

**Belmont Housing Trust – Minutes for September 12, 2019 Meeting
DRAFT**

2019 OCT -3 AM 9:30

Present: Rachel Heller, Gloria Leipzig, Betsy Lipson, Paul Rickter, Judy Singler, Joe Zarro, Judie Feins, Madeline Fraser-Cook, Tomi Olson, Thayer Donham (ex officio, Planning Board)

Absent: Jeremy Romanul

Guests: Julie Perkins (League of Women Voters), Fred Paulsen

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

Announcements: Thayer Donham was appointed to represent the Planning Board on the Housing Trust. Three Trust members were reappointed by the Select Board: Rachel, Judy, and Judie.

McLean Discussion: We reviewed the motion adopted at the August 15 meeting, involving modifications to the Northland proposal that would shift some of the units to mixed-income rental, increase the total number of units, and also increase the number of affordable units. The Trust's position will be presented to McLean and Northland at a meeting with the Town Administrator and Planning Board Chair on September 13. Rachel and Gloria will attend.

There was a discussion of timing, as the Town Administrator and Select Board members have indicated the Town and McLean want action on Zones 3 and 4 to go to the Special Town Meeting in November. However, Thayer indicated it's not clear yet whether this pace is feasible for the Planning Board. Another consideration is that the overall McLean MOU needs to be revisited and perhaps revised.

Reverend Joe asked, and it was confirmed by Rachel, that if 25% of the proposed rental units are affordable, then 100% of the units count toward the SHI. Local preference will be available for the affordable units.

There was further discussion of the financial aspects of the Trust's proposal and possible responses from McLean. The Town does have a number of leverage points to bring to bear in negotiations.

Developing an RFP/Criteria for CPA Grant Funds: Although the grant agreement for our 2018 CPA funds allocation has still not been signed by the Select Board, we need to move ahead on criteria for use of these monies. How will we invest them to increase affordability in Belmont? Possibilities mentioned were providing pre-development funds to an affordable development or buying down/deepening affordability in a development. Madeline, Gloria, and Rachel agreed to serve on a subcommittee to work on this.

Building a Culture of Support: The Powerpoint has been presented three times, and presenters have gathered feedback each time. The content seems to be at the appropriate level. More members need to present to additional groups.

An FAQ is accumulating to provide back-up detail. Betsy and Rachel will refine it.

General Business: The Trust needs a new secretary. We thanked Paul Rickter for his excellent minutes over several years.

Next Meeting Dates: The next two Trust meetings are at irregular times. They will take place on Wednesday, Oct. 2 at from 7:30-9:30pm and Friday, Nov. 15 from 8-10am.

The committee adjourned at 8:50pm
Submitted by Judie Feins