



## CITY OF SOMERVILLE, MASSACHUSETTS CLERK OF COMMITTEES

### LAND USE COMMITTEE

#### The following items are currently before this committee awaiting action:

1. **198641: Discuss** That the Director of SPCD and the City Solicitor advise this Board in writing by March 30 whether the proposed zoning ordinance complies with state law regarding the co-habitation of 4 unrelated adults and how much authority a municipality has in this regard.
2. **198777: Discuss** Assistant City Solicitor responding to #198641 re: a legal opinion of the city's requirements for unrelated adults residing in a dwelling unit.
3. **200688: Discuss** Planning Director submitting the Housing Needs Assessment required by Zoning Ordinance 13.8 as a pre-requisite to the completion of any amendments to the Inclusionary Zoning requirements.
4. **201376: Discuss** MIT Graduate Student Council submitting comments re: the city's restriction prohibiting more than 4 unrelated persons from sharing a single dwelling unit.
5. **202864: Recommend** Proposing an updated Article 16B in the city's Zoning Ordinances, with attendant Zoning Map changes, to establish a minimum mixed use ratio in designated areas.
6. **203101: Discuss** Planning Board conveying its recommendations re: #202864, an Updated Article 16B in the City's Zoning Ordinances to establish a minimum mixed use ratio.
7. **206493: Discuss** That the Director of SPCD update this Board on the MMUR consultant's work.
8. **207172: Discuss** That the Director of SPCD work with this Board to create overlay districts or other policies for "Opportunity Zones" in order to maximize community benefits generated by developments in these areas.
9. **208951: Recommend** 29 Washington Street Realty Trust proposing a zoning amendment to re-zone their property at 29 Washington St to MR4 or MR5.
10. **209034: Recommend** Washington TN LLC proposing a zoning amendment to re-zone their property at 373 Washington St to UR.

11. **209222: Discuss** That the Administration advise the Committee on Land Use how compliance with zoning is and will be monitored and enforced post-certificate of occupancy.
12. **209338: Recommend** Jack Saade withdrawing a zoning amendment he proposed on 9/12/19, #208899, to re-zone his property at 453 Somerville Ave.
13. **209342: Discuss** Providing compiled property and zoning relief application data, to inform the affordability requirements built into the zoning overhaul.
14. **209419: Recommend** Alessandro & Elaine T. Leccese Family Trust proposing a zoning amendment to re-zone their properties at 198 Washington Street to MR5.
15. **209478: Discuss** That the Director of SPCD present recommendations for an "Affordable Housing Overlay District" to this Council's Committee on Land Use, to facilitate the construction of new affordable housing.
16. **209651: Discuss** That the Director of SPCD enable owner-occupants who build 3rd units in Neighborhood Residential zones to select their own tenants, as long as they are income-qualified, instead of tenants from the City inclusionary housing list, and verify to this Council that this option is in place.
17. **209652: Discuss** That the Director of SPCD review the income qualification and rent levels for affordable 3rd units in Neighborhood Residential zones, and recommend any necessary modifications for fairness and facilitating their production.
18. **209653: Discuss** That the Director of SPCD propose revised inclusionary housing standards and requirements that include providing rental units for very low income families and individuals with incomes below 50% of the Annual Median Income.
19. **209654: Discuss** That the Director of SPCD discuss with this Council options for extending inclusionary housing requirements (payments) to two-unit developments.
20. **209735: Recommend** George and Maria Hatzis proposing a zoning amendment to re-zone their property at 248 Somerville Ave to MR5.
21. **209810: Discuss** That the Director of SPCD consider revising the city's zoning to include universal ADA accessible design standards in new developments.
22. **210185: Recommend** Proposing an amendment to the zoning map to change 56 Murdock Street from the Neighborhood Residence to the Urban Residence district.

23. **210294: Discuss** That the Land Use Committee review the proposed amendment to Zoning Ordinance 15.4.2.b.iii when developing its own proposal to amend that ordinance.
  
24. **210364: Recommend** 15 registered voters requesting the adoption of an amendment to the Zoning map to re-zone six parcels along Medford Street between School Street and Marshall Street.