

**Housing Trust Meeting Minutes
April 15, 2020
Remote Meeting**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: July 6, 2020
TIME: 2:10 PM

AGENDA

1. McLean - status update during Covid-19
2. The Bradford – update on lottery process
3. Discussion to explore use of Housing Trust's CPA grant for Covid-19 rental assistance

Attendees: Judie, Judy, Gloria, Thayer, Rachel, Jeffrey

Absent: Paul Rickter

1. **McLean.** Planning board's zoning by-law development is moving forward, though slower. Will be discussed at November TM. Planning Board will meet May 19 to discuss the demographic study. Possibly in October PB would sponsor a forum to answer questions, similar to the Housing Trust's forum at the library. HT agreed we need to develop messaging to prioritize.

Suggestion that HT needs to loop back to reviewing the income-restricted eligibility criteria and unit costs, including the community costs in the for-sale units. Gloria points out that HT can build awareness that the homeownership limit on assets is \$275K. Discussion about HT's desire to ensure there is a range in unit sizes. Suggestion that we can revisit this with the Planning Board in a number of different places: by-law which is currently in draft; the design site plan review process; and the permitting review.

2. **The Bradford.** Lottery information session was held by SEB. Because of the pandemic shutdown, the only means of communication was a last-minute remote session. It was not well attended (six people, including a PB representative and a HT representative). Some expressed concern the information session required technical access and was not well publicized. We want to make sure the whole process is fair and not rushed. HT agreed we'd like more information from SEB to that the number of people expressing interest and the number of lottery applicants are relatively consistent with normal/non-Covid 19 times. Jeffrey recommended that the HT ask Glenn Clancy to ask for data and ways in which HT can get involved to promote the opportunity within Belmont. This is to ensure that Belmont's priority slots (70%) are well promoted. Judy says she doesn't think information was sent to the Council on Aging. Betsy agrees to email Glenn to set up a meeting with Rachel.
3. **Temporary Emergency Rental Assistance.** Consideration to use Housing Trust's CPA \$250K grant for emergency, temporary rental assistance. MetroWest Collaborative Development (MWDC) has set up a program (in draft form at this point) in which they will handle the process entirely for towns interested in participating: taking applications, lottery, issue payments, etc. For people at 80% AMI at this time; amount of assistance is based on bedroom size: \$750/ 1 BR; \$950 2B, \$1050 3BR. Assistance is for 3 months of rent. Local communities can set their own parameters. Gloria says that at the CPA meeting it was noted that HT would need to amend our article that TM approved to add this additional use. This amendment would have to go to TM.

Madeline says HUD CDBG funds will be coming (federal) for rental assistance. Jeffrey notes Belmont has never accessed these funds (demographically ineligible). Rachel says CPA is our community's best bet.

Decision to form a subcommittee to review this idea. If subcommittee recommends it, they will develop a proposal for the HT to use the CPA funds for this purpose. MHP is holding a training on 4/22 on the use of the CPA for rental assistance. Madeline says she'd want to know what the potential is for rental assistance from CDBG as a potential alternative.

Meeting adjourned at 8:47pm.

Minutes submitted by Betsy Lipson.