

Belmont Housing Trust
January 20, 2022
Remote Meeting

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TOWN CLERK
BELMONT, MA

DATE: February 18, 2022
TIME: 8:57 AM

Attending: Betsy Lipson, Rachel Heller, Thayer Donham, Madeline Fraser Cook, Judie Feins, Gloria Leipzig, Michael Marotta, Benjamin Meshoulam, Tommasina Olson, Paul Rickter, Judy Singler.

1. Meeting called to order at 7:35 pm with introduction of members.

2. Discussion of New Housing Production Plan (HPP)

Current HPP was approved in 2018 and must be updated in 2023. Rachel updated the group on progress made towards meeting goals included in that plan, including inclusionary zoning changes and progress on housing being developed by McLean Hospital. For development of the previous plan the Housing Trust received funding of \$15,000 through Metro West Collaborative Development (MWCD). Through the efforts of Belmont residents Bonnie Friedman and David Merfeld, and Trust member Judie Feins, \$16,000 was raised in December 2021 for a similar grant to fund this effort in 2022. Additional funds may be solicited if MWCD receives additional tax credits for such funding. At present a formal agreement between donors and MWCD is needed prior to using the funds.

Discussion on the HPP noted the need to demonstrate progress towards the goal of at least 10% affordability of housing stock in Belmont, often referred to as Safe Harbor, including updated demographics, housing stock descriptions, and evidence of community input about the state of housing and its affordability in Belmont. Recommendations included: public facing communications, including town officials and residents; transit-oriented development, coordinating with the Planning Board; using online options for community input; outreach to those not typically involved in town politics or activities; hiring a consultant to assist with community engagement.

A subcommittee will meet to develop a timeline for plan development. Reporting to full committee at next meeting. Members include Betsy Lipson, Judie Feins and Gloria Leipzig.

3. Grant Agreement for Use of CPA Funds

The agreement for use of CPA funds was updated to include correct Town Meeting approval dates and project focus. Judy moved that the agreement be approved as amended. Unanimously approved. Agreement to be forwarded to Town Administration for additional action.

4. Update from Planning Dept on Urban Land Institute application and McLean affordable housing

Town Planner unable to attend meeting so details on application for technical assistance were not available.

Thayer reported that discussions continue with the developer of the McLean project. Final agreement may come in February.

5. Update on State Multifamily Zoning Law

Rachel led discussion of the new multifamily zoning implications for Belmont. Overall, the requirements include an increase for the allowance for 20% more homes, or 2176 new housing units, both market rate and affordable. The town is designated as an MBTA region, given its train stations and bus lines. As such, Belmont is expected to designate a minimum of 50 contiguous acres within ½ mile of transit, for zoning as multifamily housing. Discussion of this centered on possible locations for such zoning, which could include, for example, much of the length of Trapelo Rd. A focus on the economic

benefits to the town with a variety of housing and mixed-use projects was suggested as messaging around the zoning plans. Members discussed offering assistance and support to the Planning Board as this develops.

Timeline is as follows:

5/2022:	Presentation by Select Board
12/2022:	Proposal for Multifamily Zoning Changes
3/2023:	Zoning Plan developed
12/2023:	Updated Zoning Implemented

Development of the zoning plan will be done by the Planning Department with input from the Planning Board and Select Board, as well as other impacted groups.

6. Approval of Minutes:

November 9, 2021:	Approved. Judy, Ben and Michael abstained as they did not attend.
December 16, 2021:	Approved with amending of name, David Merfeld, regarding MWCD grant, and adding Joe Bernard as guest.
January 10, 2022:	Approved. Ben abstained.

Next Meeting: February 17, 2022 @ 6:30 pm. Remote attendance. Tomi Olson volunteered as clerk.

Submitted,
Judy Singler