

MINUTES  
Belmont Housing Trust  
June 11, 2020 Remote Meeting

DATE: July 20, 2020  
TIME: 2:01 PM

**Agenda:**

1. Proposal to use Housing Trust's CPA grant for a temporary emergency rental assistance program
2. McLean
3. Beatrice Circle
4. General Business (reserve 30 minutes)

**Present:** Judy Singler, Paul Rickter, Rachel Heller, Gloria Leipzig, Thayer Donham, Betsy Lipson, Madeline Fraser-Cook, Tommasina Olsen, Judie Feins

**Guests:** Julie Perkins, Fred Paulsen

1. The proposal to allow our \$250,000 allocation of CPA funds to be used for emergency rental assistance is on the Town Meeting warrant and will be up for a vote on June 16. Rachel will be presenting.
2. On the proposed rezoning at McLean, issues have arisen regarding the demographic report and the traffic report. The developer has submitted a new version that reduces traffic by increasing the number of age-restricted units. This likely also reflects unspoken concerns about increasing school populations. Gloria proposed that the Trust write a letter pressing for broad access and opportunities at McLean, given the urgent protests around systemic racism.

Paul and others asked about alternative traffic mitigation measures, especially the shuttle—which had been mentioned in several developer presentations but has not been figured into the traffic estimates. Rachel notes that we still do not have information on the mix of bedroom sizes in either of the proposed configurations. The traffic issues belong to the Select Board, which made a decision not to reopen the MOU governing the entire McLean district. But the unit configurations belong to the Planning Board.

Judie F. suggested we connect with Sustainable Belmont to bring the shuttle question up again. Judy S. pointed out that McLean will need to reopen the MOU for its proposed changes in Zone 4, so why not now? Even if McLean invokes the Dover Amendment for Zone 4, that only affects zoning and not other provisions of the MOU.

The members reviewed a letter—in line with what Gloria had suggested—drafted by Betsy and Rachel, hitting the issues of opening opportunities and of fair housing protection for families with children. Both the Fair Housing Act and 40B (“anti-snob zoning”) came out of the civil rights movement 50 years ago. Madeline will work on the next draft; target for completion 6/26. In the meantime, Gloria will reach out to BAR, the Human Rights Commission, and the Religious Council as co-signatories on the letter.

It was agreed that the issue of reopening the MOU needs to be pushed now. Fred Paulsen pointed out that this is a can of worms.

3. Comprehensive Land Holdings LLC, developer for the proposed 40B at 91 Beatrice Circle, has written a letter to the Housing Trust requesting support for their project. Rachel pointed out that the Housing Production Plan's proposed zoning changes have not been made; also, the SHI won't reflect current affordable units being developed until they have Certificates of Occupancy.

Thayer reported that the Planning Board had discussed Beatrice Circle last week and had voted 2 Yes, 2 No. So they will not be writing a letter. There is the more general issue of needing to update our zoning. The PB is thinking about this and may take a look at accessory dwellings in that context.

This would be a good time to reconnect with the Urban Land Institute regarding Waverley Square. Also, perhaps draft a one-pager explaining 40B to the public?

Rachel and Betsy will reply to the developer letter to introduce themselves.

4. General business:

- a. There was some discussion about the deficient job SEB did in marketing for The Bradford. Outreach was starting just as the COVID pandemic shut things down. A small amount of information was sent out the week of March 2. One virtual information session was held, but we don't know whether other steps in the Affirmative Marketing Plan were carried out. Gloria will check with the Town and the Citizen-Herald. In the end, there were only 61 applicants, and just 8 were from Belmont residents.
- b. Judie F quickly summarized the landlord data obtained from the Assessor's Office; it will be very useful for the ERAP landlord outreach. The subcommittee needs to meet to plan implementation, upon Town Meeting approval of the program.
- c. Action on previous meeting minutes:
  - i. January 16, 2020 minutes approved unanimously as amended;
  - ii. April 15, 2020 minutes approved;
  - iii. April 23, 2020 subcommittee minutes approved unanimously;
  - iv. April 28, 2020 minutes approved unanimously as amended;
  - v. May 7, 2020 subcommittee minutes approved unanimously;
  - vi. May 22, 2020 subcommittee minutes approved unanimously as amended.

Trust members not part of the Emergency Rental Assistance Program subcommittee abstained from those votes.

Respectfully submitted,

Judie Feins