



2017 OCT 24 P 12:15

CITY CLERK'S OFFICE
SOMERVILLE, MA

CITY OF SOMERVILLE, MASSACHUSETTS
ELECTION DEPARTMENT

JOSEPH A. CURTATONE
MAYOR

October 24, 2017

John J Long
City Clerk
Somerville City Hall
93 Highland Avenue
Somerville, Ma 02143

Dear Mr. Long:

We hereby certify that the one page petition given to us by your office contains the names of 18 (eighteen) registered Somerville voters designated as such by a red check mark to the left of the name.

BOARD OF ELECTION COMMISSIONERS

Anthony Alibonide

[Signature]

Louise A McCarthy
Nicholas P. Salerno



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 4200 • FAX: (617) 625-5643
EMAIL: ELECTIONS@somervillema.gov • www.somervillema.gov

2017 OCT 24 A 8:59

CITY OF SOMERVILLE
ORDINANCE NO. _____
IN THE BOARD OF ALDERMEN: _____

CITY CLERK'S OFFICE
 SOMERVILLE, MA

AN ORDINANCE AMENDING ARTICLE 15 OF THE SOMERVILLE ZONING ORDINANCES TO UPDATE THE HOUSING LINKAGE FEE

WHEREAS, an established body of law supports a municipality's right to require monetary or other contributions in connection with commercial and/or residential development, including conditioning a development permit upon such payments or contributions when a "reasonable relationship" can be demonstrated between the required fee and the government's legitimate purpose;

AND WHEREAS, developing and preserving affordable housing for low- and moderate-income households, constitutes a legitimate government purpose, as indicated by authorizing state legislation;

AND WHEREAS, Somerville established and codified a housing linkage policy in 1990, and amended it in 2013, pursuant to a Nexus Study, to provide for payment of a housing linkage fee of \$5.15 per square foot of non-residential development in excess of 30,000 square feet;

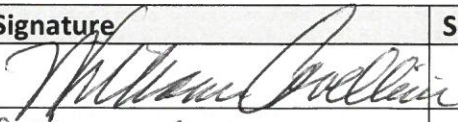
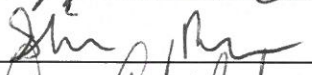
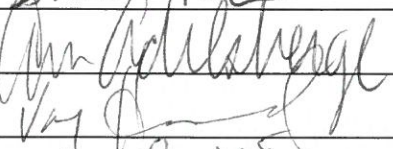


AND WHEREAS, a Nexus Study commissioned by the City and completed in 2017 by a qualified consultant indicates that a clear nexus continues to exist between non-residential development and the need for new affordable housing;

AND WHEREAS, that Nexus Study indicated that based on housing financing costs, a linkage rate of between \$19.73 and \$27.36 would be justified, but in order to preserve Somerville's competitive market position, recommended a housing linkage rate of \$8 to \$10 per square foot of new non-residential development;

AND WHEREAS, that Nexus Study also recommended indexing the linkage rate to inflation and shortening the timeframe for payments by the developer from the current five years to three years;

THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that the below-listed sections of [Article 15 of the Somerville Zoning Ordinance](#) are amended as follows:

1. Section 15.5 (Formula Recalculation) shall be amended in the first sentence by replacing the words "five dollars and fifteen cents (\$5.15)" with the words "ten dollars (\$10)" and by inserting after that first sentence the following new sentence: "Until the Project Mitigation Contribution is thusly recalculated, it shall be annually adjusted for inflation, based on the Boston Consumer Price Index or an alternative inflation index."
2. Section 15.3 (Project Mitigation Contribution) shall be amended in the last paragraph by replacing the words "five (5) equal annual installments upon the issuance of a certificate of occupancy" with the words "three (3) equal annual installments beginning upon the issuance of a certificate of occupancy," and by replacing the words "The remaining four (4) payments" with the words "The remaining two (2) payments."

Printed Name	Signature	Somerville Street Address
✓ WILLIAM CAVELLINI		33 OAK ST 02143 2-1
✓ Shana Berger		21 Concord Ave #1 02143 2-2
✓ ANN ADLSBERGER		22 SUMMER ST 02143 3-1
✓ Van Hardy		255 Broadway 02145 4-2
✓ David Gibbs		9 Linden Pl. 02143 5-3

5/1

ORDINANCE NO. _____

IN THE BOARD OF ALDERMEN: _____

CITY CLERK'S OFFICE
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Printed Name	Signature	Somerville Street Address
✓ Michèle Hansen	<i>M. Hansen</i>	26 Warren Ave.
✓ Frederic Berman	<i>Frederic Berman</i>	25 Cherry St
✓ Ann E Camara	<i>Ann E Camara</i>	53 Hanson St
✓ ERIC VER	<i>Eric Ver</i>	56 Bow St
✓ Carrie Riengels	<i>Carrie Riengels</i>	16A Austin St Apt 3

5/1

3-1
5-3
2-3
3-1
1-2

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Printed Name	Signature	Somerville Street Address
✓ Gregory Hill	<i>Gregory Hill</i>	24 Walnut St #2143 3-1
✓ Matthew Miller	<i>Matthew Miller</i>	31 Rossmore St #7 2-1
✓ Penelope Jennewein	<i>Penelope Jennewein</i>	41 Marion St. 2-2
✓ Rae Axner	<i>Rae Axner</i>	30 Evergreen Ave #2 4-2.5
✓ Daniel LeBlanc	<i>Daniel LeBlanc</i>	92 Glen Street 1-1

2017 OCT 24 A 9:00

CITY OF SOMERVILLE

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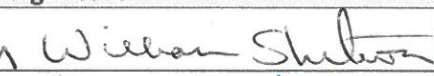
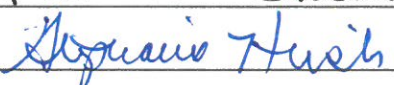
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Printed Name	Signature	Somerville Street Address
✓ William Shelton		65 Boston Street
✓ Stephanie Hirsch		17 Fremont Ave

3-1
2-2

2/2

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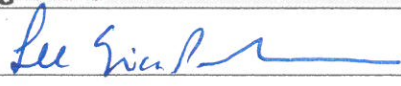
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Printed Name	Signature	Somerville Street Address
✓ Lee Erica Palmer		17 PITMAN ST

3-3

1/1