



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**PLANNING BOARD**  
**JOSEPH A. CURTATONE, MAYOR**

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The following information was gathered in response to questions or issues raised at the ZBA's meeting of September 3, 2008.

**1. Elderly Waitlist Figures:**

At the last meeting a neighbor brought a copy of the SHA's PHA Plans showing that 101 elderly families are on the wait list for public housing. The Somerville Housing Authority (SHA) stated that the waitlist constantly changes so the numbers in the PHA Annual Report were current at that time only. In addition to this, all public housing authorities must purge their lists either annually or monthly depending on their size. SHA purges annually.

Waitlist information from the Somerville Housing Authority as of September 8, 2008:

<b>State Elderly/Disabled as of 9-08-08</b>		
Out of 393 applicants:		
Local residents; 60+	=	134
Local residents; 59-50	=	91
Local residents; 49 younger	=	<u>56</u>
Total	=	281

<b>Hagan Manor as of 9-08-08</b>		
Out of 417 applicants, 1 bedroom:		
Local residents;	=	114
Out of 29 applicants, 2 bedrooms:		
Local residents;	=	6
Out of 2 applicants, 3 bedrooms:		
Local residents;	=	<u>0</u>
Total	=	120

<b>Bryant Manor as of 9-08-08</b>		
Out of 388 applicants:		
Local residents; 60+	=	124
Local residents; 59-50	=	94
Local residents; 49 younger	=	<u>56</u>
Total	=	274

<b>Federal Eld/Disabled as of 09-02-08</b>		
Out of 580 applicants:		
Local residents	=	237
of which 119 are 50+		

<b>Section 8 Waitlist</b>	
<i>NOTE: S-8 does not track specifically by AGE</i>	
657 Somerville residents are listed on the waitlist	

**2. Parking Study Facilities:**

Regarding age groups:

At the September 3, 2008 ZBA meeting a neighbor asked what age groups were living in the facilities observed in the parking study. The facilities are open to similar age groups that are proposed at 44 Park Street (55+).

Brady, Highland and Weston are all Federal properties and therefore, applicants must be 50 +. Disabled people can be any age and the facilities are allowed to house up to 20% non-elderly disabled.

Properzi Manor is a State property and applicants must be 60 + Disabled people can be any age and the facilities are allowed to house up to 13.5% non-elderly disabled State portfolio wide.

Other Elderly properties that are a mix of Federal and State developed require applicants to be 62+ and the % disabled gets included under the state 13.5%.

#### Amenities at similar facilities:

Brady Towers, Highland Gardens, Properzi Manor and Weston Manor have community rooms and laundry facilities but do not have hair salons or sundries shops.

### **3. Response to Elderly Housing Buildings:**

At the September 3, 2008 ZBA meeting a neighbor asked how many fire department visits are typical at a senior housing development. The data from the Fire Department shows that there were between 0.2 and 1.3 visits per unit for the following facilities in a year. The average number of calls per unit is 0.9. Based on this number the estimated number of Fire Department trips to 44 Park Street would be 80 per year.

There is an added condition that the Applicants would provide a maintenance plan for the structural soil taking into consideration the number of expected Fire Department trips to the site.

Somerville Fire Department - September 1, 2007 thru September 5, 2008

#### Somerville Housing Authority Buildings

Box								
1192	Bryant Manor	75 Myrtle Street	178	calls	134	units	1.3	calls/unit
Box								
2252	Properzi Manor	13 Warren Avenue	84	calls	110	units	0.8	calls/unit
Box								
2522	Hagan Manor	268 Washington Street	15	calls	24	units	0.6	calls/unit
Box								
2732	Highland Garden Apartments	114 Highland Avenue	9	calls	42	units	0.2	calls/unit
Box								
3142	Corbett Housing	32 Jaques Street	27	calls	100	units	0.6	calls/unit
Box								
3152		125 Jaques Street	34	calls				
Box								
3512	Brady Towers	252 Medford Street	75	calls	84	units	0.9	calls/unit
Box								
4382	Ciampa Manor	27 College Avenue	47	calls	53	units	0.9	calls/unit
Box								
7452	Weston Manor	15 Weston Avenue	79	calls	80	units	1.0	calls/unit

#### Privately Owned Buildings

Box								
1712	Mt. Pleasant Apartments	70 Perkins Street	71	calls	65	units	1.1	calls/unit

Box 1912	Cobble Hill Apartments	50 Washington Street	60	calls	223	units	0.8	calls/unit
Box 1922		74 Washington Street	33	calls				
Box 1933		60 Washington Street	25	calls				
Box 1942		74 Washington Street	71	calls				
Box 3392	Pearl Street Park Apartments	240 Pearl Street	81	calls	86	units	0.9	calls/unit
Box 3513	Faulkner Apartments	25 Highland Avenue	110	calls	130	units	0.8	calls/unit
Box 4542	Visiting Nurses Association	259 Lowell Street	102	calls	97	units	1.1	calls/unit
	Total/Avg Sept 2007-Sept 2008		1101	calls	1228	units	0.9	calls/unit
	Proposal 44 Park St	Projected:	80	calls	89	units		