHEUNG	9
JANNEKE HOUSE	12
CRAIG KELLEY	15
JAMES LEE	18
NADEEM MAZEN	21
MARC MCGOVERN	24
GARY MELLO	27
MUSHTAQUE MIRZA	30
RONALD PEDEN	33
KEN REEVES	36
SAM SEIDEL	39
E. DENISE SIMMONS	42
TIM TOOMEY	45
MINKA VANBEUZEKOM	48
LUIS VASQUEZ	51
KRISTEN VON HOFFMAN	54

DENNIS BENZAN

	DENNIS BENZAN	ABC Rating	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>If elected, I will support coordinated urban planning efforts and job training initiatives. Some of my initiatives are:</p> <ol style="list-style-type: none"> 1. Kendall Square Open House. These open houses with companies in Kendall Square will be opportunities for dialogue, socializing, networking, and more practically will increase local knowledge of the economic and educational opportunities that greatly benefit residents seeking employment. 2. Citywide Job and Career Fair. The Job Fair is much needed to bring employers and job seekers together. A citywide fair would provide an excellent opportunity for corporate human resource departments to become acquainted with the tremendous talent we have in Cambridge. The fair would help to transition graduating students to their first professional career opportunities as well as assist seasoned professionals secure new jobs. 3. Master Plan for Neighborhood Development. A master plan should be based on neighborhood-specific plans and surveys, some of which already exist. I want us to create a map that will plot the buildable lots in our city and give us a better sense of the needs in each neighborhood. 	+/-	<p>ABC strongly supports Benzan’s workforce development goals; however, we do not support a citywide master planning process if it will effectively stall the creation of mixed-income residential and commercial development in Cambridge transportation centers.</p>
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>I support development that prioritizes investment in spaces that provide green space for recreation, improve retail marketability, and incorporate office space for nonprofits and local businesses. If elected as city councilor, I believe it is vital to assess the impacts of already existing studies, like the K2C2 Plan, on our transportation systems.</p> <p>I believe that neighborhoods should be at the center of development in Cambridge. I plan to launch a Neighborhood Walk program where, as councilor, I will meet with residents and planners to do walking tours of our different neighborhoods to get local perspectives on plans for future development.</p>	+	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Yes, I believe that it may be necessary to increase density in Cambridge to accommodate the growing needs for housing.</p> <p>However, no decisions should be made prior to a comprehensive survey of all buildable lots in Cambridge. If elected, I support a master planning process that works to combine the content of existing plans with an overarching plan for development that works to improve the quality of Cambridge’s built environment and preserve the human scale of the city’s neighborhoods and commercial districts. Currently, Cambridge has several plans - including the Eastern Cambridge Planning Study and Concord Alewife Planning Study - that can be used as building blocks for creating a larger citywide plan that contains a cohesive set of goals for development that guide future studies and planning.</p>	-	

DENNIS BENZAN

	DENNIS BENZAN	ABC Rating	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>Cambridge is special in that each neighborhood of this city has worked hard to preserve its historical character. Agassiz is known for the intellectual, international crowd that it invites due to its proximity to Harvard. Central Square is renown for its wealth in the arts. If elected, I would support initiatives that bring the arts to our centers in order to preserve the cultural richness of Cambridge and continue the legacy of Cambridge Square as an arts district. The technological and artistic innovation in Kendall Square is one of the driving forces behind the growth of Cambridge as a city. We should invest in more public spaces for the arts and STEM training to reinforce these qualities in our city. I will support initiatives that encourage the development of more mom and pop businesses in order to help us maintain our community identity in the retail arena as well.</p>	+	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>I believe that we can improve the public planning process in Cambridge to be more inclusive of community members. A concerted effort needs to be made between neighborhood organizations, residents of Cambridge, and the City Council to ensure that all proposals are subject to an open public planning process.</p> <p>To ensure transparent and mutually respectful planning, I believe that it is important to engage with the community through regular meetings, to contact community residents via mail, email, and telephone regarding proposals for their neighborhoods, and to ensure that we do not rush proposals through the Council without making a sincere effort to reach residents first.</p>	+	

DENNIS BENZAN

	DENNIS BENZAN	ABC Rating	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>Recent proposals for zoning changes in Kendall Square are not geared toward development that includes affordable housing and retail space for small businesses and exclude the vast majority of businesses that need to develop and grow as institutions in the Cambridge community. Central Square is poised to be a big player in the growth of the information economy and of smart industries in Cambridge. Central Square is a vital public space that needs public investment in spaces that provide green space for recreation, improve retail marketability, and incorporate office space for nonprofits and local businesses. I support policies that further Central Square’s role as a vibrant cultural hub with many that connects Cambridge residents with small businesses, the arts, and creative industries.</p> <p>I believe that it is in Cambridge’s best interest to support (1) the inclusion of local residents into new enterprises, particularly those in Kendall Square, (2) the development of community-owned creative spaces that allow our residents to tap into the information age economy, and (3) the preservation of recreational spaces, particularly in the Central Square area.</p>	+/-	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	X	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	-	
ABC ANALYSIS:	<p>Dennis Benzan’s answers indicate a medium level of agreement with the ABC mission and goals. ABC agrees that development in Cambridge should benefit all residents, and we appreciate his focus on workforce development initiatives. Benzan’s statement in support of a citywide master plan seems suggests he would accept a planning process that halts permitting of certain new developments, a position that ABC opposes.</p>		

	DENNIS CARLONE	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>All goals stated by ABC are what a good Urban Designer seeks. The question is how to get there and what is the actual final result. As the only candidate who is an Urban Designer/Architect, who has 40 years of experience, 30 as a consultant to Cambridge, and has taught at Harvard, BU, and Lesley, I can assure you that a city-wide Master Plan is necessary to achieve these goals. Until there is a specific Housing Plan, my guidelines would prioritize existing affordable housing, both supplied by government and by individual landlords of older housing stock because this will preserve the long term embedded communities. I will press for local renewable energy generation, which will provide long term, local jobs in an industry that is our future.</p>	-	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>Good urban design protects residential areas from harmful uses. The MIT/Forest City bio-lab at 300 Mass Ave, the Mass Ave bio-lab near the Wellon's home on Franklin St, or the former bio-lab near the Lindquist home with its noise, lights, and emissions demonstrate that residential areas and commercial/industrial areas need to be clearly defined far more carefully than proximity to existing public transportation. A city-wide Master Plan would document this and I expect its transportation section would call for the expansion of public transportation. With this expectation, I have called for municipal bus services similar to the Easy Ride Shuttle that was implemented as part of my East Cambridge Riverfront Redevelopment plan. I have called for additional fees for the large developments to fund these services, again like the plan I implemented which now carries almost a million passengers a year and is held in high regard.</p>	-	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>I believe that the city-wide Master Plan that I call for will document that current development is out of balance with respect to transportation, residential development, and commercial development. This imbalance was amplified by the council's granting of massive new commercial/academic building rights to MIT without anywhere near enough residential development and without any increase in transportation. The council voted to increase the displacement pressure on families and low income residents when it could have had MIT build housing on its own land in compliance with the city's guidelines documented in what is represented to be the city's Master Plan (but together with the zoning law, it is not a Master Plan by any metric), the "Towards a Sustainable Future" document. I will only support measures that restore balance, such as development fees to support increasing the Red Line capacity.</p>	-	

	DENNIS CARLONE	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>I find people are our most distinctive trait and our most precious asset. That's why my "Planning for People" campaign includes the "Neighbor Bill of Rights", reflecting increased responsibility with increased density. This includes fixing and expanding our laws against noise and light pollution, known to be broken since 2007. These disruptions are documented as public health risk factors for wide ranging conditions from cancer to diabetes. It is a travesty that our council has done nothing in six years. I personally experienced private trash collections in the middle of the night. We should support both our residents and businesses by having fee-based city trash collections that operate during the day. Further, the iReport system should be expanded to cover all common citizen complaints. A complaint system is no help if there is no enforcement so all complaints and resolutions must be statistically reported on the city's website.</p>	-	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>I was a consultant to the Planning Board for 30 years and performed many design reviews for the board. Currently the Planning Board process is simply not what it used to be. The Community Development Department (CDD) public processes are also flawed. I have proposed that neighborhood groups be involved at all phases of the processes. I also support unfulfilled City Council Policy Orders that mandate CDD staff being allocated to provide technical support to the residents. I also support the unfulfilled Policy Orders requiring 3-D models of all zoning amendments (and I would add that three models be created: existing conditions, currently possible, and proposed). And all public hearings and meetings should be web-cast live, the recordings be posted on the city web site, and be held in rooms with facilities such that everybody, including the public, be able to clearly see and hear all of the meeting.</p>	+/-	

	DENNIS CARLONE	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>My campaign is "Planning for People" and my top priority will be integrating this work into a city-wide Master Plan documenting all components, especially housing and transportation. Another priority is to resolve the alternative K2 proposals from Goody Clancy and CBT. These will allow an informed view of the committee recommendations. While I support the goals of the C2 process and honor the time and effort of the committee, my training at some of the finest institutions in the world and my decades of experience (including 30 years as a consultant to the City of Cambridge where I designed and implemented the East Cambridge Riverfront, one of the three redevelopments in the nation to have neighborhood support) have led me to characterize the draft zoning as "largely unnecessary", especially with regard to the height increases. I assure you that all stated goals can be accomplished within the current height limits.</p>	-	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	-	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	-	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	-	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	-	
ABC ANALYSIS:	<p>Dennis Carlone's answers indicate very low level of agreement with ABC's mission and goals. He appears to share a different view from ABC about how to approach key development issues that will shape our city's future. We believe his position on the Master Plan and strong support for the Connolly Petition and a moratorium on development, could have a negative impact on Cambridge's ability to create the types of higher density, transit-oriented developments that would help expand housing choice for Cambridge families.</p>		

	LELAND CHEUNG	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>It is essential that we ensure that Cambridge continues to be a community that people from all different backgrounds and walks of life can call home. To strengthen this diversity, we must implement creative housing strategies to increase low- and middle-income housing options without clustering based on socioeconomic class. Going forward, I support efforts to increase inclusionary zoning requirements to the maximum enforceable amount as indicated by Nexus studies as well as increasing funding to the Affordable Housing Trust through smart development. Additionally, I support expanding the amount and scope of current training programs offered to Cambridge’s residents. In my last term, I co-sponsored an order asking the City Manager to explore the ways Cambridge can affiliate itself with Boston’s Building Pathways Program, an apprenticeship program offering low-income residents training in building and construction trades, and intend to continue my work on this going forward.</p>	+	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>It flies in the face of our expressed value of environmental sustainability to only have one-story buildings directly above any of our major underground transportation hubs. Going forward, I support proposals for zoning changes in Central Square that will allow the Square to grow while preserving its unique and vibrant spirit. This can be achieved by removing minimum parking requirements from new developments, making smart increases to density while still requiring a generous amount of retail frontage be reserved for locally-owned and independently-operated businesses and reducing the number of large banks on the street. We must increase the amount housing options near transit hubs, providing our community members with access to sustainable commuting options such as bus, T, or Hubway bike station (with real-time and clear signage) as well as open spaces to enjoy such as parks and plazas.</p>	+	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Absolutely. According to Barry Bluestone, housing price increases have been driven by extremely low vacancy rates – during high vacancies, prices drop, and during low vacancies, prices rise. Unlike the stock market, housing isn’t a liquid market; people move when a life event necessitates it. It’s essential that we create a comprehensive plan to add to our housing stock annually so that we can manage vacancy rates, stabilize prices, and increase subsidized housing. This will keep residents in Cambridge, allow new families to move in and ensure reasonable prices, but will ultimately require increased density. I support efforts to prioritize this smart growth, including by transforming city-owned parking lots into a healthy balance of mixed income housing (including both middle income and low/moderate income options with 2-3 bedroom family units); outdoor public space including pocket parks, play areas and plazas; and affordable retail and non-profit space for arts and culture.</p>	+	

	LELAND CHEUNG	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>What I love most about Cambridge is our unique sense of community –we’re a large city with the feel of a small town. One of the prime contributors to this feeling is the locally-owned businesses that shape the spirit of our squares and, ultimately, our city. To support our small business community, we need to ensure that they’re able to operate efficiently and encourage consumers to patron them. Many of Cambridge’s current regulations on small businesses are convoluted and burdensome, and I have put pressure on City departments to remove these archaic practices and hope to simplify zoning regulations going forward. Furthermore, we must drive customers to our distinctive neighborhoods and make our squares places where people can live, work, and play by pursuing smart development that increases housing, requires a significant portion of retail frontage be reserved only for locally-owned and independently-operated businesses, and draws attention to our neighborhoods.</p>	+	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>Although public planning processes in Cambridge do support open and constructive engagement between stakeholders, it often proves difficult to get all the players to the table at the same time. Our elected officials must be proactive in facilitating discussion amongst community groups, developers, and City staff. In my tenure on the Council, I have repeatedly brought these players together to discuss options for smart and sustainable growth that will allow us to maintain our community feel. As chair of the Neighborhood and Long Term Planning Committee, I leveraged my relationships with neighborhood groups, industry stakeholders, and City planners throughout a series of committee meetings about the future of Kendall Square. When residents expressed to me that they felt that the C2 Committee’s non-zoning recommendations weren’t receiving the appropriate amount of attention, I acted immediately, bringing the Community Development Department and surrounding neighborhoods together to determine which goals should be prioritized.</p>	+	

	LELAND CHEUNG	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge.</p> <p><i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>The three K2C2 recommendations that I believe should be top priorities for Cambridge are:</p> <ol style="list-style-type: none"> 1. Support a diverse community through more and varied housing choices. 2. Leverage community and innovation benefits of mixed-use environments. 3. Ensure positive relationship of new development to public space. <p>Going forward, I will support smart development that welcomes increased density in exchange for community benefits including affordable housing, locally-owned retail options, and mixed use space between entrepreneurs and non-profits. I believe this approach will support our expressed goals of environmental sustainability by strengthening neighborhoods around transit hubs and diversity by ensuring that people of all backgrounds and walks of life are able to call Cambridge home. We must balance this development with our desire to preserve open outdoor spaces for community use, including parklets, courtyards, and plazas.</p>	+	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	+	
ABC ANALYSIS:	<p>Leland Cheung’s answers demonstrate very strong level of agreement with the ABC mission and goals. ABC agrees with his embrace of smart density increases near public and alternative transportation to create more affordable neighborhoods for Cambridge families and local businesses.</p>		

	JANNEKE HOUSE	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>15% of Cambridge residents have low/moderate income. 15% of the housing units in Cambridge are affordable for low and moderate income. Yet, as in all of the housing sectors, there is still a great demand for low/moderate affordable units. Cambridge does a superior job compared to any other municipality in providing these affordable units. I will support any policy which maintains this segment of our diversity. We have to bring our success for low and moderate income households to bear on middle income families. I support the development of “neighborhood incubator spaces”, small scale start up office space which is specifically designed to help young neighborhood residents get introduced to the latest and greatest jobs which permeate the hi-rise innovation district.</p>	+	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>If elected, I would like to see an improved transportation center in Central Square at the intersection of Massachusetts Ave. and Prospect Street. I see a greater mix of tall and short buildings instead of uniform tall buildings. I see more open space like Jill Brown Rhone Park. I see continued vibrant and diverse retail and more “work”(offices) in the live-work-play mix. I will support any zoning which accomplishes these goals.</p>	+	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Yes, I support appropriate increased density to meet any need, but keep in mind that Cambridge is already the second densest City in Massachusetts in terms of residents per square mile. See my answer to Question 1. We achieved this success with a mix of zoning incentives and financial support. We need to continue to use these tools, but add new tools like limited-equity deeds. We also need to address affordability for middle class families.</p>	+/-	

	JANNEKE HOUSE	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>The traits I find most distinctive are accessibility to public transit, cultural diversity, mixed-use development, vibrant local businesses, tree-lined streets, and pocket parks. I support comprehensive city-wide planning for development and making sure the city's Master Plan is kept current, more transparent, and community-centric. We should welcome people who want to invest in Cambridge but the city needs to be in a position to shape development, not be controlled by it. We need a comprehensive, city-wide strategy to make sure Cambridge grows in a positive way that doesn't impact open space, price out local businesses, or destroy a neighborhood. New development should improve our quality of life, not risk what we love about Cambridge.</p>	-	<p>ABC does not support a citywide master planning process if it will effectively stall the creation of mixed-income residential and commercial development in Cambridge transportation centers.</p>
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>I think it's important that any economic development, zoning, business or neighborhood impacts should have all stake holders brought to the table. We should always be asking the question, "Have you talked to the affected community?", whether it is businesses or residents. My work with the Kendall Square Association as the community liaison did just that.</p>	+	

	JANNEKE HOUSE	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>I am disappointed that the Council has still not adopted the work of these two committees. The K2C2 study and guidelines are 71 pages long with almost 150 specific recommendations. 150 words is not enough, but:</p> <p>I particularly like two common themes:</p> <ol style="list-style-type: none"> 1) Create and activate public open space in Central Square, Kendall Square and adjoining neighborhoods such as enriching neighborhood walkability and livability with safe, green streets and improved access choices. This will create the Squares as a place that invites community interaction at many levels. 2) Focus on improved public transit to benefit Kendall Square and improve transit hub in Central Square as well. 	+	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	+/-	
ABC ANALYSIS:	<p>Janneke House’s answers indicate strong level of agreement with the ABC mission and goals through her support for tools to build affordable and middle income housing, and zoning policies that combine the live-work-play mix. ABC would seek clarification from House as to whether her support for a master plan would extend to a planning process that explicitly or effectively halts new smart growth development in Cambridge.</p>		

	CRAIG KELLEY	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>We need a much better understanding of our current housing situation in order to develop and implement a plan to make the future Cambridge more of a City we've planned than a City that grew in response to regional, national and global pressures. I will continue to pursue better and broader data collection so when discussing housing and economic opportunity we can all use the same information about who is living where, for how long, how old they are and with how many kids and so forth. I suspect the data will tell us that an aging population wants more single floor, elevator served units with accessible, affordable shopping and entertainment, that relatively few of new units have school-aged children and that car ownership drops in larger buildings, but until we have solid data on those key issues, and more, it's difficult to actually promote specific policies.</p>	+/-	<p>ABC agrees that sound public policy is rooted in solid data, but we believe that economic, environmental, and social science data effectively make the case for the type of growth we promote in Cambridge.</p>
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>I will promote residential development that encourages car-free living through increased car-sharing opportunities, better pedestrian and bicycle facilities on City property and more appropriate bike storage and maintenance options in new developments. I support ground-level retail and commercial projects with parking facilities without direct access to the associated building, creating more street level public interactions. I will support proposals that increase size for projects that clearly limit automotive use in Cambridge with enforceable provisions. Both residential and commercial development should be maximized near T stations, realizing that there are limits to what already established communities like Central Square and Porter Square should expect in terms of future development. Housing, retail and laboratory needs are regional and if we try to accommodate too much of that growth within Cambridge we'll change the basic nature of our City in a manner that I think will damage our traditional residential core.</p>	+/-	<p>ABC agrees with Kelley that residential and commercial development should be maximized near T stations in Cambridge. Rather than sounding Kelley's note of caution, however, ABC believes this type of development promotes healthier, mixed-income and communities that enhance the traditional residential and locally-owned retail core in Cambridge.</p>
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Increased density is necessary to keep Cambridge the thriving community it is now, but the appropriate density is often either what zoning currently allows or very close to that. Increased property values, new construction techniques and changing residential desires may encourage developers to envision larger projects than current zoning allows and an area can reasonably absorb and we should look at related upzonings very carefully. Housing, both income specific and market rate, is a regional concern and Cambridge should have a data-driven plan for housing investments and developments to create and maintain the City we want. One key to attracting and keeping families in Cambridge's market rate units is to make sure that CPS offers educational opportunities that encourage families to enter and stay in our District's schools. Data shows that concerns about the quality of education, not housing prices, may be the biggest factor in families leaving the District.</p>	-	<p>ABC believes that in certain areas of Cambridge best served by public and alternative transit, it may be feasible to raise densities above what is allowed under current zoning in order to serve the diverse housing needs of Cambridge residents.</p>

	CRAIG KELLEY	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>Cambridge's general human scale development is its most distinctive trait, underscored by large, dense developments that define specific residential and commercial areas such as North Point and Kendall Square. The ability to walk by homes and businesses with individual front doors, rather than concierge services and lobbies, encourages people to become more connected to their neighborhoods and puts individual faces on what, when too big and inaccessible, become faceless places. Creating large-scale projects that encourage residents and customers to go outside onto the street, generally by prohibiting direct access to parking, will help create the network of connections in denser areas that we typically see happening organically in our smaller scale business and residential communities, where people interact on the sidewalk or in stores themselves. Any drive towards denser development must be tempered with an understanding that bigger buildings and denser areas do not automatically create interactive, human scale neighborhoods.</p>	+	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>I think public planning processes in Cambridge do support open and constructive engagement between stakeholders but I also believe that once the general planning is done, the overall permitting process, to include Special Permitting, administration of minor amendments and processing relevant zoning changes is tilted towards the parties with the most resources, which is generally the developer/zoning change proponent. I also think that the general public, which has less familiarity with the rules around development (such as the discretion the Planning Board has in granting Special Permits) often finds itself in the frustrating position of expressing very clear views, based on detailed neighborhood knowledge, and feeling ignored when the final decision is made. To some extent, these issues are unavoidable, but I think we could, and should, do more to help members of the public express their thoughts in a more formal fashion during all parts of the planning process.</p>	+	

	CRAIG KELLEY	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>The three general themes reflected in the K2C2 recommendations that I think we should be especially focused on are Transferable Development Rights (TDR), vehicular traffic enforcement and working sidewalks. Other than TDR, these issues could be addressed now and the results incorporated into future plans. For example, keeping cyclists off sidewalks in Central Square might open up the space for Seniors and create new opportunities for using our common spaces which, in turn, might change the area’s problematic social dynamics. Similarly, if drivers pay more attention to safety, we may see streets like Mass Ave become less of a dividing street feature and instead start allowing greater collaboration between businesses on both sides. With TDR, a major limitation associated with much development becomes more flexible as FAR can move between sites, but I don’t think migrating FAR should result in the creation of overly high or appropriately massed structures.</p>	+/-	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	-	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+/-	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	+	
ABC ANALYSIS:	<p>Craig Kelley’s answers indicate medium level of support for the ABC mission and goals, however, his answers suggest he would apply a lower threshold than ABC would apply to the scale, density and height of new transit-oriented development. ABC appreciates his support for car-free residential projects, commercial and retail with parking outside the building to encourage more street level interaction, complete streets, and a data-driven understanding of housing needs.</p>		

	JAMES LEE	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>We need to get the universities to build more housing on their own land for their own students/staff. We need to solve traffic congestion and other transportation issues so that those who work or study in Cambridge would be able to live away from Cambridge yet still commute to Cambridge. I support using zoning to require a higher percentage of affordable housing, especially for families, and also using subsidies (including housing tax credits, Section 8 vouchers, etc.) to create incentives for developers to develop (new or refurbished) affordable housing. I am aware that there is talk about the possibility of reintroducing some form of rent control. I would say that, without going back to the days of the 1980s rent control, some debate should be possible on ways of finding some formula for capping skyrocketing rents so that developers can still make profits without rents rising excessively high.</p>	-	<p>Tools like housing tax credits are already available for housing development in Cambridge, but are significantly limited due to Federal budget restrictions beyond the scope of Cambridge City Council. ABC would seek greater information from Lee as to the specific zoning incentives and other tools within the Council's power that he would support to achieve this goal.</p>
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>Cambridge needs an updated comprehensive master plan for the city's sustainable long-term development. Such a plan needs to provide policy measures for adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, reduces auto usage and encourages energy efficiency. These measures can include zoning, subsidies for developers to develop affordable housing, promoting public transportation (such as expansion of subway lines and keeping fares affordable), and energy efficiency standards such as LEED-certification in building projects whether new or retrofits. Cambridge needs to promote local small businesses that are embedded in their neighborhoods. The city needs to work with the local business community to keep large multinational retailers, restaurant chains and the like from dominating the city's commercial life and landscape. The city should also do what it can to support local retail stores and restaurants that are affordable for local residents of diverse socioeconomic backgrounds.</p>	-	<p>ABC does not support a citywide master planning process if it will effectively stall the creation of mixed-income residential and commercial development in Cambridge transportation centers.</p>
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>I am still studying this issue of increased density. At present, it is my impression that there is room for mixed zoning and balanced development that promotes sustainable growth while preserving the historical character of the city's neighborhoods. As for ways to expand low and moderate income housing for all populations, including families, I addressed this in my answer to Question #1. What I can say here, in addition, is that we can study ways for the city government -- on its own or in partnership with the private sector -- to develop and operate affordable housing (although this would need to meet certain strict standards and would require enough funding, which is related to other issues of providing financing incentives and finding new financing sources).</p>	+/-	

	JAMES LEE	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>Cambridge is a great, unique city home to world-renowned universities, diverse, historical neighborhoods and vibrant communities formed around its fascinating squares. It is also home to numerous parks, sports fields, playgrounds, cemeteries, and other open spaces, including the Charles River bank area. If elected, I will do my utmost to ensure that new development builds upon and enhances these defining traits of our city. For example, if the city needs land for a new municipal facility, police/fire station, etc., and wants to include its parks in its list of potential sites for municipal development, I would oppose any effort to take parklands unless (a.) a substitute equivalent space that properly serves the affected community is constructed and (b.) there is no viable alternative. Cambridge needs an updated comprehensive master plan for the city's sustainable long-term development so that new development builds upon and enhances the distinctive character of our neighborhoods.</p>	+	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>Open and constructive engagement among all parties to the planning process is critically important. To help ensure transparent and mutually respectful planning for the future of Cambridge, the City Council needs to watch out for transparency, fairness and accountability in areas such as development planning & zoning permits, public contracts and procurement projects so that the interests of all stakeholders are adequately addressed and city projects are carried out by the most qualified and socially responsible undertakers, not the most politically well-connected or the deep-pocketed.</p>	+	

	JAMES LEE	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge.</p> <p><i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>I am still studying this issue and will get back to you once I have developed a well-crafted position.</p>	X	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	-	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	-	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	-	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	+/-	
ABC ANALYSIS:	<p>James Lee’s answers indicate a low level of support for the ABC mission and goals. ABC appreciates his willingness to admit the issues on which he lacks the information to state a well-crafted position. ABC would seek clarification from Lee as to whether his support for a master plan would extend to a planning process that explicitly or effectively halts new smart growth development in Cambridge.</p>		

	NADEEM MAZEN	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>Increasing diversity means protecting the diversity we have and offering new policies. Protect what we have: City Councilors must organize with leaders and individuals in each community on a daily basis in order to understand the housing justice issues at play among long-time residents, new families, minority communities, underrepresented communities, and immigrant communities. If the city is serious about protecting its diversity, there must be a city-wide plan. In the absence of such a plan, our elected leaders will continue to approve every luxury project and large scale development they can. If history is any indicator, the lack of a plan means that our city will continue to neglect meaningful affordable commitments unless we demand new leadership and a clear city plan immediately. As part of this plan, the city must introduce financing for several of its own Affordable development projects, alone or in tandem with state/federal programs.</p>	-	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>The K2 and C2 proposals seek to incentivize transit oriented development in Cambridge. However, the language of these proposals actually creates: incredibly large buildings without a meaningful affordable component, loopholes for formula businesses, and a continued driving up of rents/costs. If elected, I will bring a discussion about the <i>actual</i> impact of these proposed zoning changes. Through constant dialogue with the community I will work to implement a city-wide plan which will include city programs, grants, and incentives that work to support meaningful quantities of affordable and middle income housing in our squares and around our transit hubs, as well as innovative solutions to the long-standing shortage of housing throughout the city. It is only through such a plan that the council can ensure that housing and transportation in Cambridge will meet the needs of its residents.</p>	-	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>In some sense, K2 and C2 proposals promote a useful increase in density. The problem is that they do not help citizens imagine just how large and how continuous this increase in density may be in squares like Central Square. There's no real long-term plan. There is no rendering of what the variances could look like <i>in aggregate</i> 10 or 20 years hence, especially if developers are going to trade density (FAR) allowances. It is critical that we push for some density <i>in specific plots</i> and sometimes <i>in entire areas</i> as part of a city-wide plan. And the reason is that, as ABC seems to propose, a measured increase in density can serve our housing needs as a city. However, given that there is no city wide plan or long-term planning, we are at least one crucial planning step away from really understanding the negative impacts of these studies</p>	-	

	NADEEM MAZEN	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>Our neighborhoods benefit from diversity, historical character, green/open space, and safety. In terms of diversity, prior questions scratch the surface on how moderate increases in density (through more deliberate city-wide planning and affordable housing commitments) will benefit each community.</p> <p>In terms of green space, the city must push for the development of more green space and must hold developers to a higher standard for the development/maintenance of green space. More pressure will yield benefits for our communities in terms of city-owned parks and increased access to private parks across the city.</p> <p>The attitude of city departments toward historical areas seems to be: “historical areas may impede development, but we can work around those designations.” We must correct city planners on this point or our neighborhoods will suffer. With pressure from city council, city planners will heed historical designations more as a resource for our communities rather than a nuisance for developers.</p>	-	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>On a meeting by meeting basis, the planning process is respectful and receptive. But on the whole, it is clear that certain voices and neighborhoods are being neglected.</p> <p>This is partly due to the unreasonable expectation that residents sit through 10 hours of meetings in order to start to understand the issues facing their communities. If elected, I intend to bring the issues to the community through organizing, meetings, and concise videos and animations.</p> <p>However, the root cause here is that while our disagreements are often civil, stakeholders are fighting for different visions of Cambridge’s future. And developers often get preferential treatment in this kind of conflict. Creating a city-wide plan will bring transparency and open up a long-missing discussion on city planning priorities. By increasing transparency in this way, we will also elevate the viewpoints of Cambridge’s most important stakeholders: our neighborhood groups and individual residents.</p>	-	

	NADEEM MAZEN	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge.</p> <p><i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>1) The restriction on formula businesses in the the C2 recommendation is very positive. In order to ensure this policy is effective in preserving and improving the character of central square, we must:</p> <p>a) Create a startup grant pool for non-formula and/or coop businesses that address known neighborhood gaps (need for clothing stores, coop department stores, etcetera).</p> <p>b) Make the restrictions on formula businesses difficult to circumvent. The current proposal is not sufficient.</p> <p>2) The proposals suggest that if developers are granted bonus height, 25% of this additional area must be middle-income. I would work to increase this percentage considerably, given that developers can do so and still ensure a more than healthy profit.</p> <p>3) We must incentivize residential development close to transit. My commitment is to make sure our proposals (including current versions of the K2C2 study) focus more heavily on affordable and middle income incentives.</p>	+	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	-	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+/-	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+/-	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	-	
ABC ANALYSIS:	<p>Nadeem Mazen’s answers indicate a low level of agreement with ABC’s mission and goals. While he seems willing to consider the ABC position that higher density, transit-oriented development is a vital tool to address Cambridge’s housing and sustainability needs, his stated support for a master plan appears and strong advocacy for the Connolly Petition could put those smart growth development goals at risk.</p>		

	MARC MCGOVERN	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>Cambridge was once a city where teachers, police officers, and firefighters could settle down and raise their families. That is quickly becoming a thing of the past, and we are losing important members of our community. I would support building additional housing and to do that we would need to build higher (how high becomes the question), I would support increasing the inclusionary zoning, building on city land and redefining who qualifies for "affordable" housing in the city.</p>	+	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>It makes the most sense to build additional housing around public transportation. I would support ground level retail and would like meaningful community input into the types of industry that would truly benefit the neighborhood (I think we have enough banks in Central Sq. for example). I would like to see developments that promote businesses like Zipcar and offer ample bike racks and other incentives to encourage people to use modes of transportation other than their cars.</p>	+	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>If we are going to make a dent in the housing crisis in Cambridge we need to increase the supply of housing, which means increased density. I would favor ongoing conversation with all relevant stakeholders into how much density is feasible. We should work with the universities around their graduate housing, look at building on city owned land (such as the parking lots in Central), increasing the inclusionary zoning and funding for the affordable housing trust. I don't claim to have all the answers which is why I believe in ongoing conversation with experts and stakeholders as to our best course of action.</p>	+	

MARC MCGOVERN

**ABC
RATING**

**ABC
COMMENT**

4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.

What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?

There has to be a balance between preserving what characteristics we have and moving forward in new directions. Cities are living things, changing, growing and transforming over time. I have lived in Cambridge for all of my life and love this city from one end to the other. I love our distinctive neighborhoods but I also know that change is inevitable. I would want to ensure that any changes take place after a meaningful and productive community process.

+

5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.

In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?

My training as a social worker, working every day to solve complex problems and bringing people together who don't always agree, are skills that will be very helpful in creating constructive engagement between stakeholders. As a member of the School Committee I have led many of these discussions, I have organized community meetings, I have brought stakeholders to the table for meaningful conversation. This is not new to me. I think true leadership is being able to have difficult conversations and taking a stand on issues despite public pressure. I have a long record of taking difficult votes and being open and honest about why I am voting a certain way. I don't hide from challenging conversations. I think our elected leaders have not always lead "open and constructive engagement". I will.

+

	MARC MCGOVERN	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>I agree with the majority of the recommendations made in the K2C2 report. Some that I would highlight are the recommendations that call for building additional middle income, family friendly housing, including on city parking lots. I would also support recommendations that focus on beautifying Central Sq. and ground level retail. I also found the recommendation for encouraging new development to offer community space very interesting as I have been working with early childhood providers who are looking for more indoor play space to take their children during the winter months.</p>	+	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	+	
ABC ANALYSIS:	<p>Marc McGovern’s answers indicate a very strong level of agreement with the ABC mission and goals. He demonstrates a commitment to addressing Cambridge’s complex housing challenges by increasing the supply of affordable housing near public and alternative transportation.</p>		

	GARY MELLO	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods.</p> <p><i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>I will attack the inappropriate use of funds, specifically the CPA and PILOT money, which are being misused to pay for water department expenses and employee benefits respectively.</p>	X	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes.</p> <p><i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>OK, kids, let's get real. The number of non-inclusionary units delivered in 2012 was, um, fourteen? Thirty months ago everybody lined up for the photo op on Temple Street- 28 new apartments!- and they haven't started to build yet. You're being snowed by every incumbent who has grand plans for city grown affordable housing. If we are going to build affordable (subsidized) housing, we must appropriate the cash. That's political suicide, so don't hold your breath. Time to tap some of the "free cash". Reducing traffic is really easy. Stop paying for city employees' private, off street parking and charge them for city owned spots like Harvard does. More than 1000 employee cars daily and they're completely exempt from scrutiny?</p>	X	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density.</p> <p><i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Low and moderate income housing is defacto subsidized housing, period. Cambridge is not able to solve the region's affordability problem. Real estate is a real life Monopoly board. So we can raise taxes- unfair!- with some crazy assumption that there's a gifted owners class that can and should pay for others' subsidies or go the inclusionary route with all its consequences. I don't have a magic bullet for thousands of cheap apartments. No other candidate does either. What distinguishes me from the entire field is my own personal commitment to affordable housing- I am a small landlord who has not raised a tenant's rent in thirteen years! Let the others talk. I deliver.</p>	X	

	GARY MELLO	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>Visits to Porter Square are rare and usually involve a lock problem. What I like about my own neighborhood is the walk and bike accessibility of almost everything I do. I really like the unconventional people who aren't drunk or drugged. University grounds provide lots of entertainment and interesting activities, particularly as my kids can exploit them. Addressing Central Square's worst substance abuse issues is just the start for a more pleasant citywide experience.</p>	X	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>The saying for lawyers goes "no lawsuit, no lunch". For city agencies like CDD it's develop or die. You know that a project that gets pushed by councilors for payoffs is going to move forward regardless of neighbors' feelings. Disclose the campaign money and find out why city agencies are motivated in each instance.</p>	X	

	GARY MELLO	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>The non-zoning issues of C2 are the most important. I mean the drunks and junkies that drive residents and business away. They'll continue to ruin things forever if we don't man up. Kendall and Central aren't one. Kendall is unlikely to develop as modest income family/small business territory while Central still has the potential to house and serve a middle class if we address the sidewalk problems. Dream all you want- if the property owners don't want to build unprofitable development it ain't going to happen. Profitability and density/height are one and the same. Exercise restraint and common sense on a case by case basis.</p>	-	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	X	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+/-	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	-	
ABC ANALYSIS:	<p>Gary Mello did not completely address the issues raised in most questions on the ABC questionnaire.</p>		

	MUSHTAQUE MIRZA	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>Affordable housing must be a priority in Cambridge in order for the city to retain the diversity that makes it great. We should raise the percentage of units that developers must set aside as affordable housing from 15% to 20% on projects with at least 10 units. We should increase the availability of affordable housing options for the elderly and ensure that priority goes to longtime Cambridge residents. In addition, the city should create a revolving fund for affordable housing that can be used to build low-income and middle-income housing. I began my career by designing and building low and middle-income housing. As a registered professional engineer and registered construction supervisor, I have the experience necessary to ensure affordable housing options are maintained. Cambridge belongs to all residents irrespective of their race, religion, color, national origin, and income and I will work to ensure that remains true.</p>	+	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>As a professional environmental engineer, neighborhood sustainability is extremely important to me. Cambridge must create a master plan that takes into account the needs of all Cambridge residents and analyzes the effects of future growth and development. All development projects should be analyzed together to ensure that the overall needs of the city for housing, transportation, parking, and open spaces are met. Future development should include all parts of a complete neighborhood including housing, retail, restaurants, and community spaces, as opposed to primarily office space like in Kendall Square. I support using the Foundry Building as a space for the community. I would advocate for increased open space, both at street level and by creating more green roofs, I would strongly promote the use of alternative energy, and I would encourage the expansion of public-transportation and bike and car sharing programs that lead to less crowded roads and less pollution.</p>	+/-	<p>ABC does not support a citywide master planning process that effectively stalls the permitting of new, mixed-income residential and commercial development in Cambridge transportation centers.</p>
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Yes, I believe Cambridge will increase in density as it grows; however, the city should work hard to ensure its character is maintained. I am committed to increasing the availability of affordable housing in Cambridge both by designating more space in new developments as affordable housing and by building more housing stock total. I believe there should be housing built for low-income and middle-income families. There should be more low-rise apartment buildings in West Cambridge where there is more space available. There should be more 2 or 3 story mixed-use buildings on Mass Ave. Central Square should offer a combination of retail, residential, and office space that allows Cantabrigians to live, work, shop, and relax in the same place. This type of development is a more efficient use of our limited space and will help keep Cambridge's community strong while the city grows.</p>	-	<p>ABC appreciates Mirza's support for increased density; however we do not agree that the smart development needed in Cambridge will be achieved by limiting buildings to 2 or 3 stories on Mass Ave in Central Square.</p>

	MUSHTAQUE MIRZA	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>Cambridge is at its best when it blends old and new. The distinctive character of Cambridge is its ability to be a leader in the modern world while retaining its history. As Cambridge continues to grow, this will become more and more challenging, but it is essential that the city achieve this balance. Cambridge’s universities are a great example of successful blending of old and new structures and the city should emulate them. I will support zoning plans that ensure Cambridge’s historic character is preserved while allowing the city to evolve as needed to keep our economy strong and make good jobs available for Cambridge residents. I support a master plan that ensures the city’s needs for housing, business, transportation, and open spaces are met.</p>	+/-	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>I believe that the City Council should be completely transparent in all of its business. The city council must also strive to be inclusionary and take into consideration the needs and desires of all stakeholders of proposals. The council should hold public hearings before taking votes on all issues that will affect the community. In addition to seriously taking public opinion into account, the council should also seek expert opinions on issues before making pragmatic decisions on what is in the best of interest of all of Cambridge. Furthermore, the rationale for the council’s decisions should be published so that the public has an opportunity to see all sides of the issue and judge whether the council has made the appropriate decision for the city.</p>	+	

	MUSHTAQUE MIRZA	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>I support many of the recommendations of K2C2. One of my top priorities is promoting environmental sustainability. I will work to increase alternative energy sources. I will promote public transportation, biking and walking as alternatives to driving. Another priority is increasing housing stock, in particular the availability of affordable housing. There should be more variety in housing choices to support low-income and middle-income families. Finally, it is essential to create complete neighborhoods where residents can live, work, shop, and play in the same area. These neighborhoods should have robust public transportation options that are the focal point of the neighborhood.</p>	+	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	-	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	-	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	-	
ABC ANALYSIS:	<p>Mushtaque Mirza’s answers indicate a medium level of support for ABC’s mission and goals. ABC appreciates his stated support for increased density as a tool to create more space in new developments for affordable housing; however, we believe other statements including limiting buildings to 2-3 stories on Mass Ave., would make those affordable housing development goals difficult to achieve.</p>		

	RONALD PEDEN	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>Most noticeable to me in Cambridge is the wide imbalance of wealth between the city's dominant majority and its minority residents. I am promoting a social justice agenda that gives greater priority to race and gender equality to move Cambridge closer to economic equality. It is true today, as acknowledged 50 yrs ago by Dr. Martin Luther King, that economic equality cannot be realized without achieving some degree of social equality. And while Cambridge abuzz with numerous projects and plans for economic development there are zero projects afoot for corresponding social development. Of the 25 largest employers in the city exactly zero are of Black, Latino or Female ownership and management. Therefore, I am proposing an arm of accountability within the CDD to specifically promote the development and growth of minority businesses, so as to bring affordable housing within reach of more citizens and to increase economic opportunities.</p>	-	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>The problem of adequate housing nearby the places where people work and shop is complicated. It is currently being addressed in Kendall Square where new housing development has been added to meet the needs of an expanding technology and bio-medical sector. The problem, however, is the new housing is exclusively priced beyond the means of average workers and citizens To address this dilemma in the city's traditional communities, the focus instead needs to be on the development of local businesses that blend seamlessly into the fabric of the various neighborhoods to provide jobs and services to residents they would otherwise have to travel outside the community to obtain. This will of course require more comprehensive planning and a rearrangement of priorities away from the favored technology and bio-medical sectors in favor of traditional neighborhoods and communities overlooked by Cambridge's innovation and economic planning.</p>	-	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>I Do Not believe an increase in density is necessary to support diversity and meet the housing needs of sustainable growth in Cambridge. The true objectives of increasing population density have to do with the profitability of development in the city's soaring housing market, which actually works against the interests of Cambridge's diverse population by pricing them out of the market. My belief is the city's ever-widening wealth and income gap is most responsible for the lack of affordable living options because it creates a bottle-neck of demand for low-income housing. Decreasing the wealth gap will ease the tremendous pressure on the low-income housing demand and spread it more naturally over the entire market. If density is increased, it should be allowed only for the purpose of reducing the ever-widening gap between Cambridge's rich and poor communities through minority business development and modest-income housing.</p>	-	

	RONALD PEDEN	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>Because of the presence of large university's in Cambridge, many neighborhoods seem to have a mix of young students and older, established residents, in addition to a collection of professionals, artisans and service workers. Again, the best thing to strengthen and preserve this cultural mix is to insure the availability and affordability of Cambridge's communities so that regardless of your station, you will have comfortable, affordable access to the neighborhood of your choice, rather than being forced to live in a particular area because it is the only place to find something affordable. This can only be done through a comprehensive planning process that looks at the housing and economic needs of individual communities and targets those needs in measurable and accountable ways that prevent neighborhoods from losing their unique character.</p>	-	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>In my opinion, public input into the planning processes in Cambridge leaves much to be desired. Too often, projects move forward against the overwhelming objections of residents who feel they will be negatively impacted. This is a troubling occurrence that appears to place special interests and the self-interest of individual councilors above those of city residents and voters. I would like to see a greater use of referendum polling and the use of petitions as tools to increase voter leverage. I also think regular, required town hall meetings with voters in their effected communities would help individual councilors better understand voter sentiment in ways they might not when sitting as an entire council in city hall.</p>	-	

	RONALD PEDEN	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>When you look at the progress of development in both Kendall Sq and Central Sq thus far, the recommendation that has most clearly been realized the least is support for economic and cultural diversity, and should therefore be given top priority in the near future to have any chance whatsoever of being realized at all. The fact that this goal hasn't been achieved shows the need for strict accountability going forward, so I would be in favor of halting all other development unless and until measurable progress is realized and ongoing in this area, including program support for minority business development, comparable housing and retail options, as well as quality of life amenities that support diverse cultural interests. Inclusionary zoning and city surplus funds are options, among others, that might be utilized to advance progression of achieving these goals. The status quo of only lip service is unsustainable, and unacceptable.</p>	-	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	-	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	-	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	-	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	-	
ABC ANALYSIS:	<p>Ronald Peden's answers indicate very low support for ABC's mission and goals. He appears to share a different view from ABC about how to approach key development issues that will shape our city's future. We believe his positions against density increases and well as for halting certain new developments could have a negative impact on Cambridge's ability to create the types of higher density, transit-oriented developments that would help expand housing choice for Cambridge families.</p>		

	KEN REEVES	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>My focus would be to move forward with the recommendations of the K2C2 study which calls for median income housing in Central and Kendall Square, specifically on city owned lots.</p>	+	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>As stated above, the K2C2 study's recommendations dealt specifically within the T stop nodes. I would work to execute the recommendations.</p>	+	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Yes, increased density is necessary. As stated above, I would push to have the K2C2 recommendations regarding median income housing come to fruition.</p>	+	

	KEN REEVES	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>I love the historic architecture, varied style and human scale of our local neighborhood. I would seek to maintain that character by assuring our historic preservation policies are effective and to maintain continued attention to architectural detail of new buildings.</p>	+	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>I believe that the process we have been using does encourage a multitude of stakeholders within the conversation. I will always look to maintain a process which allows all voices to be included in order to promote greater engagement across a cross cultural population.</p>	+	

	KEN REEVES	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>A top priority needs to be the recommendation of median income housing within the squares. In order to do that, I would seek to pull together a housing group which includes MITs Dept of Urban Studies and Planning. This goes directly into a next priority which is to add density to the areas responsibly while paying attention to the liveliness of the squares.</p>	+	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	x	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	x	
ABC ANALYSIS:	<p>Ken Reeves' answers indicate a high level of agreement with the ABC mission and goals. We agree with his support for new housing on city-owned lots, consistent with Central Square Advisory Committee recommendations.</p>		

	SAM SEIDEL	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>On the Council, I want to lead the discussion of housing in Cambridge, the most important topic today in this city. The core issues before us are: how many new units of housing should be created and where? What impact will these units have on the housing market and housing costs? Can we increase the percentage of affordable units? How will "middle income" housing work? I support increased supply, increasing the percentage of affordable, and the creation of the new category of housing at these middle ranges. The middle income housing is the newest concept, and I want to see that implemented so that Cambridge can continue to be a city for many. Of course, there will be trade-offs, including the possibility of increased height in exchange for units at a certain price point. The job of this next Council will be to examine our housing policies, and as an urban planner, I want to lead this effort.</p>	+	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>When I was on the Council, I worked with neighbors along the Mass Avenue corridor to develop a plan for street scape improvements that will support the retail environment there. I worked on the zoning that is bringing the Art Institute of Boston to Porter Square. I have spoken out in support of reduced parking to unit ratios in new construction, which reduces auto uses and supports alternate forms of transportation. I have been speaking in support of increased density in Central Square. I myself am a bike rider. As an urban planner and former city councillor, I understand how these piece come together and I know that we are moving in the right direction in Cambridge in so many ways. We must manage our growth effectively, to create a city that reflects our values but also reflects our current place as one of the global innovation hubs. I have been a strong voice for energy efficiency both when I was on the Council, and since.</p>	+	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Yes, increased density at transit nodes will be necessary. This obviously will represent change -- in Alewife where new housing is being created, in Central Square right in the heart of Cambridge, and at North Point near the Lechmere T stop. Central Square is where this conversation will be most active, since building heights are largely set in the other locations. The challenge remains -- how do we create the right unit mix in new development, in particular three and four bedrooms units. Developers respond to the market and say that the market is telling them that smaller units are what people are looking for. We have this perennial problem that families get priced out of Cambridge because larger units are rarer and more expensive. I support the creation of larger units to balance the needs of the community.</p>	+	

	SAM SEIDEL	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>This is a very interesting point and a very important one. Density and height are undeniably part of the equation, but good architecture and good urban design are equally important in creating senses of space and place that are so crucial. In the Alewife area, a sense of neighborhood needs to be created among the new developments, with an emphasis on ground floor retail and links back to the Alewife T to reduce the demand on auto usage in the area. Central Square is obviously Cambridge's civic square, with the central post office and City Hall. It has an interesting mix of building heights that reflect different eras in the city. It's a 19th century square that could never decide if it was the main street of a small town or the central hub of a bigger city. Harvard Square obviously sits under the imprint of the university and the residential neighborhoods that surround it. Kendall is Cambridge's 21st century square, where land uses have remained commercial, but building types have changed radically with economic changes and with architectural styles. The demand that ground floor retail be part of the mix of new development must continue, though we must grapple more effectively with two issues: what do consumers actually buy in stores these days (as opposed to online) and what is the right amount of square footage to support this. We obviously do not shop in the way we did in the 1970s, or even the 1990s for that matter. Just as online has brought about a radical transformation of our consumer patterns, we must also recalibrate our understanding of a central business district. Working with the business associations, it also makes sense to determine the unique niches for the various squares.</p>	+	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>Good, effective, open dialog is very important to addressing challenging issues like new development. To me, the end goal is that Cambridge remain Cambridge -- an energetic open diversity community -- but has room for the changes that always come to cities. We are in such a time of change, with increasing wealth, large development pressures and projects, and changing demographics. Much of our discussion to date has been about fighting old battles, not addressing new challenges and opportunities. I am running for the Council exactly for this reason. I want to bring my track record of thoughtful, inclusive dialog to these debates as well as my urban planning background. We must make room for the future while always remembering and respecting our past. Similarly, we need to treat each other with respect even when we differ on issues, and we need to incorporate new voices into these conversations, so that Cambridge's next generation will have a part in shaping a city that is being built with them in mind. I did this when I was on the Council, and I will do it if I am returned to the Council.</p>	+	

	SAM SEIDEL	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge.</p> <p><i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>The particular point of the C2 study that I am focusing on is housing in the Osborn Triangle, for a couple of reasons. This area makes sense as a location of increased residential density and height to me though I see two conflicts that will need thoughtful leadership to deal with. One is the final decision on building heights themselves. My own view is that about 12 stories is the correct top height. The recommendations call for higher. This will need a thorough vetting and respectful dialog so that we give this place a meaningful urban form while not making only a token gesture towards the creation of new units. Secondly, I am certain that there are land use conflicts inherent in the plan and the sooner we can deal with these, the better for everyone. MIT stated in an early meeting on the topic that some of the land in the study area is MIT-owned, and has been slated for lab/office use, which is not reflected in the plan. Addressing this conflict -- MIT's vision versus the community's vision -- up front will go a long way to legitimizing the final decisions. So much is changing so quickly in Cambridge, it is very important to get out in front of this all. This area to me should be a residential zone.</p>	+	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	-	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	+/-	
ABC ANALYSIS:	<p>Sam Seidel's answers demonstrate strong support for the ABC mission and goals. ABC agrees that increased height and density of new transit-oriented development may be an effective bargaining chip for Cambridge to use to extract effective benefits from developers, including more affordable and middle-income housing. ABC would seek clarification from Seidel as to whether his support for a master plan would extend to a planning process that explicitly or effectively halts new smart growth development in Cambridge.</p>		

	E. DENISE SIMMONS	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>City Hall itself must reflect the diversity we wish to see citywide, so I'll continue pushing for more diversity throughout the City's leadership. I'll continue introducing and supporting policies that strengthen and improve the City's Inclusionary Unit program, zoning ordinances that encourage creation of more affordable housing units, and policies that strengthen our job training and job placement programs; I recently pushed for our Office of Workforce Development to create ties to Boston's Building Pathways program for the very first time, and I'll work to grow that relationship. I'll also work to reignite the Buy Local Cambridge initiative to help grow local small businesses, placing them in a better position to increase their workforce. All of these items address, from different perspectives, the housing needs, the employment needs, and the overall economic needs that ultimately determine the degree of social, cultural, and economic diversity that is possible within our neighborhoods.</p>	+	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>I will certainly work to bolster the fine efforts of the K2C2 Committee, which speak to this. To a large extent, though, the elements of what ABC is seeking are already in place. Cambridge has an infrastructure and a layout that has most areas near either a subway stop or a bus stop. The City also has ready access to supermarkets, restaurants, cafes, and convenience stores throughout all the various neighborhoods, along with concentrated shopping hubs like Harvard and Porter Squares. The challenge is really to ensure that there is no reduction in public transportation – and ideally, there is expansion. I will continue to express the needs of our residents directly to the MBTA, as I have done in the past, and I'll continue insisting that service cutbacks, unreasonable consolidation of stops, and particularly reduction of service in senior-heavy areas will not be tolerated by the City's leadership.</p>	+/-	<p>ABC agrees with Simmons' commitment to expanding public transportation Cambridge, but would seek more information as to how she would expand housing options near transit.</p>
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Increasing density in underdeveloped areas may be necessary, but not without careful deliberation and intensive community discussions first. I will continue pressing, as I have done in the past, for developers to commit to creating more family-sized affordable units. I have personally worked with many families over the years who would not have been able to stay in Cambridge, were it not for my pushing for this kind of housing. Yet the need remains, and there needs to be pressure on developers and the housing organizations not just from the City Council, but also from an organized community. I will also be asking the Community Development Department to conduct an intensive study and then report back on how other communities similar to Cambridge have addressed this issue, to learn if there are other options that we simply have not yet attempted that are now worth consideration.</p>	+/-	

E. DENISE SIMMONS

ABC RATING

ABC COMMENT

4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.
What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?

I find the mixture of people of different cultural, generational, and socio-economic backgrounds living side-by-side, to be the most distinctive and most enviable aspect of our different neighborhoods. That diversity is what makes each neighborhood so vibrant and unique from one another. To the extent that it is possible to plan this kind of diversity, the City must increase its inclusionary zoning efforts, we must create a deliberate plan for moderate-income families, and we need to craft policies that encourage stores and cafes that are affordable to lower and moderate-income people throughout the city. I will certainly continue to support and promote policies that will help Cambridge achieve this balance to a greater degree in the coming term.

+

5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.
In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?

I absolutely feel that all stakeholders should be at the table during the planning process – and throughout the entirety of the process. I am proud of my record of working to open up these conversations, insisting that planners and developers need to do more than just speak with the city councilors and administrators, the local business community, and some of the more prominent neighborhood activists when they’re looking for support. These conversations are certainly important, but I also tell developers they need to go the local churches, to the schools, to the neighborhood meeting centers and other places where people gather. I will continue to urge that they truly reach out to all the diverse voices in the community, so that lasting relationships can be formed, understanding on all sides will be increased, and the end result will be beneficial for all.

+/-

	E. DENISE SIMMONS	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>I support the work the K2C2 Committee has engaged in, and I broadly agree with the general framework that they've presented us to work with. Three recommendations I would like the City Council to address at the outset: we must work to incentivize the creation of more mixed-income housing in and around Central Square; we should explore a greater partnership between the City and the CSBA to address the human and social service needs in Central Square; working with the MBTA to introduce real-time transit service information signage in/near Carl Barron Plaza. I believe these are items the City Council can begin pursuing immediately, and in tandem with the wider list of recommendations presented to us, I believe we have a chance to make a truly positive impact in the coming years.</p>	+/-	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	+/-	
ABC ANALYSIS:	<p>Denise Simmons's answers indicate a strong level of agreement with the ABC mission and goals, demonstrated by her support for policies that encourage the creation of more affordable housing with a particular emphasis on job placement and training programs as complimentary strategies to address the housing, employment and economic needs to maintain the diversity of our neighborhoods. We would seek clarification from Simmons as to whether her support for a master plan would extend to a process that explicitly or effectively halts the creation of new smart growth, transit-oriented developments in Cambridge.</p>		

	TIM TOOMEY	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>I will continue to advocate for affordable housing as part of any large-scale residential development. Affordable housing should be available to residents in all neighborhoods in the city, and not just concentrated in certain communities. I will continue to work with local businesses and entrepreneurs to bring jobs to Cambridge. I support keeping our property taxes low and investing in programs to give all our children an outstanding education. I strongly support additional training programs and partnerships with local businesses to ensure that every child in Cambridge can pursue a career that is both fulfilling and affords a comfortable standard of living.</p>	+	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>Access to efficient and affordable public transportation has always been one of my top priorities. The advantages to encouraging travel by public transit, by bike, or by foot are numerous, and business owners, younger consumers, and lifelong residents all prefer to live in a community where it is easy to get around without a car. I will continue to advocate for affordable housing in new developments, as I did in the recent Forest City proposal for Central Square, and I remain committed to the full funding and continued construction of the Green Line Extension. Moreover, I will continue working to secure funding for a multi-use community path along the Grand Junction rail line to connect our neighborhoods and provide safe pedestrian and cyclist access to a large part of Cambridge.</p>	+	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>Increased density is a question that each neighborhood needs to answer for itself. When a neighborhood chooses to increase density, it deserves compensation from the developer in the form of public goods that benefit the whole community, and I strongly support the principle that mitigation funds should benefit the affected community first and foremost. I'm proud that Cambridge has led the way on sustainable urban growth, combining robust public transportation with incentives for green construction techniques and energy efficiency, and I will keep pushing developers to ensure that all new projects conform to the highest of both environmental and labor standards. Cambridge offers clean, green streets, outstanding educational opportunities, and the lowest property taxes in the commonwealth, and I hope to keep fighting to keep our city affordable for all families.</p>	-	

	TIM TOOMEY	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>The best part about Cambridge is that each neighborhood is different, yet we all grow together. There's no such thing as a stereotypical Cambridge family, and that diversity is one of our greatest strengths. But all of our neighborhoods are looking for similar things: affordable housing, safe streets, green spaces, and a variety of educational opportunities. There are several proposals before the City to redevelop parts of Cambridge, and as I've done in the past, I will work to ensure that any development includes mitigation in the form of educational partnerships and scholarships, open spaces, and a mix of residential, commercial, and community space.</p>	+	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>I think we do a good job of keeping the development process open, fair, and constructive, and that is a credit to our community groups and the developers the city chooses to work with. The city's planning process is open to the public and easily accessible thanks to our efforts to streamline what goes on at City Hall. We can always do more to improve the communication between different groups, but I think we have earned our well-deserved reputation as a reasonable partner for both businesses and residents. Personally, I have fostered successful relationships and brokered smart compromises between different groups of people, and I hope to continue to do so over the next term.</p>	+	

	TIM TOOMEY	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge.</p> <p><i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>I am in favor of increasing housing developments in Kendall Square, and boosting access to middle income housing in both Central and Kendall Squares. I will encourage developers to create more housing options a part of their development plans in order to create a true residential neighborhood in Kendall Square. I have a strong record of supporting affordable and inclusionary zoning and I supported middle-income affordable housing during the Alexandria Rezoning. I look forward to scrutinizing how the new system works, and, if it proves to be successful, it may be worth looking at how we can ensure that future housing developments follow similar standards.</p> <p>I am also a major proponent of the Open Space Plan that would help to integrate Kendall Square, Central Square, and the surrounding neighborhoods. Combining these neighborhoods with green spaces as the “glue” will result in a better local economy and a stronger social fabric. To this end, I will continue to make the Grand Junction multi-use path one of my top priorities and continue to look for land swap opportunities and funding sources.</p>	+	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	x	
ABC ANALYSIS:	<p>Tim Toomey’s answers demonstrate high level of support for the ABC mission and goals. We appreciate his stated commitment to affordable housing in any large-scale redevelopment, and to affordable and efficient public transportation.</p>		

	MINKA VANBEUZEKOM	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>My definition of diversity includes vibrant mix of ages, economic status, education level, ethnicity, gender, occupation, family status, culture, religion and sexual orientation. As prices for housing and goods climb, segments of this dynamic mix are no longer able to live in our neighborhoods. In my second term I will 1. Broaden the impact of the Affordable Housing Trust, 2. Expand the current inclusionary zoning language, 3. Provide incentives for MIT to build student & post-doc housing 4. Await the “Nexus Study” to support increase in developer payment & increase in % of units, 5. Incentivize through zoning, more mixed income housing units of various sizes, 6. advocate for increases to the minimum wage in Cambridge, 7. increase jobs training programs in the city, 8. develop incentives for affordable ,small business 9. increase funding for the Arts through the Arts Council & East Cambridge Foundry Building</p>	+	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>Creating a Sustainable Cambridge is clearly a goal shared by all candidates. As I did in my first term, I will: Promote renewable energy via a)solar energy initiatives within the city and city-owned land, b) community aggregation of electricity and c)reduce regulatory and zoning barriers to solar adoption. Encourage energy efficiency through city, state and utility programs and bring an energy label building ordinance into the city. Promote safe biking infrastructure by a) enforcing travel laws for all, b)painting visible bike lanes, c) increase bike parking facilities, and d)promote bike-to-school routes. Enforce the current Inclusionary Zoning laws and explore ways to expand it as we enter a housing boom in the city – in Kendall, Central and Alewife – all areas well served by public transit. Reduce residential parking ratios In parallel Cambridge business and universities must join to bring pressure at state level to fully fund a robust, public transit infrastructure.</p>	+	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>A key to a healthy community is parity in the of housing:jobs ratio. Cambridge has maintained this balance over the recent decades but the balance is shifting towards more jobs . To reverse this trend we need to explore other avenues for home ownership including co-ops, co-housing and limited equity condominiums. We need to incentivize MIT to build housing for graduate students and post-docs. The Affordable Housing Trust has been traditionally geared towards low income despite having a mission to increase middle income units too. In order to maintain socioeconomics diversity, we clearly need to build more middle income units with greater number of bedrooms. We must also explore regulatory & permitting barriers to renovate when family want to stay but has outgrown home. I think we are on track to create a city of 115,000 by end of decade – I don’t think we can sustain much more than that.</p>	+	

	MINKA VANBEUZEKOM	ABC RATING	ABC COMMENT
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>It is hard to pick a single distinctive characteristic of Cambridge Neighborhoods – the mosaic is what appeals! The grand, single family homes of Brattle Street , the dense two family homes of Area Four, the quaint cottages of Cambridgeport, the historic brick row homes of East Cambridge, the ultra-sheik of Kendall/Northpoint or the home over shops in Inman Square – how can I pick? I take very seriously the Special Permit phrase which requires new development to fit into the existing neighborhood – if followed assiduously, that concept will keep neighborhood character intact.</p> <p>Increasing adoption of zoning language which requires public accessibility for privately maintained open space is another way to keep the city livable. I believe we must work more closely with the DCR to better maintain and upgrade the Riverfront, a key component of livability in the city.</p>	+	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>The current process of planning is confusing, inside baseball and it doesn't foster public conversation and a fluid public process. The two long term public groups of the K2C2 Study now consists of citizens who understand the process and have had their ideas vetted. How we spread that knowledge and engagement to a broader constituency is not clear to me. Various strategies to help the public process have been suggested such as scale model creation, tutorials on the intricacies of zoning laws and dedicated Community Development websites. As the city continues to experience unprecedented growth we're running out of time to figure this public planning process out. I will work closely with my colleagues to solve this.</p>	+	

	MINKA VANBEUZEKOM	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>Choosing from among the many great K2C2 suggestions was difficult.</p> <p>1. Both Kendall and Central Square need more trees and publically accessible planted areas. This benefits the storm water infrastructure, reduces the health island affect and looks inviting for pedestrians. Keeping the setbacks away from the street is critical for good pedestrian experience.</p> <p>2. Central Square will benefit from a BID & however, the businesses must come to that agreement on their own.</p> <p>3. Overarching any Study suggestion will be the need for accountability and transparency for anything affecting the public realm.</p> <p>If the municipal parking lots get developed, I think the city should retain ownership and enter into a long term lease with firm conditions for parking, 1st floor affordable retail and no market rate housing. I don't agree that Central Square/Osborne should be rezoned in its entirety. Additional density can be achieved through current zoning and limited variances.</p>	-	<p>ABC is open to the possibility of rezoning Central Square/Osborne in its entirety if it will incentive the type mixed-income, transit-oriented development we seek for the area.</p>
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	-	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	-	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	-	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	-	
ABC ANALYSIS:	<p>Minka van Beuzekom's answers indicate a medium level of support for the ABC mission and goals. While she provides a very thoughtful analysis of the environmental and economic impact of new development, it appears she apply a lower threshold than would ABC to to the scale, density and height of some new transit-oriented developments. ABC would seek clarification from van Beuzekom as to whether her support for a master plan would extend to a planning process that explicitly or effectively halts new smart growth development in Cambridge.</p>		

	LUIS VASQUEZ	ABC RATING	ABC COMMENT
<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods.</p> <p><i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>Once elected I will focus on the following priorities affordable living, non-profit sustainability and CPS Alumni Support. I firmly believe that all three are connected to the social, cultural and economic diversity of our neighborhoods.</p> <p>Affordable Living This issue is very important to me. Many of my friends and family have been forced to move out of Cambridge as a result of the outrageous prices for rental units and homes. Cambridge should be a city where everyone has an equal opportunity to rent or own a home that is affordable.</p> <p>Non-Profit Sustainability Our non-profit organizations across the city help to enrich the lives of others. It should not be the norm for these organizations to fend for themselves until one of them needs our help to stay afloat.</p> <p>Cambridge Public Schools Alumni Support Our teachers do a wonderful job of educating and empowering our youth to be launched into success after high school.</p>	+/-	<p>ABC would seek more information from Vasquez as to the specific policies he would support to address the need for affordable living in Cambridge.</p>
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes.</p> <p><i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>I feel that we have lost too many families since the elimination of rent control. The gentrification that happened in Cambridge cannot and will not continue to push out our families. It is important that we focus on creating more affordable housing opportunities for families so that they are able to enjoy the same opportunities and privileges I had as a child. We need to educate residents about various services that the city already offers so that they are able to take advantage of them.</p> <p>I am often urged by others to move away from Cambridge into a neighboring city where I could pay a mortgage on a house that would cost me less or the equivalent to renting in Cambridge. When you have kids, like I do, it is very tempting to do. However, I'm conflicted by what I would be giving up in order to decrease my living costs. Cambridge is where I want to be, and it's where the people that grow up here deserve to stay.</p> <p>I want to keep families in a Cambridge where they are able to enjoy everything our city has to offer. We need to maintain our commitment to being inclusive. We need to work together so that we don't lose our identity, which revolves around diversity.</p>	X	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density.</p> <p><i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including</i></p>	<p>With a family counting on me at home, I'm on a pretty tight budget to get the most out of my money. I know many families are in the same predicament. I would love to help local farmers continue to grow locally and bring their produce into Cambridge, to expand farmers markets and the affordability of this option. I would like to help locally owned bodegas and convenience stores work on a strategy to increase their reach in the community. Finally, it's important to continue to create tax incentives for local business that are passionate about food and are willing to work with us.</p>	X	

	LUIS VASQUEZ	ABC RATING	ABC COMMENT
<i>families?</i>			
<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits.</p> <p><i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>The most distinctive trait our neighborhoods have to offer is our open space. We have some amazing parks where parents are able to take their families and interact with other Cambridge residents. We need to continue to preserve our parks and other recreational spaces so that our residents are able to set their roots in Cambridge. I do not support building expensive high rise condos in Cambridge, this will only drive up the priority value at an exponential rate that does not support a livable wage for most Cambridge families. We need to continue to support our small businesses so that they are able to stay in Cambridge. Our bodegas and family owned businesses deserve the opportunity to thrive here in our neighborhoods.</p>	-	<p>ABC believes that the continued creation of some market rate housing is necessary to create the incentives Cambridge needs to more affordable housing and other community benefits from new developments.</p>
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views.</p> <p><i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>I firmly believe that we need to create various spaces where we can have open dialogue and constructive engagement in regards to our city. These gatherings need to be held in different places in Cambridge where residents are welcomed and encouraged to attend. We need to build bridges and encourage our residents to be involved in discussions and all aspects of our city's government.</p>	X	

	LUIS VASQUEZ	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>It absolutely killed me to see homeless people sitting outside in Central Square on Christmas Eve. My wife and I were on our way to a family dinner and we felt helpless. We ended up pouring them cups of coffee from a Dunkin Donuts Box 'O Joe. While bringing in new businesses to Central Square is part of a strategy to revitalize the area, we should put an equal amount of focus into helping the growing homeless population become stabilized and matched with services. As a city we are not doing all that we can to help those in need. We need to deal with the real issues that create homelessness Cambridge and not try to mask the problem by opening fancy businesses.</p> <p>We cannot continue to mask a very serious problem and believe we can solve it by up scaling our neighborhoods and commercial spaces.</p>	X	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	+/-	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	X	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	-	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	-	
ABC ANALYSIS:	<p>Luis Vasquez's answers mostly lack the specificity needed to assess his level of agreement with the ABC mission and goals. His answers suggest a hesitancy to accept certain higher-density, smart growth developments that ABC believes will alleviate affordable housing pressures and sustain a vibrant local economy in Cambridge. ABC would seek clarification from Vasquez as to whether his support for a master plan would extend to a planning process that explicitly or effectively halts new smart growth development in Cambridge.</p>		

KRISTEN VON HOFFMAN

**ABC
RATING**

**ABC
COMMENT**

<p>1. DIVERSITY: ABC is committed to strengthening the social, cultural, and economic diversity of our neighborhoods. <i>If elected, what policies will you support or purpose to help strengthen the diversity of our community through increased affordable housing and greater economic opportunity for all Cambridge residents?</i></p>	<p>We need to build more affordable housing, and this can be accomplished by increasing affordable housing in our inclusionary zoning requirements for new development. Requiring developers to pay more money per square foot of development that would go specifically towards the Cambridge Affordable Housing Trust would also allow us to bolster our affordable housing programs and housing units. It is equally important that new middle-income units be family-sized two or three bedroom units. It is important to me to retain our middle and lower-income classes in Cambridge, and if we continue to build only one and two-unit housing then we will not be building the infrastructure that supports an economically diverse demographic in Cambridge.</p>	<p>+</p>	
<p>2. SUSTAINABILITY: ABC wants to build a strong and sustainable community where current and future residents will be able to work, shop, and play near their homes. <i>If elected, what policies or initiatives will you support to ensure that there is adequate housing near public transportation that supports sufficient retail to meet neighborhood needs, meets the needs of current and future residents, reduces auto usage and encourages energy efficiency?</i></p>	<p>I believe that sustainability and economic viability go hand-in-hand. I've been the Sustainability Manager for the Cambridge Public Schools for the past three years, a job in which I founded the Office for Sustainability and saved over \$300,000 in under two years through vigorous energy-efficiency projects. Creating a detailed, long-term plan for climate change mitigation, carbon reduction, open space preservation, and sustainable transportation that takes into account the changing aspects of housing, traffic, and severe weather are important factors that I believe will continue to shape our long-term planning, and which I hope to outline and define in partnership with all of you, our City departments, and fellow City Council members. We have tremendous resources in technology and education here in Cambridge, and I want to capitalize on that strength.</p>	<p>+</p>	
<p>3. GROWTH: ABC is working to preserve and expand the diversity of our community by supporting sustainable growth and appropriate density. <i>Do you agree that in order to support diversity and meet the housing needs of sustainable growth in Cambridge increased density may be necessary? If elected, what specific policies or initiatives will you support to achieve sustainable urban growth and to increase low and moderate income housing for all populations, including families?</i></p>	<p>I think increased density is necessary due to the rising population of people living here in Cambridge. Building new housing and development close to transportation nodes such as the T-stops are one way of planning for smart growth, as this encourages residents to utilize public transportation instead of driving a car. Sustainable growth is key to solving all of the problems of transportation, housing, and the effects of climate change and I would propose designing a master plan for long-term sustainability for the City of Cambridge, to be articulated in partnership with the Community Development Department, neighborhood groups, and other key stakeholders.</p>	<p>+</p>	

KRISTEN VON HOFFMAN

**ABC
RATING**

**ABC
COMMENT**

<p>4. LIVABILITY: We want to reinforce the distinctive character of our neighborhoods, ensuring that new development builds upon and enhances their defining traits. <i>What traits of Cambridge neighborhoods do you find most distinctive? If elected, what policies or initiatives will you support to help reinforce these characteristics through new development, public and open spaces and other means?</i></p>	<p>The best thing I have discovered about Cambridge neighborhoods—from my experience living in the City for almost a decade, working in the schools, and by knocking on doors during my campaign—is that so many neighborhoods are visually and culturally distinct, but people nevertheless often care about the same issues across the City. Preserving open space while also accounting for new, denser development is going to be part of our overall mission as a City if we hope to build a sustainable community. That being said, it will be critically important to involve residents, business owners, and neighborhood groups in the conversations surrounding a master sustainability plan for Cambridge. Therefore, creating a neighborhood taskforce, consisting of representatives from each neighborhood or district, will be a key initiative I undertake as your Councilwoman as we move forward with planning.</p>	<p>+</p>	
<p>5. DIALOGUE: We want to support open and constructive engagement between all parties to the planning process, based on mutual respect for differing views. <i>In your opinion, do public planning processes in Cambridge support open and constructive engagement between stakeholders? If elected, how will you help ensure transparent and mutually respectful planning for the future of Cambridge?</i></p>	<p>I believe it is important to keep City Hall transparent in order to foster trust in government and to keep information accessible and readily available to the public. I believe it's important to keep City Hall transparent in order to foster trust in government and to keep information accessible and readily available to the public. As Sustainability Manager for the Cambridge Public Schools, I've worked hard to make information and data about our energy use, waste consumption, and other operations available to the public and our greater community on a regular basis. I believe that transparency is very important, as well, because it allows for public engagement in government decision-making processes. I would ensure that adequate hearings and public forums were held in the decision-making process of major City planning projects.</p>	<p>+</p>	

	KRISTEN VON HOFFMAN	ABC RATING	ABC COMMENT
<p>6. Earlier this year the Central Square and Kendall Square Advisory Committees (K2C2) proposed recommendations to guide the future development of these key residential and commercial districts in Cambridge. <i>Which three K2C2 recommendations do you believe should be top priorities for the City of Cambridge over the next few years? What specific policies or initiatives recommended will you support to ensure these priorities are achieved during the next City Council term? Are there policies and recommendations that you oppose?</i></p>	<p>Recommendations proposed by K2C2 which I strongly support include the goal to integrate buildings with public spaces, the goal to establish Massachusetts Avenue and Main Street as great public spaces in an improved system of streets and sidewalks, and the goal for a variation in height with diminishing height and bulk as projects approach lower residential uses in abutting areas. Integrating buildings with public spaces. As we develop to accommodate growing populations, it will be critically important to maintain open and transparent communication with the neighborhoods that will be affected by such development.</p>	+	
Position on key Issues:	<p>ABC believes that reducing carbon emissions should be a top priority for Cambridge, but that the Connolly Petition is too narrow and ineffective an approach to combat climate change and would also restrict the creation of new low- and middle-income housing in Cambridge? Does this candidate oppose the Connolly Petition?</p>	-	
	<p>ABC believes that increased building heights may be necessary to create vibrant, mixed-income and mixed-use development we support near transportation centers in Cambridge. Does this candidate support the possibility of increased height allowances for certain transit-oriented developments?</p>	+	
	<p>ABC believes that a moratorium on new development would be detrimental to sustainable growth in Cambridge, by restricting our ability to incentivize creation of more affordable housing in areas where people can live, work, shop and play. Does this candidate oppose a moratorium on development?</p>	+	
	<p>The city of Cambridge has conducted multiple neighborhood master plans with extensive community input. While a compilation into a master plan may be necessary, ABC does not support a process that legally or effectively halts permitting of new projects during the compilation of the master plan. Does this candidate agree?</p>	-	
ABC ANALYSIS:	<p>Kristen von Hoffman’s answers indicate a strong level of agreement with the ABC mission and goals, including her support for higher density development near transportation as a way to create more housing choice and alleviate the cost of living for Cambridge families. ABC would seek clarification from von Hoffman as to whether her support for a master plan would extend to a planning process that explicitly or effectively halts new smart growth development in Cambridge.</p>		