

**Housing Trust Meeting
July 29, 2021**

Remote meeting

Attending: Betsy Lipson, Rachel Heller, Gloria Leipzig, Paul Rickter, Tomi Olson, Judie Feins, Thayer Donham

Absent: Judy Singler, Madeline Fraser Cook

Guest: Bonnie Friedman, Jack Dawley, Nava Niv Vogel

Meeting called to order at 7:35 pm.

1. Housing Trust Updates

- a. Rachel said the state intends to issue operational guidance to jurisdictions at the end of August on the new multi-family zoning legislation.
- b. Rachel provided a brief update on the status of the Beatrice Circle proposed development. Gloria shared that because of the attention this project has received, community members have engaged her to learn more about it and about 40B. Judie asked if there has been clarification about who controls Frontage Road. Thayer said the latest she heard was that it belongs to the town. Judie suggested that's an opportunity for mitigation to address neighbors' concerns, such as better placement of snow than onto the sidewalk.
- c. Thayer provided an update from the planning board. She said ADUs and Airbnb regulations would likely be addressed at the same time. On the prospect of new multifamily zoning, she said the Planning Board is interested in whether the state will provide funds for technical staff to support towns like Belmont that need assistance developing the by-law language.
- d. Betsy and Rachel will deliver a general update on the Housing Trust to the Select Board on 8/2.
- e. Regarding our CPA award, we discussed reviewing and revising, as needed, the RFP and scoring matrix we drafted prior to Covid. We decided this can take place at our regular meeting in September (9/30/21).

2. McLean

- a. Rachel said the Planning Board has asked for support or information from the HT regarding details related to the affordable units.
- b. An abutter wrote a letter to the Trust stating his concern about the location and size of the affordable homeownership units in that they appear separate and smaller than the other units.
- c. Jack Dawley explained that the affordable rental units are not designated, they 'float', and the affordable for-sale units are deed restricted. Northland identified inside units as the affordable for-sale units. There was a discussion about the number of bedrooms per unit. In an age-restricted development, a 3BR is not required. Jack said that in his company's development in Wellesley, the Housing

Trust encouraged them to include 1-BR units among the homeownership options to allow for a lower entry price. The McLean development has a range of types at different price points.

- d. Judie said smaller units for lower prices would be attractive but that there is demand for 3BR units.
- e. Tomi raised concern about condo fees and what they will be. This has not been determined yet. Jack explained that fees are a ratio of the purchase price.
- f. Jack expressed interest in maintaining the location of the for-sale units and making one a 3BR.
- g. Gloria said the mix of BR sizes units means that they would need direct light. She would like to see an affordable unit on the end and not just interior.
- h. Rachel, Tomi, Gloria, Judie will form a subcommittee on this and come back to the Trust at our next meeting on August 26.
- i. We reviewed information on interior finishes at the Northland Wellesley property. Judi and Gloria explained how this information relates to McLean's homeowner units. The exteriors are indistinguishable between the affordable and market rate units, and both are built to be very energy efficient. The interior differences were: cabinets that are 36" in the affordable units vs 40" in the market rate; affordable units have acrylic bathtubs and showers instead of porcelain; affordable units' countertops were Formica not granite. There was a discussion of the placement of heat pumps. Gloria expressed concern about the electricity costs for heat pumps in the affordable homeownership units and even in the rental units. This is like the concern about condo fees – both utility and condo fees can impact the long-term affordability of these units. Thayer asked if there is grant money available for solar panels for the affordable for-sale units.

3. Accessory Dwelling Units (ADUs) - Presentation from Nava Niv Vogel from Belmont Age Friendly Action Committee.

- a. AARP certified Belmont as an age-friendly community.
- b. Belmont Age Friendly Action Committee developed a 5-year plan to make Belmont more age-friendly along 5 domains.
- c. ADUs is the most ambitious of the actions in their plan. The committee plan to conduct a needs assessment in town; then, based on demonstrated need, advocate to establish new by-law; develop a guide to adapt homes for older relatives; evaluate who has applied for ADUs and the satisfaction of engagement in the process.
- d. Judie said Arlington's recent by-law allows for ADUs in any area in town.
- e. Gloria suggested that cost-related details on how building changes were made would help people in town understand that creating an ADU is doable.
- f. Thayer said the PB might tie this to AirBnb regulations.
- g. Nava said in two weeks the Select Board will vote on who will be on the new Action Plan committee
- h. Bonnie mentioned the LWV is also very interested in supporting this.

4. HT response to public comments received at the April Housing Forum
 - a. Judie presented her categorization of comments. Trust agrees to collaborate on responding to remaining questions.
5. General Business
 - a. Approved 6/24/21 meeting minutes

Adjourned 9:39pm

Minutes submitted by Betsy Lipson