

Belmont Housing Trust – Minutes for February 14, 2019 Meeting 2019 JUL 31 AM 9:18

Present: Chuck Clark, Rachel Heller, Gloria Leipzig, Betsy Lipson, Tommasina Olson, Paul Rickter, Jeremy Romanul, Judy Singler,

Absent: Madeline Fraser Cook, Judie Feins, Joe Zarro

Guests: Jaclyn Martin (Executive Director, Belmont Housing Authority), Julie Perkins (League of Women Voters), Fred Paulsen

The meeting was called to order by Betsy at 7:39pm.

Guest Jaclyn Martin. Betsy introduced Jaclyn Martin, Executive Director of the Belmont Housing Authority. She has been at the Housing Authority for a little over a year. BHA has hired consultants to plan possible redevelopment at the Sherman Gardens senior housing site, which has significant accessibility issues. Consultants are in the early stages (title search, environmental review, zoning, and funding opportunities), but they are excited by the possibilities of more units of housing as well as more accessibility. Jaclyn noted that there are accessibility and serious plumbing issues at Belmont Village, which is the oldest BHA site. Shortage of parking is also a concern at all BHA sites. The BHA also has been issued 47 section 8 housing vouchers and recently received 10 Alternative Housing Vouchers. Only 18 of these vouchers are being used for housing in Belmont, with the rest in other communities. Gloria noted the value of public housing in the community, particularly in making housing available to people at the lowest income.

Minutes. Minutes of January 10 were approved (Betsy moved, Jeremy seconded) with no amendments. Minutes of February 7 were approved (Betsy moved, Rachel seconded) with two amendments.

Inclusionary Zoning. Rachel introduced the changes we have suggested to inclusionary zoning. We are asking to reduce the total number of units that trigger the 15% affordable units from 40 units to 20 units and are asking to eliminate the reduction in affordable units for mixed-use developments. Chuck said that the Planning Board has appointed a working group to consider these ideas. Chuck also suggested that language in section 6.10.5 should be changed to name the Planning Board instead of the Zoning Board of Appeal as the body that implements this part of the policy.

McLean Development. Rachel noted that she submitted a letter from the Housing Trust on the proposed McLean development, asking that we pursue a Local Initiative Program (LIP) with the developer. That letter seeks to have an increased number of affordable units and an increased number of total units in the development. Discussion about the history of the McLean property and the potential for a development that helps the town meet our affordable housing goals. The Planning Board working group on this development will meet at 8:00am Tuesday, February 19, and the next Planning Board meeting is Thursday night, February 21.

Upcoming Meetings. The Belmont Library Foundation is organizing Better Together, a community event on April 28, featuring Robert Putnam (author of Bowling Alone) and a discussion led by Town Moderator Michael Widmer. Voted (moved Rachel, seconded Judy) to co-sponsor Better Together. Betsy is interested in joining the planning meetings.

8:30am Monday, February 25 event Metrowest meeting with Brownsberger and Hecht and we're invited to participate, but no one may be able to attend.

Betsy brought the Building a Culture of Support presentation to the Human Rights Commission. Next up, will be the Energy Committee in March and then the Religious Council. Belmont Against Racism in April. Betsy asked for ideas for other groups to invite into the circle of discussion. Suggestions: Cushing Square Business Association, League of Women Voters, and Transportation Advisory Committee.

Community Preservation Act. Gloria mentioned that the Town still has not signed off on the Housing Trust Fund grant agreement document. Rachel will contact Patrice Garvin, Town Administrator.

Bradford Timeline Update. Betsy asked Rachel to follow up with Patrice to make sure the Town gets the amended Bradford Affordable Housing Lottery documents to the developer.

The committee adjourned at 10:10pm.

Submitted by Paul Rickter