



CITY OF SOMERVILLE, MASSACHUSETTS

CLERK OF COMMITTEES

November 27, 2017
REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Lance L. Davis	Chair	Present	
Mark Niedergang	Vice Chair	Present	
William A. White Jr.	Alderman At Large	Present	
Matthew McLaughlin	Ward One Alderman	Present	
Maryann M. Heuston	Ward Two Alderman	Absent	
Robert J. McWatters	Ward Three Alderman	Absent	
Tony Lafuente	Ward Four Alderman	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	
John M. Connolly	Alderman At Large	Present	
Mary Jo Rossetti	Alderman at Large	Absent	
Dennis M. Sullivan	Alderman At Large	Absent	

Others present: Members of the Planning Board, George Proakis - OSPCD, Tom Galligani - OSPCD, Ben Summer - OSPCD, Tim Snyder - Mayor's Office, Charles Sillari - Clerk of Committees.

The meeting took place in the Aldermanic Chamber and was called to order at 6:00 PM by Chairman Davis and adjourned at 8:19 PM.

Public Hearing - (204399) - Zoning Ordinance - project mitigation fee for job creation See Public Hearing and discussion of item 204525.

The record for this item will be left open until 4:00 PM on November 29, 2017 to receive written comments.

204399: Requesting the adoption of an amendment to Zoning Ordinance Article 15 to establish a Project Mitigation Fee for Job Creation and Retention.

Mr. Proakis explained that linkage is an impact fee that has become a priority in the last few years and that it is mainly focused on larger projects. A trust is established by a Home Rule Petition and the caps are set using Nexus reports. Mr. Proakis stated that there is a housing shortage because the regional jobs market is so strong.

Alderman Niedergang asked that the Administration's provide a written opinion, prior to the next meeting of the Land Use Committee, of the language in the covenant. Mr. Capuano of the

Planning Board asked what the jobs linkage fee accomplishes and also about a connection between the tenants living in the new units being built and the jobs training. Mr. Summer discussed the components of a good jobs linkage bill. Alderman White asked if the linkage fee calculation is based on square footage and if building condos was a way to skirt the linkage fee.

Resident Fred Berman spoke about housing in Somerville, saying that it is not affordable. He explained why the Citizens' Petitions on Housing and Jobs Linkage were filed and he spoke about a study done as to how the requested linkage fee was calculated.

RESULT:	KEPT IN COMMITTEE
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2. Public Hearing - (204400) - Zoning Ordinance - project mitigation for affordable housing See Public Hearing and discussion of item 204525.

The record for this item will be left open until 4:00 PM on November 29, 2017 to receive written comments.

204400: Requesting the adoption of an amendment to Zoning Ordinance Section 15.5 to update the Project Mitigation Contribution for Affordable Housing.

RESULT:	KEPT IN COMMITTEE
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3. Public Hearing - (204524) - Zoning Ordinance - update housing linkage fee See Public Hearing and discussion of item 204525.

The record for this item will be left open until 4:00 PM on November 29, 2017 to receive written comments.

204524: 18 registered voters submitting a proposed amendment to Zoning Ordinance Article 15 to update the housing linkage fee.

RESULT:	KEPT IN COMMITTEE
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4. Public Hearing - (204525) - Zoning Ordinance - update housing/job creation fees

Several members of the public spoke in favor of affordable housing and jobs linkage, commenting as follows:

- encouraging the Planning Board to implement the citizens petition,
- jobs stabilize the population,
- existence of a housing crisis and a huge need for affordable housing,
- new projects are not affordable to working class people,
- noting the Somerville residents who are most at risk of being displaced,
- favorable benefits of jobs linkage,
- the demand for skills at the national level,
- children in Somerville get into top colleges and shouldn't be forced to leave the city,

- there is plenty of room to increase linkage fees.

Stephen Mackey, of the Chamber of Commerce, suggested looking at all of the costs developers pay, e.g., permit fees, to know how much the city is already benefiting. He also suggested looking at the new high school, adding that if there is no development, the city doesn't get what it needs.

204525: 18 registered voters submitting a proposed amendment to Zoning Ordinance Article 15 to update the housing linkage fee and create a jobs creation and retention linkage fee.

Mr. Proakis explained that he looks forward to working with the BOA and that a deeper conversation is needed regarding the citizens' petitions. He said the city is not trying to get developers the most profit possible and also said that the Administration is working toward the same goal. He also discussed the linkage fees in the cities of Boston and Cambridge.

Alderman Ballantyne discussed the importance of making sure that accurate information is given to Carl Seidemann so that a proper report can be created.

RESULT:	KEPT IN COMMITTEE
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Communications:

- Email - F Berman (with 204524, 204525)
- Citizens' Petitions for Housing and Jobs Linkage (with 204524, 204525, 204399, 204400)
- Email - M McWhinney (with 204524, 204525)
- Email - A Moore (with 204524, 204525)
- Email - R Wilson (with 204524, 204525)
- Letter - Som Chamber of Commerce (with 204399, 204400, 204524, 204525)