

Belmont Housing Trust – Minutes for August 16, 2018 Meeting 2018 OCT 16 PM 1:53

Present: Judie Feins, Rachel Heller, Betsy Lipson, Paul Rickter, Judy Singler

Absent: Chuck Clark, Madeline Fraser Cook, Gloria Leipzig, Tommasina Olson

Guests: Julie Perkins (League of Women Voters)

The meeting was called to order by Betsy at 7:35pm.

Minutes. The minutes of the July 25 meeting were approved with no amendments.

General Business.

- **Revised Bradford Documents.** We reviewed the changes that we asked Toll Brothers to make to the Bradford affordable housing lottery documents. They still need to return a revised version of the "Regulatory Agreement and Declaration of Restrictive Covenants" document. Information packet (p. 7): ask them to delete "all types" for the ad. We still need to get a Housing Trust email address for p. 1 of the "Affordable Housing (Program) Certification" document. Betsy will check with Spencer Gober about getting that email address. Also, in the "Affordable Housing (Program) Certification" document, they need to write out "SSDI." Discussion about transfer language in "Affordable Housing Program Addendum" document and what happens with "overhoused" residents (those whose family situations change and no longer need as many bedrooms in their apartments). We still need to know what they plan to do at the Bradford if this happens. Judie noted that Gloria's question about Section 8 vouchers at the Bradford has been resolved. Paul reported that the three global changes appear to have been made.
- **CPA Trust Fund.** Betsy reported that Town Administrator Patrice Garvin has asked the Housing Trust to approve the final changes to the Trust Fund document, but we have been unable to determine what, if anything, has been changed. Betsy will follow up with Patrice.
- **Open Meeting Law.** Betsy reported on her conversation with Town Clerk Ellen Cushman on documents being considered by the committee. These documents need to be posted on the town website in advance of the meeting. The Housing Trust can review documents online at meetings and make edits during open sessions.

Zoning. Rachel commented on what she learned from Arlington on inclusionary zoning. Arlington has created only one unit of affordable housing through inclusionary zoning in the past few years and they are reviewing their inclusionary zoning bylaws. Watertown uses a more layered approach, with a mix of 65% AMI and 80% AMI affordable units depending on the size of the development. New state models for inclusionary zoning are coming, so it might make sense to wait for those models. On the S. Pleasant overlay district for assisted living housing, Rachel suggested increasing inclusionary zoning for senior housing. What about doing a 40-R development on S. Pleasant?

Judie presented the following ideas on S. Pleasant zoning, which the we agreed to adopt and send to the Planning Board.

- Allowable uses should include multi-family and mixed-use development, including a boutique hotel or one for short-term stays (potentially as part of a mixed-use building).
- The overlay should offer increased density and height to developers, and perhaps reduced parking requirements, in exchange for additional affordable housing units and/or affordability reaching to 50% of Area Median Income (AMI) or even 30% of AMI.
- The overlay should encourage friendly 40-B (or 40-R with 25% affordability) development.
- It should require design and site plan review, and perhaps special permits for bonuses around density, height, and parking.

Judy moved and Judie seconded and the Housing Trust voted unanimously to forward these ideas in a memo to the Planning Board (PB). Timing of future PB meetings makes it important to get this memo to them as soon as possible. Rachel will send the memo to PB chair Chuck Clark, Town Planner Jeffrey Wheeler, and Assistant Town Planner Spencer Gober. Betsy has collected inclusionary zoning language from other towns and will post that information on the town website.

Action Plan. Betsy presented an action plan for the year, using categories from the Housing Production Plan.

Events.

- There is interest in working with the Council on Aging around needed elements for senior housing developments.
- Judy mentioned that the Tri-Community Coalition to End Homelessness is working on a letter to houses of worship on making properties available for housing. We would like to see this letter and might want to co-sign it.
- Rachel reported that a YIMBY (Yes In My Back Yard) conference will be held from September 20 to 23 at Roxbury Community College. See <https://yimby.town/>. Rachel plans to attend the Friday night event on zoning reform.

The committee adjourned at 9:23pm.

Submitted by Paul Rickter