

DATE: January 21, 2022  
TIME: 9:03 AM

**Belmont Housing Trust  
November 9, 2021**

Members attending: Judie Feins, Madeline Fraser-Cook, Rachel Heller, Gloria Leipzig (non-voting), Betsy Lipson, Paul Rickter

Guests: Jack Dawley, Northland Residential; Bonnie Friedman, League of Women Voters

**1. Public Housing Proposal for federal ARPA funds**

The Belmont Housing Authority has submitted its proposal for ARPA funding to both our state legislative representatives and to Town officials. The proposal includes: \$250,000 - Belmont Village Water/Sewer Repairs & Infrastructure Improvement; \$375,000 – Accessibility Improvements at Waverley Oaks; \$600,000 – Predevelopment Costs for Sherman Gardens; \$100,000 – Hazard Pay for Essential Employees; and \$150,000 – Additional Janitorial Supplies and Labor. The Housing Trust is being asked for a letter of support for this proposal. The following motion was made by Judie Feins:

*MOVED:* That the Belmont Housing Trust support the Belmont Housing Authority's requests for ARPA funds from all available sources.

The motion was seconded by Paul Rickter and passed unanimously by the five voting members in attendance.

**2. McLean Development**

As requested, co-chair Rachel Heller spoke at the November 2 Planning Board meeting and presented the Trust's approved recommendations on the owner-occupied portion of the proposed development. She also discussed the details of the rental portion but indicated the Trust would not vote on rental details until the meeting tonight.

Jack Dawley provided the following update: the Planning Board completed its review of traffic, architecture, engineering, and storm water aspects of the project, and most questions have been resolved. The Historical Commission's comments have been delayed. The PB will meet on 12/7 and 12/21, then do final "clean-up" and vote in January 2022.

DHCD has flagged an issue concerning the fit between the details of the rental side of the project and LIPP regulations. It's being negotiated, with possible changes to be determined as a result.

There was an extended discussion of accessibility features in relation to the ADA requirements. Elevator buildings must meet Grp2A specs, but none of the units is planned to meet Grp2B specs. While Grp2A interiors can be retrofitted to Grp2B, it's costly to do that.

The following motion was made by Madeline Fraser-Cook.

*MOVED:* That the following language constitute the Trust's recommendations to the PB for the rental portion of the development:

- With regards to unit composition, where there are 3-bedroom units, 10% of the units should be affordable.
- The developer has already indicated that the affordable apartments will float as vacancies occur. That is consistent with prior decisions made by the Housing Trust with respect to other developments.
- The initial distribution of affordable apartments should mirror the locations of market rate units throughout the buildings so that they are indistinguishable by location.
- For accessible units, the Housing Trust recommends that a minimum of 5% of the units (6 units) should be constructed in such a way that they are adaptable. Marketing plans should include language on the ability to make adaptable units fully accessible.

- 50% of the accessible units should be affordable so that there is an overlap of affordability and accessibility.

The motion was seconded by Rachel Heller and passed unanimously by the five voting members in attendance.

### **3. Requirement of affirmative marketing for inclusionary zoning units**

There was a brief discussion of the fact that it appears the Zoning Board of Appeals has not required affirmative marketing plans for the two developments it has recently approved under the inclusionary zoning ordinance. The developments are The Bradford and 493 Trapelo Rd. (in Waverley Square). Judie will look into the ordinance language and—as necessary—draft a letter to the ZBA on this topic for the next Trust meeting.

### **4. Action on minutes**

The minutes of September 30 were reviewed, and some changes were suggested. The following motion was made by Paul Rickter:

*MOVED:* That the minutes of the Belmont Housing Trust meeting of September 30, 2021 be approved as amended.

The motion was seconded by Betsy Lipson and passed unanimously by the five voting members in attendance.

The next meeting is December 16 at 7:30 PM.

The meeting was adjourned at 9:06 PM.

Respectfully submitted,  
Judie Feins