



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
Committee Meeting

Wednesday - February 5, 2020, 6:00 PM
Committee Room – 2nd Floor – City Hall

AGENDA

(Posted online: 1/30/20 at 6:05 PM)

1. Approval of the November 6, 2019 Minutes

Space for Community Organizations

- 2. 209611: Discuss** (Ballantyne, Ewen-Campen, Scott, Clingan, Davis, Rossetti, McLaughlin, Hirsch, Mbah, White Jr.) – That the Administration discuss terminating the Somerville Media Center and MAPS tenancies, including any plans to help them relocate, such as allowing them time to find a new location.
- 3. 206487: Discuss** (Scott, and the Entire Board) – That the Administration discuss with this Board a plan to create a permanent space for the Groundworks Somerville program, currently known as the South Street Farm, which is planned for displacement.
- 4. 208810: Discuss** (Ewen-Campen, Scott, Clingan, Ballantyne, Davis, Niedergang, Rossetti, McLaughlin, Hirsch, Mbah, White Jr.) – That the Administration consider ways to encourage the Somerville YMCA to relocate in or near Union Square in order to fulfill the goal of a new community center for people of all ages in Union Square.
- 5. 208986: Discuss** (Ewen-Campen, Hirsch, Mbah, Clingan) – That the Administration update this Council on plans to preserve onsite affordable senior housing and care for the current and future residents of the Little Sisters of the Poor facility.

SomerVision 2040

- 6. 209370: Discuss** (Hirsch) – Relaying information about the SomerVision 2040 draft revision, comment, and endorsement process and timeline.

7. **209573: Discuss** (Hirsch, Ballantyne) – That the Committee on Housing and Community Development provide feedback on SomerVision 2040's chapter on Housing with respect to metrics and key tasks, including the questions listed within.

Related Housing Items

8. **204990: Discuss** (Ballantyne, Ewen-Campen, Clingan, McLaughlin) – That the Director of SPCD update this Board on the Affordable Housing Universal Wait List plan and consolidating the process of applying for affordable housing into a single, universal, persistent application, lottery, and wait list.
9. **205334: Discuss** (White Jr., Ewen-Campen, Hirsch, and the Entire Board) – That the Committee on Housing and Community Development investigate the condition of affordable housing units in the City, gathering testimony and data, to determine whether there is an affordable housing crisis that constitutes a public emergency, which may inform any home rule petitions related to affordable housing.
10. **205670: Discuss** (Ballantyne) – That the Director of SPCD provide a progress report on the 100 Homes Program since its inception.
11. **205824: Discuss** (Hirsch, and the Entire Board) – That the Administration implement the 2015 Sustainable Neighborhood Working Group recommendation to include as a preference for inclusionary housing “Families with children in Somerville Public Schools classified as homeless and in temporary out-of-district placements.”
12. **205899: Discuss** 5 residents submitting comments re: #205334, a possible affordable housing crisis.
13. **205932: Discuss** (Hirsch) – That the Director of SPCD or the Director of Housing Stability develop an evidenced-based scale of qualifying income levels that reflects the cost of housing, to guide residents’ access to subsidies for City or District programming.
14. **206233: Discuss** (Niedergang) – That the Director of SPCD develop an affordable housing program targeted especially at city employees whose income is below a certain threshold level.
15. **206266: Discuss** (Hirsch) – That the Director of SPCD, the Director of Housing Stability, or the City Solicitor explain under what circumstances a current resident could be given preference for a deed-restricted unit.
16. **206773: Discuss** (Ewen-Campen, and the Entire Board) – That the Administration establish a widely-advertised Fair Housing enforcement program that proactively tests for illegal housing discrimination.

17. **206899: Discuss** (Hirsch) – That the Director of Housing Stability invite the Public School Superintendent to join in convening with Alderman Hirsch a focus group of benevolent landlords, to better understand what factors contribute to their ability to rent at below-market rates and to rent to children and families.
18. **207505: Discuss** (Hirsch, McLaughlin) – That the Director of SPCD work with this Council towards establishing a goal for the target number of deed-restricted units, so that a path to that goal can be analyzed as part of the next Housing Needs Assessment and discussed as part of the SomerVision 2040 process.
19. **207728: Discuss** (Hirsch) – That the Director of SPCD discuss an “Urban Renewal Displacee” preference in affordable housing lotteries.
20. **207888: Discuss** (Ballantyne) – That the Director of SPCD report on the impacts of the City’s 20% inclusionary zoning ordinance.
21. **208251: Discuss** (Ewen-Campen) – That the Director of SPCD appear before the Committee on Housing and Community Development to discuss the specific steps required to fill inclusionary units in new developments, and any suggestions for ways to increase the efficiency of this process.
22. **208266: Discuss** (Mbah) – That the Director of SPCD report to this Council, within 30 days, the impact on our residents if President Trump’s public charge and HUD’s new proposed rule change on public housing is adopted.
23. **208576: Discuss** (Scott) – That the Director of SPCD provide a quarterly update regarding implementation of a universal waiting list for affordable housing opportunities.
24. **208637: Discuss** Director of Housing Stability responding to #208266 re: proposed changes to federal housing policy and public charge rules.
25. **208679: Discuss** (Mbah) – That the Administration, in conjunction with the Somerville Homeless Coalition, create programs with specific goals to end homelessness in the City.
26. **209263: Discuss** (Hirsch, Davis) – That this Council consider allowing owner-adjacent short-term rental landlords more flexibility if they provide a predetermined number of days of temporary affordable housing per year at a predetermined charge per day.
27. **209288: Discuss** (Hirsch, Ewen-Campen) – That the City Solicitor provide guidance on whether the City can take property by eminent domain to create affordable housing.

28. **209290: Discuss** (Hirsch) – That the Director of SPCD provide an update on affordable housing units created in 2019, relative to the projected 51 units outlined in SomerVision update documents.
29. **209360: Discuss** (Ballantyne) – That the Director of SPCD provide this Council, in conjunction with its FY21 budget review, a list of upcoming commercial development, including the square footage and linkage payment projections with corresponding payment dates.
30. **209429: Discuss** (McLaughlin, Hirsch, Ballantyne, Clingan, Davis) – That the Administration consider promoting grants for homeowners willing to build a third deed restricted affordable unit, as allowed under the new zoning overhaul.
31. **209475: Discuss** (Hirsch, McLaughlin) – That the Director of SPCD, the Director of Finance or the City Solicitor inform this Council how the City will be able to ensure that deed restrictions remain during the transfer of a property.

Items to Close

32. **196221: Discuss** (Ballantyne) – 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.
33. **208613: Discuss** (Hirsch, Ewen-Campen, Ballantyne, Scott, Clingan, Niedergang, Rossetti, McLaughlin, Mbah, White Jr.) – That the Administration provide options for how the City Council and/or members of the public may formally approve or revise the SomerVision 2040 plan.
34. **206820: Discuss** (Clingan, Hirsch, Niedergang) – That the Director of SPCD update this Board on the Healy schoolyard redesign and consider making it a top priority.
35. **207164: Discuss** (Clingan) – That the Director of SPCD work with the Housing Authority to enable wheelchair access from the Mystic View apartments to the Healey School.
36. **208811: Discuss** (Ewen-Campen) – That the Commissioner of Public Works and the Director of SPCD consider less dust-producing surfaces for the Nunziato Dog Park, and present alternatives, in writing, to the Ward 3 City Councilor.
37. **208987: Discuss** (Ewen-Campen) – That the Commissioner of Public Works commence regular sidewalk cleaning outside the Nunziato Dog Park, and provide the Ward 3 City Councilor with a written policy for scheduled sidewalk cleaning.

38. 203190: Discuss Publishers Circulation Fulfillment responding to #203057 re: Globe Direct distribution.