



Lowell City Council

Housing SC Meeting Minutes

Michael Q. Geary
City Clerk

Date: March 22, 2022
Time: 5:30 PM
Location: Council Chamber, City Hall / Zoom(Hybrid)

PRESENT:

Present on Roll Call were Chairman Yem; C. Drinkwater; C. Nuon. Also present was C. Mercier; Christine McCall (DPD); Francesca Cigliano (Insp. Services); and Camilo Espitia (DPD).

MEETING CALLED TO ORDER:

Chairman Yem called the meeting to order noting attendance.

ORDER OF BUSINESS:

C. Yem requested Ms. McCall make presentation entitled "MBTA Communities Draft Multifamily Guidelines". Ms. McCall introduced Ms. Cigliano and Mr. Espitia to body and Ms. Cigliano provided presentation. Ms. Cigliano noted background of the legislation and the criteria needed to be in compliance in order to continue to qualify for various grants from the State. Ms. Cigliano presented a graph of the MBTA communities and outlined compliance as to reasonable size, overlay districts, as of right districts and multifamily districts. Ms. Cigliano noted that non-compliance would be various grants to the City in jeopardy. Ms. Cigliano outlined the timeline for process beginning with community input, develop action plan and adopt zoning amendments. Ms. Cigliano noted the assistance of consultants paid by grant money. C. Drinkwater commented on the percentage of housing and the threshold that is needed to comply. C. Drinkwater noted it was important to have multi-family housing as of right in some zoning districts so that there may be expansion to meet thresholds. Ms. McCall noted that all surrounding zoning districts do not have as of right designation for multi-family units. C. Drinkwater found this to be a positive move for housing in City. C. Nuon lauded the presentation and commented on the half mile radius surrounding transportation terminal. Ms. McCall noted there needs to be an inventory done in that area to determine the amount of multi-family units present. Ms. McCall noted the need to follow strict guidelines under the statute to ensure protection or grant money for City and potentially non-profits in City. Mr. Espitia noted that plan must be developed for that area. C. Nuon recognized the importance of moving forward on this matter. Ms. McCall noted project addresses housing needs. C. Mercier



questioned how the City became aware of the needed compliance and recognized the effort put forth by DPD. Ms. McCall noted they were informed by State housing unit and that they have been helpful through the process. C. Nuon requested frequent updates through the process. C. Yem questioned time frame for public input as it is an important part of the process. Ms. McCall noted it would begin within the month and that the whole process could be finished before projected. Ms. McCall noted the need to address downtown zoning at this point as well. C. Yem noted the local housing coalitions could be helpful as well. Motion by C. Drinkwater, seconded by C. Nuon to request DPD provided a report to Housing SC regarding the creation of an overlay district in downtown to address housing issues. Adopted per Roll Call vote, 3 yeas. So voted.

ADJOURNMENT:

Motion to adjourn by C. Nuon, seconded by C. Drinkwater. So Voted.

Meeting adjourned at 6:05 PM

Michael Geary, City Clerk