

Belmont Housing Trust – Minutes for November 8, 2018 Meeting

2019 JAN 10 PM 2:19

Present: Madeline Fraser Cook, Judie Feins, Gloria Leipzig, Betsy Lipson, Tommasina Olson, Paul Rickter, Jeremy Romanul, Judy Singler, Joe Zarro

Absent: Chuck Clark, Rachel Heller

Guests: Jennifer Van Campen (Metro West Collaborative Development)

The meeting was called to order by Betsy at 7:32pm.

Minutes. Minutes were approved (Judie moved, Betsy seconded) with one amendment.

General Business. Betsy reminded everyone that our meetings are moving to the second Thursday of each month. Next meeting will be December 13. Betsy noted that we have agreed to support the proposed South Pleasant overlay zoning bylaw for senior housing. We plan to work with the Planning Board in the future on our town-wide inclusionary zoning bylaws. Betsy also noted some of the ideas from last month's meeting on ways we could support more affordable housing, such as deed-restricting a property in the future. Jennifer said there's potential for this and will review whether that has worked in other towns and report back to the committee on this.

Waverley Square Placemaking. We discussed Rachel's draft letter to the Board of Selectmen, asking them to assist us in making a request to the Massachusetts Housing Partnership (MHP) for a consultant to do an economic impact analysis of potential development Waverley Square. Discussion on the role of the possible Waverley Square steering committee in this process, as well as the Housing Trust, Planning Board, and Board of Selectmen. We agreed to move deliberately on this to make sure the process is clear before sending this letter.

Jen presented a community vision for Waverley Square, including a possible steering committee to lead a process and a work plan running from January 2019 to December 2019. Madeline noted the importance of strong Belmont leadership who have credibility in the town to spearhead this. Betsy asked what the expected outcome of this process would be. Discussion about the role and expectations of the steering committee. Madeline agreed to gather further ideas and will bring them to the next meeting.

Community Preservation Act (CPA) Grant Agreement Update. Gloria reported that the CPA Committee would be reviewing the draft grant agreement at its meeting next week (November 15).

Engaging Faith Communities. Gloria reported on the status of the letter to Belmont Religious Council, including clarifying questions that Joe provided. Discussion about ways to improve the letter. Gloria will send out the letter by early December.

Inclusionary Zoning Review. Betsy distributed a document listing information about inclusionary zoning ordinances in neighboring towns. We will discuss further in December.

Building a "Culture of Support for Affordable Housing". Betsy noted the need for building support for affordable housing in Belmont. Judy suggested that a good way of getting people to understand affordable housing using examples of people who are eligible for affordable housing. Madeline mentioned the distinction between qualifying for affordable housing and the difficulty of getting the housing you can afford. Tomi suggested illustrating the universe of different forms of affordable housing in a graphic way that might be easier for people to understand. Discussion about increased density as a market-oriented way of making housing more affordable, in combination with ways of creating or subsidizing affordable housing units. Jeremy agreed to put together a draft of an short presentation on affordable housing in Belmont. Betsy asked people to consider groups that we might be willing to engage with on the idea of

affordable housing, including what we'd want them to do with the information.

Action Plan. We agreed that Jaclyn Martin, Executive Director of the Housing Authority, will be our guest at the January meeting.

The committee adjourned at 9:31pm.

Submitted by Paul Rickter