



**CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES**

August 29, 2012

REPORT OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

Attendee Name	Title	Status	Arrived
Tony Lafuente	Chair	Present	
Rebekah Gewirtz	Vice Chair	Absent	
Dennis M. Sullivan	Alderman At Large	Present	
Thomas F. Taylor	Ward Three Alderman	Present	
William A. White Jr.	Alderman At Large	Present	
Joseph Curtatone	Mayor	Present	
Omar Boukili	Administrative Assistant	Present	
Peter Forcellese, Jr.	City Treasurer	Present	
Michael Glavin	Exec. Director, OSPCD	Present	
Steve Azar	Planning, OSPCD	Present	
Dana LeWinter	Housing, OSPCD	Present	
George Proakis	Planning, OSPCD	Present	
Andrew Firestone	Communications	Present	

189727 - That the Director of SPCD Report in Writing to the Committee on Housing and Community Development on the Results of the Meeting with the Magoun Square Business Owners and the Ward Five Alderman, to Discuss Parking and Other Issues Affecting the Decline in Business in Magoun Square.:

Mr. Glavin stated that the city will continue to evaluate Magoun Square and that OSPCD is working with MIT to come up with ideas to stimulate business growth in the area.

RESULT:

KEPT IN COMMITTEE

192484 - That the Director of SPCD provide this Board with the status of the lots on South Street and plans for an alternate location for an off leash dog park in Ward 2.:

Mr. Glavin discussed extended use of South Street for urban agriculture and stated that the city is looking at other possible sites for a dog park.

RESULT:**KEPT IN COMMITTEE**

193456 - That the Director of SPCD (Housing) inform this Board what affordable housing opportunities are available for single individuals and if singles can enter the affordable housing lottery for two bedroom units.:

Ms. LeWinter spoke about the requirements for entering a lottery for available 2 bedroom affordable housing units and explained that single individuals may not enter the lottery, noting however, that exceptions may be made when reasonable accommodations are necessary.

RESULT:**WORK COMPLETED**

193572 - That the Director of SPCD provide this Board with the final agreement with FRIT pertaining to the disposition of Yard 21 and inform this Board whether any covenants with IKEA or FRIT apply to future purchasers of the IKEA site at Assembly Square.:

Chairman Lafuente discloses that Federal Realty Investment Trust is a client of his company, Flagraphics. Mr. Glavin requested additional time to prepare a report on the subject, due to the recent retirement of Counsel Anne Thomas. Alderman White requested a copy of the redevelopment plan for Assembly Square and also asked that there be a discussion of the enabling acts and the way in which a redevelopment authority impacts it.

RESULT:**KEPT IN COMMITTEE**

193585 - Requesting approval of the Union Square Revitalization Plan, per MGL c121B s48 and 760 CMR 12.00 et seq.:

Mr. Glavin spoke about the revitalization plan's goals, reviewed the map of the proposed lots to be created for disposition and discussed parcels of land that would be impacted by the MBTA station. The estimated cost to demolish the proposed site is \$6 million. To fund the acquisition of real estate needed, the city will be requesting the issuance of bonds. Mr. Glavin will ascertain whether redevelopment authorities have the ability to acquire their own bonds and will report that information to the committee.

Mayor Curtatone assured the members that the city would go above and beyond what is required for outreach and he stated that the timeline for the Green Line extension is not flexible and must be adhered to. Chairman Lafuente stated that the lots selected are among the most poorly maintained in the area and he believes that a cohesive plan is necessary to accomplish the goal.

Alderman Taylor spoke about the calls he has received from property owners and he does not agree that all of the proposed properties need to be taken. He feels that the city is being too ambitious and he would like to delay the scheduled public hearing on this matter until the end of October.

Alderman White expressed concern about not knowing what he is voting on with respect to future parcels involved and asked how the redevelopment authority would be able to acquire other parcels in the future, suggesting that future eminent domain takings be subject to approval by the Board of Aldermen. He also spoke about how this might place some properties in limbo because of the amount of time the development could take. Alderman White requested that a listing of the assessed values of all the parcels impacted by this plan be provided.

RESULT:**KEPT IN COMMITTEE**