

Belmont Housing Trust – Minutes for March 22, 2018 Meeting

2018 MAY 30 AM 9:00

Present: Helen Bakeman, Chuck Clark, Madeline Fraser Cook, Judie Feins, Rachel Heller, Gloria Leipzig, Betsy Lipson, Paul Rickter, Judy Singler

Absent: Alisa Gardner-Todreas, Tommasina Olson

Guests: Patrice Garvin (Town Administrator), Steve Pinkerton (Planning Board), Jeffrey Wheeler (Town Planner)

The meeting was called to order by Judie at 7:38pm.

Meeting with Patrice Garvin. Patrice, new Town Administrator, introduced herself, saying she's happy to help in any way she can. She noted that Belmont is now a Compact Community around financial planning, which give us access to new funding opportunities. Betsy asked her about her experience working with Housing Trusts in other towns. Patrice responded that Groton also has a Housing Trust, but we have had more success around affordable housing.

Minutes. The minutes of the January 25, 2018 meeting were approved with no amendments. The February 15, 2018 meeting lacked a quorum, so only informal notes were produced.

Housing Choice Initiative. Discussion about the state's Housing Choice Initiative (HCI) and whether the Housing Production Plan (HPP) meets the needs of affordable housing. Rachel argued that "affordable" may tend to make people think "low income," but the HCI is clearly applicable to the goals of the HPP. She stated that Belmont is ripe for the state's hopes for housing near public transportation. Gloria noted that the HCI requires a "certified" HPP, but we could likely still apply with an "approved" HPP by the April 30 HCI deadline. Chuck mentioned that there is space on the April 5 Planning Board (PB) agenda, which would make it possible for the PB to vote their final approval at their April 24 meeting. The Board of Selectmen meet on April 30, which might be too tight for the HCI deadline later that day. Still, we will proceed with approval of the HPP and continue working on the HCI application, the next steps for which will require assistance from Town staff.

Gloria also mentioned the Mass Housing Planning for Production application, which is due next week and is quite involved. This might be a good project to work on in the future. Betsy asked if there is a common calendar of application deadlines. Jeffrey said that there is not one, but some towns have a dedicated staff member watching for grant opportunities. Rachel noted that Planning for Production might be a good exercise to explore how a project could benefit the entire town.

Updates from the Town & Planning Board. Jeffrey has issued a partial building permit for the Bradford. Chuck reported that one of the conditions on further approval of the project is an improved application process for the affordable units. Gloria, Judie, and Steve Pinkerton are working with Toll Brothers (the Bradford developers) on the application. Judie described the various pieces of the application that need to be reviewed by the Housing Trust to make sure that everything is in line with state requirements. Steve suggested that we go through the pieces, one by one, with Toll Brothers, starting with the more straightforward pieces. There was discussion about who will conduct the lottery. Toll Brothers have selected SEB (who conducted the lottery for Royal Belmont) to do the Bradford lottery. However, we agreed that the application needs to be shorter than what SEB used for Royal Belmont. Rachel suggested that Mass Housing has some good examples of pre-applications that we could provide to Toll Brothers.

Gloria, Judie, and Steve will meet with Toll Brothers on April 5. As next steps, we decided to divide up the pieces that have not been reviewed. Madeline & Helen agreed to review the tenant selection plan and the lottery. Paul & Betsy agreed to review the information packet. The other pieces (application, marketing

plan, and regulatory agreement) have already been reviewed by Gloria & Judie. Reviewers should return comments by April 10.

Housing Production Plan (HPP). The committee reviewed suggested revisions to the draft HPP and voted unanimously (Rachel moved and Helen seconded) to make the edits and revisions discussed. Paul will do a review of the entire HPP for inconsistencies caused by these edits. The updated version of the HPP will go to the Planning Board for its packet by noon on March 30.

The committee adjourned at 10:17pm.

Submitted by Paul Rickter.