

Belmont Housing Trust – Minutes for July 25, 2018 Meeting

2019 OCT 16 PM 1:54

Present: Chuck Clark, Judie Feins, Gloria Leipzig, Betsy Lipson, Paul Rickter, Judy Singler

Absent: Madeline Fraser Cook, Rachel Heller, Tommasina Olson

Guests: None

The meeting was called to order by Gloria at 7:04pm.

Review of Revised Affordable Housing Materials for The Bradford. We continued reviewing the documents for the The Bradford Affordable Housing. New chairs will confer with Jeffrey on whether to get an email address for the Belmont Housing Trust, for use in the Affordable Housing Certification document.

Further edits in the document, starting with Affordable Housing (Program) Certification.

Additions in **bold** and removals in ~~strikethrough~~.

Affordable Housing (Program) Certification

- Page 1: Strike "Program" from title.
- Page 1: Add email address (TBD) for the Belmont Housing Trust at the bottom of page.
- Page 4: Provide two lines each for "Social Security", "Supplemental Security Income (SSI)" and "Social Security Disability Income (SSDI)."
- Page 8: Add "Supplemental Security Income (SSI)" to list of earnings in number 3.
- Page 14: Changes to local preference language outlined in separate document ("Proposed Revised Language on Verifying Local Preference").
- Page 14: "I attached the documentation specified above to this **Certification**~~Guide~~."

Affordable Housing Program Addendum

- Page 1: "Resident must cooperate with Manager in certifying ~~its~~ eligibility for the Program."
- Page 1: "...and completing a new **Affordable Housing Certification**~~Program Application~~." in item 3.
- Page 1: "...must be completed ~~by notice, phone or mail~~." in item 3.
- Page 2: "...market rate apartment with the same ~~or greater~~ number of bedrooms..." in item 4.
- Page 2: "... the Resident must complete the **Affordable Housing Certification** ~~again~~~~initial certification process~~." in item 6.
- Page 2: Question for item 6: Under what circumstances would unit transfers be allowed?
Issues around income eligibility - are "overhoused" residents allowed to stay in their units?

Regulatory Agreement and Declaration of Restrictive Covenants

- General note to Jeffrey Wheeler: make sure to run this language by George Hall.
- All pages: Change the "May 2016" date in the footer
- All pages: References to "Chief Executive Officer" are unclear - no such title in Belmont Town government.
- Page 1: "...Common St, ~~Trapelo~~~~Trapelo~~ Rd and Belmont Street..."
- Page 2: (1. Construction) Question: How many of the studios are 500 sq ft or greater?
- Page 2: (1. Construction) ~~"All Low and Moderate Income Units to be occupied by families must contain two or more bedrooms."~~

- Page 2: (2. Affordability) "An Eligible Tenant is a **HouseholdFamily** whose annual income does not exceed eighty percent (80%) of the Area median income adjusted for **householdfamily** size as determined by..." Also, make same "family" to "household" change throughout this document.
- Page 2: (2. Affordability) "~~A "Family" shall mean two or more persons who will live regularly in the Low and Moderate Income Unit as their primary residence and who are related by blood, marriage, or operation of law or who have otherwise evidenced a stable interdependent relationship; or an individual.~~"
- Page 4: (2d) This section contradicts section 4 of the Affordable Housing Program Addendum.
- Page 9: (12. Notices) Remove stray commas at end of street addresses ("455 Concord Avenue," and "250 Gibraltar Rd,").

Judy moved (Betsy seconded) that we approve the revised affordable housing materials for The Bradford, as amended, and forward the amendments to the Planning Board for transmission to Toll Brothers and SEB. Approved unanimously.

Updates from the Town. Chuck noted that there will be a July 31 presentation on a proposed assisted living facility for South Pleasant. Gloria will notify the people who've been interested in elderly housing issues, so they're aware of this presentation. Judy will contact Nava Niv-Vogel at the Council on Aging.

CPA Application for Trust Fund Set-Aside. Gloria noted that Belmont Town Administrator Patrice Garvin asked that the Trust Fund agreement be sent to the CPA Committee for their approval. We should plan to start working on ideas for how we can use the fund in forthcoming meetings.

Inclusionary Zoning. Judie introduced ideas that we might want to consider for potential changes to Belmont's Inclusionary Zoning bylaws. Gloria noted that when these bylaws were last revised, other towns' comparable bylaws were reviewed and Watertown had elements that we might want to emulate (such as an additional percentage of 65% AMI units, on top of the 80% AMI units, for developments of more than 20 units). Brookline uses 15% affordable units (unlike Belmont, which starts at 10%). Gloria stated that because there are already bylaw changes needed for The Bradford (to handle cases where the incomes of residents of affordable units increase), we have an opportunity to include inclusionary zoning changes with those changes. Judie will have Jeffrey/Spencer post the three documents (list of open issues, current inclusionary zoning bylaws, and 2010 inclusionary zoning bylaws) on the Housing Trust area of the Belmont website, so committee members can do research before our August meeting. Towns to review: Watertown (Gloria), Arlington (Betsy), Lexington (Judy), Brookline (Gloria), and Newton (Judie). Betsy will circulate a blank form for reviewing the eight open issues for each municipality.

Meet Belmont. We discussed whether to staff a table at Meet Belmont on August 28. We've done this in the past, but decided to skip it this year.

Housekeeping. Gloria nominated Betsy Lipson & Rachel Heller to serve co-chairs and Judie seconded. Approved unanimously. Gloria nominated Paul Rickter to serve as secretary and Betsy seconded. Approved unanimously. We agreed to meet next on August 16. For 2018-2019 meetings, we agreed that the third Thursday is generally good for members and Betsy will create a schedule for the year.

Minutes. The minutes of the July 19 meeting were approved as amended.

The committee adjourned at 9:27pm.

Submitted by Paul Rickter