

Belmont Housing Trust – Minutes for September 15, 2022 Meeting

DATE: November 18, 2022
TIME: 9:29 AM

Present: Judie Feins, Rachel Heller, Gloria Leipzig, Betsy Lipson, Benjamin Meshoulam, Mike Marotta, Mark Kagan

Guests: Julie Perkins

Meeting called to order 7:35

Minutes

- August 18: Feins moved to accept the minutes. Kagan seconded the motion. Voted to accept: Heller, Lipson, Feins, Marotta, Kagan, Meshoulam.

Updates

MBTA Multifamily Zoning

Heller provided an update:

- Three meetings have occurred. At this point the Diversity, Equity and Inclusion working group has not completed committee appointments and so has not yet appointed someone to the MBTA committee.
- The state's current requirement for Belmont is 28 acres; 1,635 new homes; 50% of acreage must be within quarter mile of the two commuter rail stations.
- Early committee discussions included reviewing Belmont's map and current zoning, and preliminary thoughts on potential areas.
- The final deadline for completed zoning is December 31, 2024.

Housing Production Plan

Feins provided an update:

- Donors of a fund to support the HPP signed an agreement with MetroWest detailing their role on the project team, which also includes the Town of Belmont, Metropolitan Area Planning Council (MAPC), and two Housing Trust members.
- Late August the project team conducted a site walk around Belmont.
- Subcommittee has formed and had its first meeting this past week.
- The project will run for five months and conclude with recommendations and an updated HPP report.

Moraine Street

Marotta provided an update:

- The owner's representative has not responded to our inquiries since August.

McLean

- Heller provided an update on conversations with the McLean developer. He is considering selling the rental site. Heller shared contextual issues that might be influencing his decisions,

such as changes in financing availability and the stability of 55+ market rate rentals. CBRA is a real estate broker that advertised this opportunity in August.

Review of updated CPA funding award

- The subcommittee presented its streamlined award eligibility and qualifications. The emphasis is on increasing affordability in Belmont.
- Trust will develop a contractual agreement to sign with awardees. It will include, for example, specific affordability requirements, a time by which the funds need to be spent or forfeited, and performance reports. The Housing Trust will engage town counsel for this.
- Next steps:
 - Lipson and Heller will: contact area towns with similar programs to obtain sample contract agreements; contact Patrice Garvin and George Hall about developing the contract agreement; talk to a familiar developer and Metro West about suggestions for where to post this opportunity; talk with a MHP technical consultant about an advisor role; finalize the application materials.
- Feins suggested we rename the fund to “Belmont Housing Trust’s Fund for Affordability.”

CPA FY2024 Preliminary Application

- Due October 10th
- Feins made a motion that the Trust apply to the CPC for additional funding for Funds for Affordability. Heller seconded the motion. Voted to accept: Judie Feins, Rachel Heller, Gloria Leipzig, Betsy Lipson, Benjamin Meshoulam, Madeline Fraser-Cook, Mike Marotta, Mark Kagan.

Housing Trust Election

- Heller nominated Mark Kagan for Secretary. Lipson seconded the motion. All voted in favor.
- Feins nominated Heller and Lipson for co-chairs. Meshoulam seconded the motion. All voted in favor.

Meeting adjourned 9:35pm - moved Heller, seconded by Lipson, voted unanimously.

Minutes respectfully submitted by Betsy Lipson.