



Public Health
Prevent. Promote. Protect.

CITY OF SOMERVILLE, MASSACHUSETTS
HEALTH & HUMAN SERVICES DEPARTMENT

JOSEPH A. CURTATONE
MAYOR

COMMISSION FOR PERSONS WITH DISABILITIES

11 February 2020

Regular Monthly Meeting

Present: Nancy Bacci, Acting Staff Liaison, Director Human Services
Bonnie Denis, Chair
Colin Killick, Commissioner
Finn Gardner, Commissioner (remote)
Brian Postlewaite, Assist. Director of Engineering, Commissioner

Absent: none

Guests: Lian Guertin, Resident
Hannah Carrillo, City Sustainable Neighborhoods Coordinator
Jon Springfield, POAH Representative

General Business

- Meeting commenced on 11 February at 6:40pm.
- Introductions
- Meeting minutes approvals:
 - January 2020 – unanimous.

Guest Presentation

- Jon Springfield, represented Poah Communities, a nationwide corporation that builds and operates affordable housing.
- Presented their project, partnering with Redgate, to build affordable and market rate residences at the Clarendon Hills site at the corner of Alewife Brook Pkwy and Powderhouse Blvd.
- Jon Springfield presented plans and described the proposed project.
- The Commission asked the following questions about the proposal:
 - Do garages have Accessible Van Clearances?
 - What is the ratio between Group 1 and Group 2 units?
 - Can the project provide ramped or at-grade entrances to the townhouses, instead of the stepped stoops proposed?
 - Will all streets be accessible, and why does the park appear to have an accessible ramp?
 - Will there be automatic door openers?
 - Request equipment & furnishings (e.g. fitness) include accessible models.
 - Recommend a disproportionate number of Group 2 units in the more affordable category, since the disabled have disproportionately lower incomes.
 - Will there be any designated quiet units for individuals with noise concerns/disabilities?
 - Request floor plans for review.
- Jon Springfield provided written responses and clarifications after the meeting; see attached.
- Commission will discuss providing comments during their March meeting.

- Hannah Carrillo, the City Sustainable Neighborhoods Coordinator, presented the updated condo conversion ordinance.
- Presented the following requirements of the ordinance:
 - One year notice to any evicted tenants; five years to any elderly, low income and/or disabled tenants.
 - Notice is retroactive by 12 months to previously evicted tenants.
 - \$10,000 relocation fee per unit.
 - Commission asked if Hannah would find out whether this fee would apply to SSI or SSDI.
 - Income is based on aggregate (sum) of all roommates.

- Rents during notice period are constrained to lesser of market rate or 10% annual increases.
- Tenants have the first right to purchase within 120-180 days of a good-faith offer from the owner. City has the second right to purchase.

Chair's Report

- None.

Director's Report

- None.

Old Business

- None.

New Business

- None.

Public Input

- None.

Motion to Adjourn Meeting at 8:00pm; passed unanimously.