

**Housing Trust Subcommittee Meeting  
March 1, 2022**

**Purpose of Subcommittee: Updating the Housing Production Plan (HPP)**

Members in attendance: Gloria Leipzig, Judie Feins, Betsy Lipson, Rachel Heller  
Guests: Julie Perkins, Bonnie Friedman

Betsy and Rachel provided an update on a meeting she and Rachel had 2/28/22 with the Town planning staff (Robert Hummel, senior planner, and Gabriel Distler, staff planner) about the state multifamily zoning requirement, the HPP update, the Urban Land Institute Technical Assistance Program, and grant funding and technical assistance opportunities to assist with these. The connections between these activities were discussed with the planning staff. In addition, they provided an update on discussions they had with Metropolitan Area Planning Council (MAPC) to learn about their HPP consulting services.

**Summary of these meetings:**

- Since Belmont's Housing Production Plan expires in May 2023, the Town has a great opportunity to move forward on putting the next plan together and in concert with putting new multifamily zoning into place.
- MAPC would be open to collaborating with Metro West Collaborative Development (MWCD), since several residents in Belmont invested \$16,000 through the state's Community Investment Tax Credit for MWCD to work with Belmont on our next HPP and increasing our affordable housing supply. MWCD could potentially lead additional community outreach, ensuring a robust process that contributes to better engagement which will help inform the process of selecting area(s) for multifamily zoning.
- MAPC has a large team dedicated to helping towns with their HPPs.
- MAPC proposal brief is due 3/4/22.
- Town already submitted a preliminary application to MAPC for grant funding and technical assistance to help with the master plan. MAPC suggested expanding the grant application to include the HPP since this information is a segment of a master plan. Decision to expand the proposal is TBD.
- Award determination is March 8<sup>th</sup>. MAPC would look more favorably on this expanded project because of the tie-in to the state multifamily zoning law, the emphasis on community engagement, and the opportunity for MWCD to engage households they worked with through Belmont's Covid Emergency Rental Assistance Program.
- Estimated project start is April. MAPC averages nine months for HPP engagements.

**Discussion:**

- Gloria noted that funding for this is provided by the state.
- Highlights of elements we liked in other towns' HPPs: identification of specific potential sites and the particular zoning changes required for each; detailed programming strategies and implementation steps.

**NEXT STEPS**

- Will be based on MAPC award decision in week of March 7

**NEXT MEETING** March 10 at 4:30pm