



CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

March 28, 2016

REPORT OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

Attendee Name	Title	Status	Arrived
Mark Niedergang	Chair	Present	
Tony Lafuente	Vice Chair	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	

Others present: Alderman Matt McLaughlin, Michael Glavin - OSPCD, Brad Rawson - OSPCD, George Proakis - OSPCD, Michael Feloney, David Shapiro - Law, Tim Snyder - Mayor's Office, Charles Sillari - Clerk of Committees

The meeting took place in the Committee Room and was called to order at 6:00 PM by Alderman Niedergang and adjourned at 7:45 PM.

Document List:

- Approved Cases Under Construction (with 196188)
- Draft - Sustainable Neighborhoods (with 200852)
- Preliminary Timetable - (with 200700)

Approval of the February 24, 2016 Minutes

RESULT:	ACCEPTED
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196188: That the Administration work with this Board to revise the Somervision Plan to provide more detailed goals with regard to affordable housing and the creation of a mix of housing units, especially those with more than 2 bedrooms, for long-term residents of all ages.

Mr. Proakis distributed an "approved Cases Under Construction" handout and said that he is working on projected numbers for jobs and housing. Job creation is being estimated based on square footage, however Mr. Proakis wants to have actual numbers. Alderman Lafuente stated that he disagreed with the way the numbers are being calculated. Mr. Proakis said that SomerVision is a tool to calculate Somerville statistics and measures a goal of commercial tax base and job creation. New jobs are being measured and housing adjustments will occur as a result of the zoning overhaul.

Alderman Ballantyne spoke about the percentage of units to be developed and questioned the national trend. Mr. Proakis said that Somerville is a very unique situation and he spoke about how development could progress and certain areas could be preserved. The Inner Belt, Brick Bottom and Boynton Yards were discussed and Mr. Proakis will provide projected figures. Mr. Proakis discussed the Union Square plan and said that commercial development is needed to fund the infrastructure. The implementation of zoning will be helpful. Alderman Ballantyne asked for information on upcoming projects.

RESULT:	KEPT IN COMMITTEE
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196221: That the Director of SPCD provide SomerVision updates twice a year, broken down by ward, showing progress made in residential, affordable units, jobs, public space, trips via transit, bike and walking, and development in transformative areas.

Mr. Rosen discussed the bid package for drainage and getting a 30 year solution. The cost is projected to be \$400,000 a \$500,000. It is unclear whether CPA funds will be sufficient.

RESULT:	KEPT IN COMMITTEE
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196368: That the Director of SPCD submit a plan on the use of city owned properties as it relates to projected growth identified in the SomerVision Plan.

RESULT:	KEPT IN COMMITTEE
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200521: That the City Solicitor brief Housing Department staff and Condominium Review Board members to ensure they are implementing the Condominium Conversion Ordinance to the fullest extent possible, and report back to this Board.

Mr. Shapiro stated that the ordinance, as written, should be followed. He also spoke about the process of converting spaces to condos, obtaining removal permits and past vs. new practices. The Condo Review Board will implement the new practices. Chairman Niedergang expressed his desire to get the ordinance cleared up, once and for all, and would like a revised ordinance submitted to the BOA. He feels that the interest of the city is to protect low and moderate income tenants. Mr. Glavin stated that vacant properties may not need to wait one year, noting that there are ways around that requirement.

RESULT:	KEPT IN COMMITTEE
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200700: That the Director of SPCD report to this Board on the plan and timeline for implementing the recommendations in the recent report of the Sustainable Neighborhoods Working Group.

Mr. Feloney distributed and discussed relevant information and recommendations, short term rentals and ownership models. Mr. Glavin discussed resources in relation to policy changes, noting that OSPCD does not have enough resources on hand. He said that the urgency of the matter drives the time frame.

RESULT:	KEPT IN COMMITTEE
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200852: Housing Director conveying the Sustainable Neighborhoods Working Group Recommendations Report.

Mr. Feloney distributed and discussed relevant information and recommendations, short term rentals and ownership models. Mr. Glavin discussed resources in relation to policy changes, noting that OSPCD does not have enough resources on hand. He said that the urgency of the matter drives the time frame.

RESULT:	KEPT IN COMMITTEE
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196366: That the Director of SPCD submit a plan to create “Middle Class” housing.

RESULT:	KEPT IN COMMITTEE
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200186: That the Director of SPCD update the Ward 7 Alderman on the start date of the bike path project behind the Tannery Brook Condominiums.

RESULT:	KEPT IN COMMITTEE
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199866: That the Director of SPCD (Planning) and the Supervisor of Inspectional Services compile a list of properties citywide that have been granted Zoning or Planning Board approval or building permits in the last 24 months but have not completed construction, including the reasons why.

RESULT:	WORK COMPLETED
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200687: Planning Director submitting an updated response to #199866 re: development projects approved and not completed.

RESULT:	WORK COMPLETED
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200627: That the Director of SPCD work with the Ward 1 Alderman to devise traffic calming measures similar to the Neighbor Ways project for Bonair, Myrtle, Lincoln, Mt. Vernon, and Florence Streets.

Mr. Rosen spoke about low stress bicycle and pedestrian routes and discussed using whimsical crosswalks.

RESULT:

WORK COMPLETED

200978: That the Director of SPCD update this Board on the progress of the American Legion building on Tufts and Glen Streets that should have started construction.

Mr. Feloney reported that an appraisal is being performed and spoke about a HUD environmental review. Alderman McLaughlin said that the area is being used as a dumping ground and he would like the project to happen soon. He also stated his desire that a community meeting be held regarding the project.

Alderman McLaughlin questioned several projects, especially the Washington Street/Cobble Hill project and Mr. Glavin stated that the project is critically overdue, noting that the permit and extension have expired. Alderman McLaughlin expressed frustration over retail stores being closed down and wants to deny further extensions. Mr. Proakis explained that permits run with the land, and denying permits could tie the hands of future developers.

Alderman McLaughlin's motion that the Supervisor of Inspectional Services and the Commissioner of Public Works inspect the property at McGrath Highway and Broadway and direct the owner to clean the site, was approved.

RESULT:

WORK COMPLETED
