

Belmont Housing Trust Meeting Minutes
January 14, 2021
7:30PM

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BELMONT, MA

DATE: September 27, 2021
TIME: 3:00 PM

Attendees: Judy Singler, Rachel Heller, Paul Rickter, Betsy Lipson, Madeline Fraser Cook, Tomi Olson, Judie Feins, Gloria Leipzig, Thayer Donham
Guest: Jennifer Van Campen, MWCD

Discussion

Emergency Rent Assistance Update

- First group of 50 enrolled have received their three months of assistance
- Second group applicants are in process.
- At this point, no households have submitted documents for the rent arrearage out of the 50.
- Alert Town and others on our communication list to take down the marketing. Could instead say "Feel free to call MWCD to be put on a notification list."
- Next step: Subcommittee will meet next Wednesday to review spending and projecting funds available for the rent arrearage assistance.

State Housing Update

- Housing Choice is now part of MA state law. Brief overview:
 - o Elimination of the 2/3 majority vote for certain zoning changes related to housing production
 - o Promotes Transit Oriented Development (TOD): multifamily zoning requirement for MBTA municipalities; and
 - o Doubling of available funds in the state's low-income housing tax credit to encourage affordable housing development.
 - o Abutter appeals' reform (Ch 40R): judge has option to require abutters to post a bond.
 - o Local housing authority board members. 2013 was a dedicated seat for tenant. Now a process is in place for an election to take place in housing authority and for the SB to appoint.
 - o Eviction filings will not be allowed to name minors.
 - o Affordable housing around transit, and climate resilient development.
- More information is available on this [fact sheet](#).

Beatrice Circle 40B update

- More than 100 people joined the ZBA meeting
- Neighbors would like Town to pursue the 1.5% of land safe harbor. The state's Housing Appeals Committee makes final decision on safe harbor. The Zoning Board has 15 days

to decide if they will pursue. There is a public comment period that closes tomorrow. Public hearing coming up too. ZBA has six months to approve or deny.

- ZBA will break up the proposal into topic categories for the hearings.
- Housing Trust should stay informed about progress and understand the decision-making process and roles.

2021 Planning

- Reviewed notes from September meeting in which ideas for annual planning were raised. Discussed and provided more detail to some of these ideas. The planning is ongoing.

Respectfully submitted,
Betsy Lipson