

Belmont Housing Trust – Minutes for January 10, 2019 Meeting

2019 JUN 12 AM 9:02

Present: Chuck Clark, Madeline Fraser Cook, Judie Feins, Rachel Heller, Gloria Leipzig, Betsy Lipson, Tommasina Olson, Paul Rickter, Jeremy Romanul, Judy Singler

Absent: Joe Zarro

Guests: Evelyn Redshaw (Metro West Collaborative Development)

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

Guest Jaclyn Martin. Gloria reported that Jaclyn Martin, Executive Director of the Belmont Housing Authority, was unable to attend as planned. Gloria noted that there are no current grants planned with the CPA but there are plans for that in the future. If anyone has questions for Jaclyn, they should give them to Gloria.

Building a Culture of Support. Jeremy introduced the latest version of his presentation on building support for affordable housing. Discussion about the nature of the Belmont population who are in need of affordable housing, which is 25% of the town population. What's the best way to help people to understand the issue? How to frame the issue in a way that's positive and focused on solutions? Chuck suggested focusing on the broader issue about the need of housing (both affordable and market rate) in Massachusetts. Gloria and Tomi mentioned transportation, traffic, and the need for better public transit as part of the framing. Rachel commented on the facets of racial and income segregation in housing. Betsy talked about the "culture of support" idea as a way of getting people to think about the issue of affordable housing in a different way. Betsy suggested having a final slide where supporters are listed and asking groups to join them. Groups to start with: Belmont Against Racism, Human Rights Commission, and Energy Committee. Other groups to consider: Sustainable Belmont, League of Women Voters, Community Path Implementation Committee, Council on Aging, Belmont Religious Council. Maybe do the Planning Board a little later. Next steps: Betsy will review the presentation and make suggestions to Jeremy.

Inclusionary Zoning. Rachel presented some suggested changes to the inclusionary zoning bylaws. The significant suggested changes:

- Keep 6-12 units at 10% affordable, 13-20 units at 12.5% (currently 13-40 units at 12%), and 20+ units at 15% (currently 40+ units at 15%)
- Strike the requirements for mixed-use (currently 10+ units at 10% for mixed-use), so the percentages above would apply to mixed-use developments

Rachel suggested reviewing whether to make further changes in the future, but we can limit changes to these for now. Because of the timing of the Planning Board calendar, these changes may need to wait until the Special Town Meeting in Fall 2019. Chuck will talk to Jeffrey about timing.

Chuck noted that McLean is selling a piece of land to a developer and that developer is seeking to produce market-rate housing in an area that's been zoned for senior continuing care housing. Discussion on whether this potential project is in keeping with our affordable housing goals. Hearing at the Planning Board on the proposal will be Tuesday, January 15, at 7pm.

Minutes. Minutes of December 13 were approved (Betsy moved, Judy seconded) with no amendments.

Waverley Plan Update. Rachel reported that she met with Metro West Collaborative Development to plan ways to involve the community in a discussion about ideas for Waverley Square development. She took some suggestions of people to draw in to this conversation and is asking for more suggestions.

Bradford Update. The edits to the lottery documents that we developed have not been sent to the

Bradford developers by town staff, even though we made the edits months ago. Betsy and Rachel will follow up with town staff.

MetroWest Housing. The committee reviewed the deed restriction overview, which will be posted on the town website.

Planning for February and March Meetings. Guest speakers in February will be Jaclyn Martin (Belmont Housing Authority) and Roger Colton (Energy Committee). Guest speakers in March will be Adam Dash (Board of Selectmen) and Danny LeBlanc (Somerville 100 Homes Initiative).

The committee adjourned at 9:31pm.

Submitted by Paul Rickter