

Belmont Housing Trust – Minutes for December 12, 2019 Meeting
DRAFT

2020 FEB 10 AM 10:31

Present: Thayer Donham, Joe Zarro, Paul Rickter, Rachel Heller, Gloria Leipzig, Judy Singler, Betsy Lipson, Judie Feins

Absent: Jeremy Romanul, Tommasina Olson

General Business

Discussion that Housing Trust is behind on posting approved minutes to the public website. Betsy agrees to do a crosswalk with meeting dates to identify minutes that haven't been approved, and if/when located, email them to Trust members. At our next meeting, we will approve all outstanding minutes so that they can be posted.

Calendar for 2020 meetings: every second Thursdays except April which will be on the third Thursday.

Discussion about whether the CPA grant agreement is executed. Rachel reports at this point the majority of the CPC, the HT have signed it, and it is with Patrice.

CPA Request for Proposal

Gloria, Rachel, Madeline revised and finalized the RFP draft. The draft was modeled on one that Somerville uses. The current version was shared with Patrice last week. We also reviewed a draft scoring matrix [ATTACHMENT]. Suggestion to consider including a bonus for documented unique features (i.e., TOD). Agreement to change "Reuse" to "Site Location and Reuse" and add more points for sites located along heavily trafficked corridors. As a test-run exercise, the HT used the draft scoring matrix to score the Bradford (now under development). Following this we agreed to make a few modifications to the scoring matrix that the subcommittee will incorporate and bring back to the HT at our next meeting.

McLean Development

Rachel provides an update: 104 rental apartments, 25% will be income restricted (20% at 80% AMI; 5% at 50% AMI); 40 modestly priced for-purchase townhomes (six affordable at 80% income restricted); electrification for all units for heat/cool and hot water, and an option for gas cooking in townhomes; shuttle service; solar on roof of apartment and townhomes will be solar ready; age restricted town homes;

Select board will open the necessary elements of the MOU for purview. Planning board will address the zoning by-law. Northland is willing to do this as a friendly 40B, a decision that is subject to discussion between the Town and the Planning Board. The benefit to the town for this is that all the units (104) would count towards Belmont's Subsidized Housing Inventory (SHI).

HT reviews a draft awareness and outreach plan to build support the McLean proposal.

Motion to adjourn made by Rachel, seconded by Paul. Meeting adjourns 9:34pm.

Submitted by Betsy Lipson

DRAFT
Belmont Housing Trust
Scoring Matrix
100 Points Total

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| Proposal Name | | | | | | | | | |
| Affordability (20 Points) | | | | | | | | | |
| Sustainability (15 Points) | | | | | | | | | |
| Reuse (10 Points) | | | | | | | | | |
| Number of Homes (15 Points) | | | | | | | | | |
| Site Control, Financing Commitment (20 Points) | | | | | | | | | |
| Demonstrated Capacity (20 Points) | | | | | | | | | |
| Total Points | | | | | | | | | |

Affordability: 20 Points Possible

- Up to 20 points possible for homes for people between 0% and 50% Area Median Income (AMI)?
- Up to 19 points possible for 51-60% AMI
- Up to 18 points possible for 60%- 79% AMI
- Up to 17 points possible for 80% AMI

Sustainability: 15 points possible

- Up to 15 points possible for passive house
- Up to 13 points possible for LEED certified
- Up to 11 points possible for Enterprise standard

Reuse: 10 points possible

- Up to 10 points for developing on underutilized property or redevelopment

Number of homes: Up to 15 points possible

- Up to 15 points possible for 40+ homes
- Up to 14 points possible for 20-40 homes
- Up to 13 points for 10-19 homes

- Up to 10 point for <10 homes

Site Control, Funding Commitments: Up to 20 points possible

- Does developer have site control?
- Is funding secured?
- Is funding pending?

Demonstrated Capacity: Up to 20 points possible

- Does the developer have a track record of developing affordable housing?
- Does a majority of the development team have affordable housing experience?
- Has the developer built affordable housing in suburban communities?
- Does the developer have experience with state funding and rental assistance?