



CITY OF SOMERVILLE, MASSACHUSETTS  
CLERK OF COMMITTEES

March 31, 2014

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: Michael Glavin, George Proakis, Goran Smiljic, Omar Boukili, Amanda Maher, Ellen Schneider

**194361 - That the Director of SPCD prepare a written analysis for this Board comparing the 2010 federal census with the 2000 census and highlighting the important changes and potential impacts.:**

Mr. Glavin and Ms. Maher gave an overview of the data, noting that it did not include data relative to undocumented immigrants. Alderman Niedergang requested that the handout presented here be emailed to all members of the Board.

**RESULT:**

**KEPT IN COMMITTEE**

**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.:**

**RESULT:**

**KEPT IN COMMITTEE**

**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. Proakis and Mr. Glavin spoke about the need for family housing units and stated that a "report card" is being developed to provide updates. Other discussions included a zoning code overhaul, job growth at Boynton Yards and the Innerbelt, measurements/goals and the addition of open space.

**RESULT:****KEPT IN COMMITTEE**

**196287 - That the Director of SPCD, the Planning Director, and the Housing Director appear before this Board for an update on raising the inclusionary housing ordinance to promote development of more affordable housing.:**

Mr. Glavin explained the eligibility requirements and stated that there is currently no plan to create "middle class" housing and that there are no programs available. The 1200 units mentioned in SomerVision do not include middle class housing. Mr. Proakis spoke about affordable housing as it relates to SomerVision and added that developers will be encouraged to provide larger, family style units. There was a discussion of what the term middle class actually encompasses. Mr. Boukili stated that the mayor is trying to get others involved in this issue. Alderman Niedergang believes that, given the gravity of the situation, it is time for bold, inovated and dramatic programs to be developed and he would like to see the inclusionary unit requirement raised from the current level of 12.5% to 16.66% citywide and to 20% in transit oriented districts. The committee heard from members of the public and discussed the effect of local colleges on the housing market.

**RESULT:****KEPT IN COMMITTEE**

**196344 - That the Director of SPCD (ISD) and the Director of Health enforce Ordinance 12-8 regarding snow removal on Winter Street, near the dental office at the corner of College Avenue.:**

Mr. Smiljic and Mr. Boukili spoke about the citations issued, the fine structure and the ability of the city to clear sidewalks, if necessary.

**RESULT:****WORK COMPLETED**

**196345 - That the Director of SPCD (ISD) provide this Board with a report on the number of snow related citations issued to date this calendar year.:**

See 196344, above.

**RESULT:****WORK COMPLETED**

**196366 - That the Director of SPCD submit a plan to create "Middle Class" housing.:**

See 196287, above.

**RESULT:****KEPT IN COMMITTEE**

**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.:**

Mr. Boukili and Mr. Glavin spoke on ths item. A study was performed that will address the need for repairs and identify surplus properties. Members discussed integrating the capital plan with

the building plan, selling city property in light of expected future growth, community input relative to properties and rental of property by the city.

**RESULT:**

**KEPT IN COMMITTEE**

**196369 - That the Director of SPCD submit a SomerVision implementation and accountability plan as described within.:**

**RESULT:**

**KEPT IN COMMITTEE**

**196370 - That the Director of SPCD and the City Solicitor submit to this Board a proposal to impose institutional master plans.:**

The committee requested that OSPCD examine how the City of Boston handles this subject. Mr. Glavin will confer with the Law Department and report back at the April 28th committee meeting.

**RESULT:**

**KEPT IN COMMITTEE**

**196442 - That the Director of SPCD (ISD) have all illegal signs removed from 281 Broadway, also known as Dental Plant.:**

Mr. Smiljic will confer with the inspector who visited the property and he will work for the removal of any illegal signs.

**RESULT:**

**WORK COMPLETED**

**196443 - That the Director of SPCD (ISD) fine the owner of 100 The Fellsway and 95 Wheatland Street for all violations.:**

Mr. Smiljic and Mr. Proakis reported that the property owner wants to demolish the buildings and develop the property. Alderman Lafuente expressed a desire to have the property owner fined, daily, however, the mere ugliness of the properties is not an offense that may be fined.

**RESULT:**

**WORK COMPLETED**

**196444 - That the Director of SPCD direct the owner of 95 Wheatland Street to secure the property and improve it so it is not a visual nuisance to the neighbors.:**

See 196443, above.

**RESULT:**

**WORK COMPLETED**

**196449 - That the Director of SPCD (ISD) update this Board on the site visit to 37 Jackson Road.:**

Mr. Smiljic reported that no violation were found at the property and Alderman Lafuented stated that the NIT found violations, adding that the property is a rooming house that is negatively affecting the neighborhood. Mr. Smilie will re-inspect the property.

**RESULT:**

**KEPT IN COMMITTEE**