

Belmont Housing Trust – Minutes for October 18, 2018 Meeting

2018 NOV 20 PM 2: 13

Present: Chuck Clark, Madeline Fraser Cook, Judie Feins, Rachel Heller, Gloria Leipzig, Betsy Lipson, Paul Rickter, Jeremy Romanul, Joe Zarro

Absent: Tommasina Olson, Judy Singler

Guests: Fred Paulsen (League of Women Voters), Shelly Goehring (Mass Housing Partnership), Jennifer Van Campen (Metro West Collaborative Development), Anne Covino Goldenberg (League of Women Voters), Pam Hallett

The meeting was called to order by Rachel at 7:43pm.

Minutes. The minutes of the October 4 meeting were approved (moved by Betsy and seconded by Jeremy) with one amendment.

South Pleasant Overlay Proposal. Chuck introduced the process that has led to the proposed zoning overlay district on South Pleasant for senior housing. Belmont has been talking about redeveloping this area for over decade, but zoning has been an obstacle. The overlay would put Local Business I zoning over this section of Local Business II to allow increased density in the overlay. Construction would be subject to special permit by the PB. Rachel mentioned that the Housing Trust had asked the PB to increase the percentage of inclusionary zoning for mixed use (beyond the 10% in current zoning bylaws for mixed use). Chuck stated that the PB recommended a review of inclusionary zoning in general, rather than trying to address that issue in this overlay, and will make space for that discussion in time for 2019 Town Meeting if the Housing Trust asks. Gloria suggested simply deleting the 10% mixed use loophole when we get to that. Chuck also noted that McLean will likely be coming forward with a proposal and that will require zoning changes, possibly in the spring of 2019 or later.

Waverley Square Placemaking. Jennifer Van Campen of Metro West Collaborative Development stated that MWCD is ready to step forward to help with Waverley Square community meetings, possibly working with the Housing Trust in the same way we collaborated on the Housing Production Plan. How to involve the Planning Board and other groups is an open question. Discussion about the timing of the process, involvement of other initiatives like the community path, the challenges of following open meeting laws while getting the work done, and the need for more staff help. Betsy suggested a steering committee of various organizations to get community involvement. Chuck noted that the Planning Board is crucial to formally shepherd the ideas through the political process and is concerned about how to avoid divisions in the community during the process. Joe noted that any process that involves change and affordable housing is always likely to have conflict. Rachel suggested asking the Board of Selectmen for some financial help (possibly via a grant from Mass Housing Partnership) with getting a consultant to look at demographic issues in Waverley Square. Rachel agreed to look at the issue further and report back to the committee at our next meeting. Jen will bring the previous draft proposal for a steering committee from last winter.

Community Preservation Act Grant Agreement. Betsy noted that we now have the final draft of the grant agreement and it's ready for us to approve. Rachel noted we have 30 months to use the funds, starting on the execution of the grant agreement (not starting with the Town Meeting vote). We updated the document with the appropriate dates filled in and voted (moved by Paul and Betsy seconded) to approve the grant agreement. Betsy will forward it to Peg Vellier of the CPC for their consideration.

Community Preservation Act Funds Conversation. Rachel introduced guests Shelly Goehring and Pam Hallett. Shelly noted that there are 109 affordable housing trusts in Massachusetts and outlined some of the projects that housing trusts have helped make happen in Barnstable, Northampton, Sudbury, Norfolk, and Leverett - a mix of developments and homeownership assistance programs. Some examples

of small scale production that has been done in several municipalities. Examples of support (pre-development, housing plans/needs assessments, and rental assistance). On rental assistance, some municipalities are time-limiting the rental assistance for a few years, but it may not be a good idea to do this. Regional housing services office is a way of collaborating with neighboring communities and CPA funds might be used for paying for membership. Also, she emphasized the variety of sources of funds that housing trusts have been able to tap into (municipal bonds, tax override, inclusionary zoning).

Pam Hallett introduced the work on affordable housing that the Housing Corporation of Arlington has done. They manage 93 units of affordable housing. Most recent project was 3 units of housing in the Kimball Farmer House. She outlined the three development projects that they have in the pipeline, with 48 units of housing forthcoming. HCA is a separate 501-c-3 corporation that has a good relationship with the town. They get CPA funding. Relations with Planning Board: one of their projects was a friendly 40-B and that took a few meetings to get through, but they got through it. Rachel asked how would we maximize what we can do with our \$250,000. Pam suggested using the money for a down payment for a property that might become available in a year or two - possibly a church property? Another idea is getting the owner of a multi-family to deed-restrict the property. Shelly mentioned towns have had success thinking about building a "culture of support" for affordable housing and that takes time.

Rachel plugged the "What is the M in NIMBY" CHAPA event on November 7.

The committee adjourned at 10:18pm.

Submitted by Paul Rickter