

**Housing Committee Meeting**  
**Wednesday June 3, 2008**  
**5:30- 7:00pm City Hall Room 209**

Attendance: Councilor Jill Duson, Chair, and Housing Committee Members Councilor Kevin Donoghue. TJ Martzial, HNS Division Director, Alex Jaegerman, Planning Division Director, John Peverada, Parking Director, Amy Grommes Pulaski, HCD Program Manger (note taker).

**1. Meeting Minutes of April 1, 2008** (Beginning at 5:30 pm)

Councilor Mavodones moves passage of the minutes, seconded by Councilor Donoghue. The Councilors voted approval unanimously.

**2. Residential Parking Requirements in the R-6 and R-7 Zones**

T.J. Introduces the item that Christian McNeil presented at the last Housing Committee meeting. He turns it over to Alex who explains that this has been a topic of discussion that resulted from the Workforce Housing projects. Parking has already been reduced in the Inclusionary Zoning Ordinance. There is a petition that Barbara has been working on for a project on Oak Street. The project has requested a parking change in the requirement from the B3, downtown business zone. This has already been discussed in the R5 zone, which resulted in some displeasure from residents. The idea of reducing parking requirement has been discussed in many different areas. Alex is in favor of reducing parking requirements on the peninsula, which he defines as south of I295. This area has improved transportation, close proximity of services and provides an opportunity for live, work and walk. He thinks there would be more support in this area. The trend has been to increase parking due to increasing number of cars per household, but that may be less on the peninsula. He refers to the statement in the memo written by T.J. Martzial to the Housing Committee.

Alex explains the concept of shared car, like in the Peter Bass project.

Jill asks about the major transportation routes, like along Forest and other corridors. Alex replies that the peninsula is a good place to start, and then expand. He explains that he is coming to the HC with a scope not a product. He would need a few workshops with the Planning Board, possibly 2-3 months before coming back to the Housing Committee.

Jill appreciates the work that Alex has put in. She asks if Councilor Donoghue would like to co-sponsor. Councilor Donoghue would like to focus on the achievables.

John Peverada points out that even if people are living downtown and they walk to work, they still own and store a car. Not everyone is giving their car up, and even if they are using it less, they still are not getting rid of their cars.

Councilor Duson responds that it is not retroactive, and that the developers building new units realize the requirement. John responds that future renters or owners may not buy into that requirement. John suggests having a sliding scale, one car for efficiencies and more for multi-bedroom units. Councilor Donoghue would prefer sliding by square footage rather than room numbers.

Councilor Donoghue moves referral to the planning board. Councilor Duson seconds this motion.

Councilor Mavodones prefers the defined scope of the peninsula and expand it to the corridors later. He is comfortable sending it the planning board, although they are unsure what will come back.

Councilor Duson moves referral to the planning board. This is unanimously approved by the committee.

### **3. Public Comment**

No public is comment.

### **4. Committee Discussion**

Councilor Donoghue suggests that we need to discuss how to target HOME funds. Councilor Duson requests a scoping and background information for the HOME funds. Councilor Mavodones would like some information about how other communities prioritize HOME funds. Councilor Duson would like a homework packet before the meeting and then have it as a discussion topic. The second meeting would be an action item. Councilor Mavodones requests how much has been spent over the last 5-10 years, this will help guide the conversation.

Councilor Donoghue mentions that we have recently approved two contract zones in the same zone on the same street within the last year (Random Orbitz and Workforce Housing). He thinks this area of R6 should be reviewed and a mix of current uses. It is suitable for higher density of developer more so than the East and West End, where the R-6 is currently located. Alex responds that we are working on the R7 zone. The Councilors ask Alex if they can ask the planning board if it can be included in that conversation.

Councilor Duson also asks Alex if there are some additional items he would like to bring to the Housing Committee.

Councilor Donoghue also would like to look at an R6 area in Bayside.

Alex Jaegerman states that he will bring them the R-5, likely next meeting.

Councilor Duson also asks if T.J. Martzial has any issues that he would like the committee to review. TJ responds that he is interested in reviewing the HOME program priorities.

Councilor Donoghue states that there is an issue on Peaks Island. The idea of having smaller lot sizes for 5000 sf, but the only way to do this is through contract zones. This is a way to make housing more affordable on Peaks Island. They would like to do it in a more comprehensive manner. They will be meeting with the transportation committee this month. Councilor Mavodones wants that Peaks Island Committee is connected to the right staff, like the planning staff. Councilor Duson suggests a joint meeting with them an with staff to discuss the options, like a workshop format.

Councilor Donoghue suggests having the next housing committee meeting to be a workshop at the Baylines. Hold all the next items until August. If July 1 does not work then they can schedule another day.

**5. Next Meeting Tuesday July 1, 2008 at 5:30 in room 209**

Councilor Donoghue moves to adjourn, seconded by Councilor Mavodones.  
Unanimously approved.