

**Belmont Housing Trust
December 16, 2021**

Members attending: Rachel Heller, Betsy Lipson, Judie Feins, Paul Rickter, Madeline Fraser Cook, Judy Singler

Guests: Bonnie Friedman, Joe Bernard

1. Community Preservation Act (CPA) Grant

Co-chair Betsy Lipson provided an update on the grant agreement. In 2019 the Trust signed an agreement with the Town regarding the CPA funds the Trust was awarded. The agreement gave the Trust permission to manage the funds for the purpose of acquisition, creation, preservation, and support of community housing. In 2021 the Trust was awarded new CPA funds and the dates in the grant agreement and the updated CPA application proposal need to be updated. Beginning two months ago the Trust co-chairs requested assistance from the Town on this and have not yet had a response. There was a brief discussion on the CPA grant, including the idea to pursue workforce housing as well as affordable housing, and the need to develop a marketing plan for the RFP. Betsy agreed to contact the Town Administrator about getting the grant agreement updated.

2. McLean

Thayer Donham, Planning Board member and representative to the Trust, provided an update on McLean progress. There was a discussion on the need to update the Town's inclusionary zoning bylaw to include affirmatively furthering Fair Housing.

3. ARPA funding

Co-chair Rachel Heller provided an update on the statewide ARPA \$600M funds for housing, which includes:

- \$65M for homeownership down-payment
- \$115 homeownership production
- \$115 rental housing building
- \$150 for supportive housing
- \$150 public housing rehabs
- \$6.5M for green retrofitting

4. Multi-Family Zoning Requirement for MBTA Communities

Co-chair Rachel Heller provided an update on the guidelines recently issued by the State. The new law requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- Minimum gross density of 15 units per acre
- Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
- No age restrictions
- Suitable for families with children.
- Supports state's drive to increase the number of homes

According to the guidelines, Belmont is considered a 'busing community' and must zone for 20% more to its housing stock. The timeline for towns to put zoning in place state the town must hold a briefing by

May 2nd to be in compliance this year. Communities not in compliance are not eligible for housing choice grants.

5. Metro West Community Development's Community Investment Tax Credit

The discussion provided a brief background. Established about five years ago, the tax credit enables people to make donations to community development finance organizations. The minimum donation is \$1,000. Belmont residents Bonnie Friedman and David Merfeld established a fund for Metro West Community Development several years ago. The fund provided Belmont with technical assistance for the development of our Housing Production Plan (HPP). Since the HPP expires in 2022, a new fund will assist in the development of the new HPP. The aim is to raise \$15,000. Rachel Heller agreed to send Bonnie a letter that demonstrates progress that's been made by the Housing Trust.

6. Payment to Metro Housing Boston for assistance with Trapelo Road evacuees

The following motion was made by Rachel Heller.

MOVED: That the Belmont Housing Trust pay Metro Housing Boston the balance of the funds they expended on the 125 Trapelo Road emergency (\$1,450).

The motion was seconded by Judie Feins and passed unanimously by the voting members in attendance.

The following motion was made by Rachel Heller.

MOVED: That Belmont Housing Trust pay \$5,941 to Metro Housing Boston for the program they administered to assist displaced households resulting from the 125 Trapelo Road emergency.

The motion was seconded by Judie Feins and passed unanimously by the voting members in attendance.

Next Meeting (Date & Time): January 20, 2022

The meeting was adjourned at 9:30 PM.

Respectfully submitted,
Betsy Lipson