

# Neighborhood Meeting Report

— Detailed response to concerns raised during the meeting

This neighborhood meeting was hosted at 6:30 PM on Sep 19 using a virtual meeting method by Councilor Judy Pineda Neufeld, City of Somerville, Ward 7. About ten abutters attended the neighborhood meeting. The meeting lasted about 50 minutes. During this meeting, the following questions and concerns were answered and addressed by the applicant.

1. How many bedrooms do you have, and how many tenants do you plan to have?

This house has two floors, and each floor has four bedrooms. It has a total of eight bedrooms. I live in the house. The maximum number of student tenants I can have is seven.

2. More tenants have more problems. If you have seven tenants, will that be too many? Why don't you rent to two sets of couples, which will not be more than four unrelated persons living together?

My family has three people, my wife, son, and me. Currently, my son and I live here, and my wife works in another state. My son is a Tufts student. The purpose of my family having the house here is to support my son's education and help him transition into an independent person. Last year, we had two Tufts students live here. I have learned a lot from these university students by living with them, which helped me to understand my son better in how to help him grow. So, I decided to only rent to Tufts students. That meets our purpose. I don't think seven students are too many for this two-story house. But I plan to do it slowly until it can be comfortably managed.

3. One abutter's Concerns: This abutter's experience is that some tenants are good, and some are not good; one time, you have good tenants, and other times you may have one who is not a good tenant, which may generate many problems.

Since I live in the house, I can interview and select tenants only from Tufts. I also have policies in the lease agreement by implementing Tufts student living policies such as quiet hours, no smoke, clean up/pick up after yourself in shared areas - Kitchen, bathrooms, living, and laundry areas. No parties in the house, no loud music in the backyard. I will supervise based on these policies.

4. How long will you live in the house? If you leave the house, how do you manage the tenants?

This is my home. I live here. If I leave the house for any reason, my son still supervises it. My son wants to go to medical school here. If that happens, at least he will stay here for another 6-7 years. Once my wife retires, we will all live here.

5. How many bathrooms do you have? Do you have a contract or something with Tufts to have students live in your house?

It has three bathrooms. I do not have a contract with Tufts to have their students live in the house. I do not know if such an arrangement exists at Tufts; I would love to do it if they do. But I join events organized by Tufts community relations, post Ads on their off-campus living web page, and adhere to Tufts off-campus living guide.

6. You have policies to manage tenants inside, but they may disturb outside with neighbors.

We are in a high-cost living city. Tufts students come here to study. With the policies to live in the house being implemented, I don't think they will disturb neighbors.

7. Backyard parties generate lots of noise and problems for neighbors.

No parties and loud music are the policies to live in this house. My backyard is also small. There is no space for a party. I don't foresee that there is a problem here.

8. Parking is also a problem for the neighbors.

Typically, my Tufts student tenants do not have a car. When tenants' parents or guests visit, my driveway can park three cars for visitors. I don't see there is a problem here. Planner Graminski further explained parking and transportation policies, which indicated parking concern does not apply to this application.

9. Questions on the approval process, neighborhood communications, and the detailed policies of the special permit, such as the special permit binding with the owner or building, the active length of this special permit, etc.

These regulation-related questions were answered/explained by Planner Graminski and Councilor Pineda Neufeld during the meeting. Because the purpose of this report is to summarize the detailed concerns raised and the response from the applicant during the meeting, these questions are not included in this report but rather noted here.

Again, because the requirement of this report is to only include my responses to concerns raised at the meeting, all the supportive notes are not included in this report, such as immediate support from abutters during the meeting, support from Councilor Judy Pineda Neufeld, and strong support from other Ward 7 neighbors.