

DATE: November 18, 2022  
TIME: 9:32 AM

**Belmont Housing Trust –HPP Subcommittee**

**Minutes for the Sept. 13, 2022 Meeting**

**DRAFT**

**Present:**

*Subcommittee members:* Betsy Lipson, Judie Feins, Carl Solander, Aaron Pikilingis, Helen Bakeman, Julie Wu, Kimberly Haley-Jackson, Kate Bowen, Renee Guo, Anne Mahon.

*HPP project team members:* Lydia Slocum, Metropolitan Area Planning Council (MAPC); Alex Koppelman, MAPC; Courtney Lewis, MAPC; Najee Nunnally, MAPC; Alisa Gardner-Todreas, Metro West Collaborative Development (MW); Stefanie Peterson, MW; Gabriel Distler, Town of Belmont.

*Guests in attendance:* Julie Perkins, Belmont League of Women Voters.

The meeting was called to order at 3:30, and Betsy and Lydia provided an overview of the project team. Lydia described the Metropolitan Area Planning Council and MAPC's work in policy advocacy, technical assistance and making policy recommendations. Then Alisa Gardner-Todreas gave an overview of Metro West Collaborative Development and their role in the HPP update. Metro West will conduct community engagement activities (particularly the focus groups), review all plan components, and advise the project team throughout the planning process.

Then each of the subcommittee members introduced themselves, their affiliations, and their interest in Belmont's housing situation and the HPP update.

The MAPC staff then presented the PowerPoint slide show (posted with these notes). Topics covered were:

- describing partner roles;
- an overview of housing production plans;
- the communities MAPC has provided with technical assistance on housing production plans;
- elements of a housing production plan;
- how the planning process will work;
- how the HPP update will coincide with a community visioning effort for the next comprehensive plan;
- the context and data for the Belmont Housing Production Plan (population growth, rising home prices, and unmet housing need).

Then Lydia went over the estimated project schedule and the subcommittee role. Julie Wu asked about how the HPP will be used. Lydia mentioned the HPP will be a complete record of housing need in town, incorporate existing plans and studies, build on the existing HPP, and set actionable recommendations based in local need and community input.

Judie clarified that the Town's subsidized housing inventory consists of all units permanently affordable through financing sources or by deed restriction.

Anne mentioned there are some sites in Belmont the Town has looked at for affordable housing. As shown in the last HPP (2018-2023), many residents qualified for affordable housing. Anne is interested in how to acquire funding to support site acquisition and development, seeking solutions rather than

further research. Betsy responded that the purpose of the HPP is to lay out a macro-level plan to help identify all opportunities to meet housing need. Specific tactics will be explored throughout the process.

Helen asked if we've looked at the previous HPP goals. Lydia said this will happen during the first phase of the project.

Aaron asked how zoning recommendations would be implemented. Lydia confirmed they'd need to be recommended by the Planning Board and approved by Town Meeting. The HPP will include an implementation matrix to identify responsibilities and a timeline for implementation. Aaron then asked about how the analysis and recommendations from the HPP will relate to the visioning process. Lydia, Courtney, and Alex explained that several HPP recommendations will correspond to the visioning effort, as housing is connected to several other goals.

Catherine asked if the subcommittee will be reviewing the previous HPP goals and strategies as well as the previous Master Plan. All previous plans will be reviewed, and Lydia will share the previous HPP goals and strategies at the next subcommittee meeting. Catherine also asked if Lydia can describe what data will be included, and Lydia confirmed she will go over this. Catherine noted that urban heat mapping was not included in the Town's MVP process, but important to a housing plan.

Julie mentioned it's important to gather all the work that the Vision 21 committee has done and to utilize it as a part of this planning effort. Helen added that the DEI task force published a signification set of housing recommendations. Betsy said these plans and studies can also be hyperlinked in the HPP report.

Anne mentioned some groups in Belmont have opposed specific affordable housing developments, but they may be interested to know the HPP update can give the Town more control over where such development occurs.

Next steps: begin pulling data together for the housing needs assessment, plan for the first town-wide event in the fall, and establish regular subcommittee meeting dates.

*Next meeting:* Lydia will create a Doodle poll for Betsy to circulate to Subcommittee members to find a day and time for the next meeting.

The meeting was adjourned at 4:35



Photo credit: Alex Koppelman, MAPC

# **Belmont Housing Production Plan (HPP) Subcommittee**

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**Meeting 1**

**Tuesday September 13<sup>th</sup>, 2022**

# Meeting Agenda

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## **1. Welcome and Introductions**

- Project Team: MAPC, Town Staff, Belmont Housing Trust, Metro West Collaborative Development
- Subcommittee Members

## **2. HPP Overview and Schedule**

- HPP 101
- HPP Elements
- HPP Process
- Belmont context
- Estimated Project Schedule

## **3. Subcommittee Role and Expectations**

## **4. Questions/Discussion**

## **5. Next Steps**



# Project Team

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## Town of Belmont

**Gabriel Distler**  
Staff Planner

## Belmont Housing Trust

**Rachel Heller**  
Co-Chair

**Betsy Lipson**  
Co-Chair

**Judie Feins**  
Member

## Metro West Collaborative Development

**Alisa Gardner-Todreas**  
Director of Housing Policy and Programs

**Stefanie Petersen**  
Affordable Housing Programs Manager

## Metropolitan Area Planning Council (MAPC)

**Lydia Slocum**  
Regional Housing Planner 2

**Alex Koppelman**  
Regional Housing Planner 2

**Courtney Lewis**  
Regional Land Use Planner

**Najee Nunnally**  
Community Engagement Specialist



# What does MAPC do?

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Policy Advocacy

Shared Services  
Technical Assistance  
Procurement

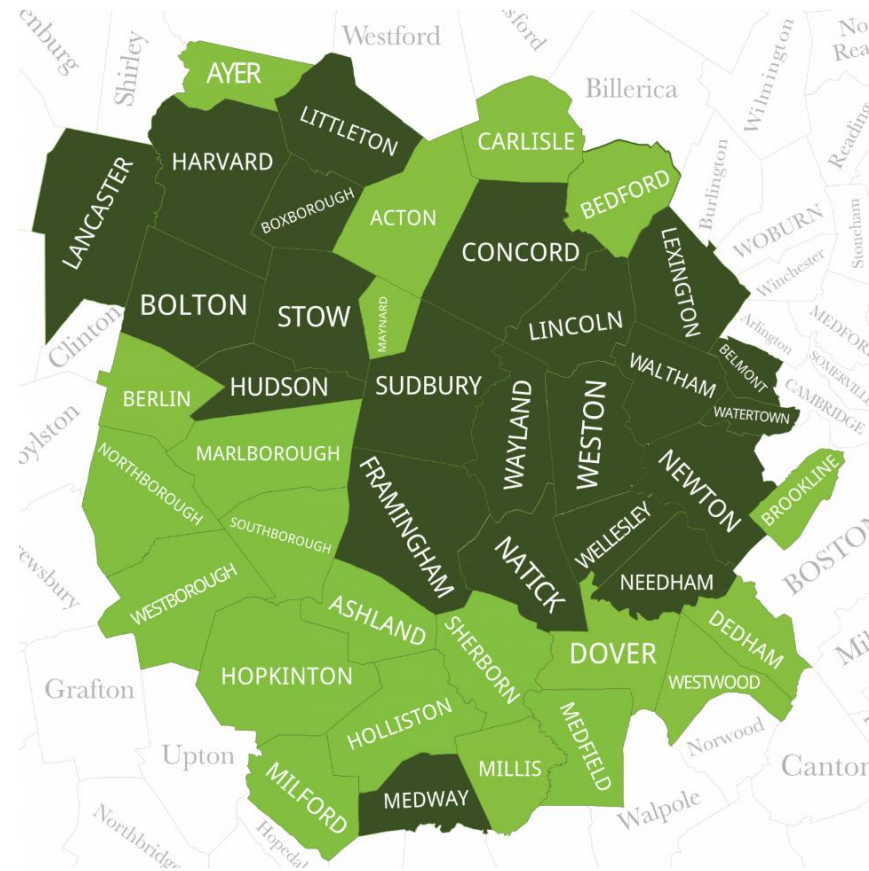
Plan / Policy  
Recommendations

# Metro West Collaborative Development

*30-year-old non-profit Community Development Corporation (CDC)  
dedicated to strengthening 22 communities*

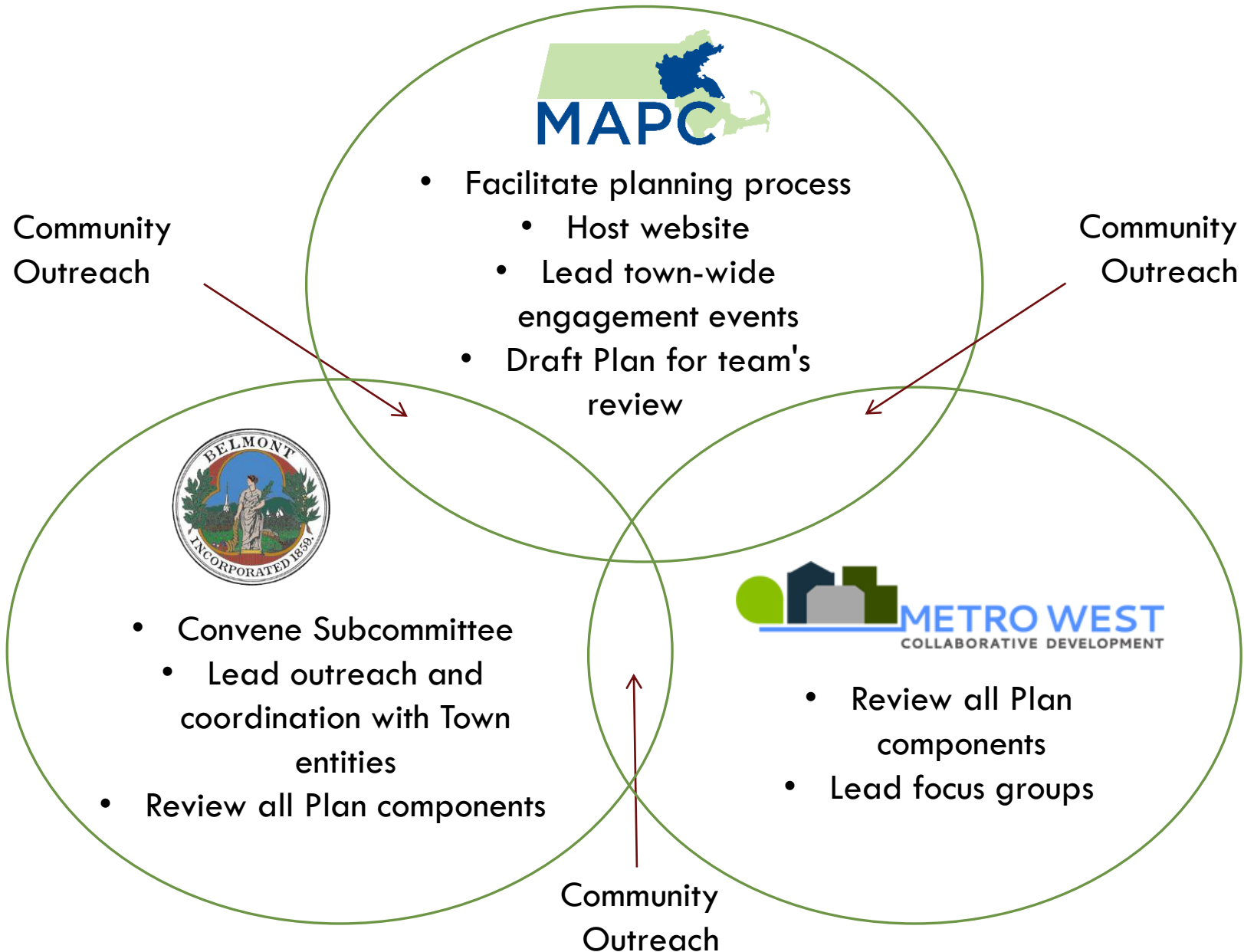
## We do this by:

- Creating & preserving affordable homes
- Supporting economic development that strengthens neighborhoods, towns, & the region
- Building alliances w/ partners throughout the region to increase support for community development



# Partner Roles on the Project

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# Subcommittee Members

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## **Name**

**Aaron Pikilingis**

**Anne Mahon**

**Carl Solander**

**Helen Bakeman**

**Julie Wu**

**Kate Bowen**

**Kimberly Haley-Jackson**

**Renee Guo**

**Betsy Lipson**

**Judie Feins**

## **Affiliations**

Town Meeting Member

Housing Authority, Town Meeting Member

Historic Preservation Committee

Former Trust member, Town Meeting Member

DEI task force

School Committee

DEI task force

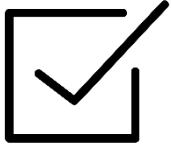
Planning Board

Belmont Housing Trust

Belmont Housing Trust

# Housing Production Plan 101

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## **meet local **housing need****

Address a range of unmet housing needs in your community.



## **proactively **influence development****

Guide the type, amount, and location of housing.



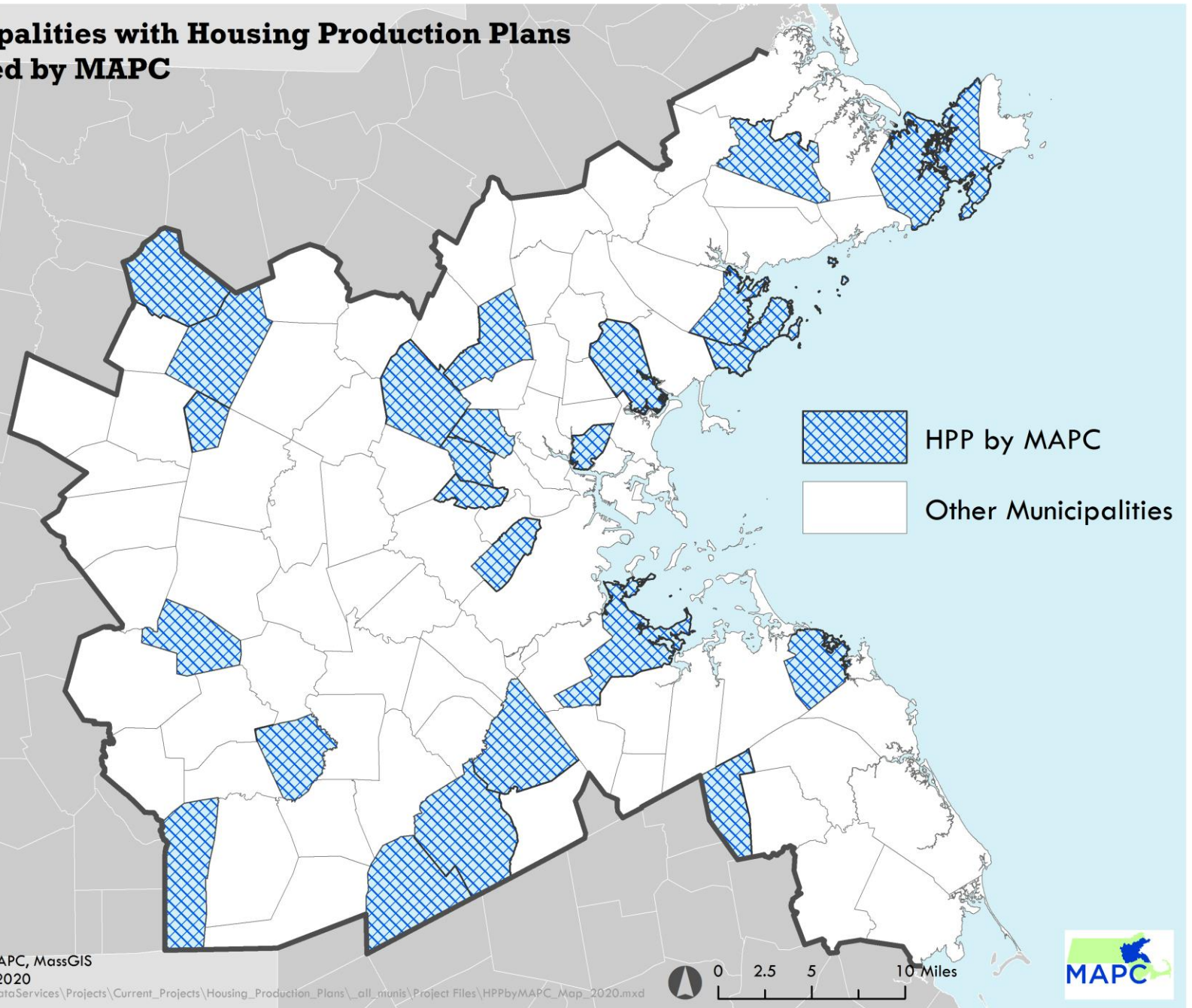
## **comply with **chapter 40B****

Work to meet the State goal of 10% subsidized housing.



## **eligibility for **housing choice grants****

# Municipalities with Housing Production Plans prepared by MAPC



# Housing Production Plan Elements

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1

## **COMPREHENSIVE HOUSING NEEDS ASSESSMENT**

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- Most recent available census data of municipality's demographics + housing stock
- Future population and housing needs, specifically housing needs of low- and moderate-income households
- Development constraints

2

## **AFFORDABLE HOUSING GOALS**

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- Types of housing consistent with community and regional needs
- Numerical goal for annual housing production based on U.S. Census

3

## **IMPLEMENTATION STRATEGIES**

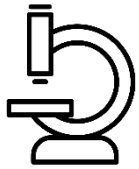
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- Identifying sites for housing ("opportunity sites")
- Zoning for housing
- Allocating resources and programs to housing
- Raising awareness of housing needs and opportunities

# Housing Production Plan Process

Town, Housing Trust, MAPC and Metro West

HPP Subcommittee



## Data

Comprehensive housing needs assessment

Development constraints and opportunities

## Public outreach

Two open house forums

Focus groups

Community surveys

## Recommendations

Goals and strategies

Implementation plan

Opportunity site selection

## Deliverable

Presented to local boards

Submitted to the state for approval

**Will overlap with community visioning effort for the next Comprehensive Plan**

(Winter 2022 / 2023)



# Belmont Housing Production Plan: Key Context

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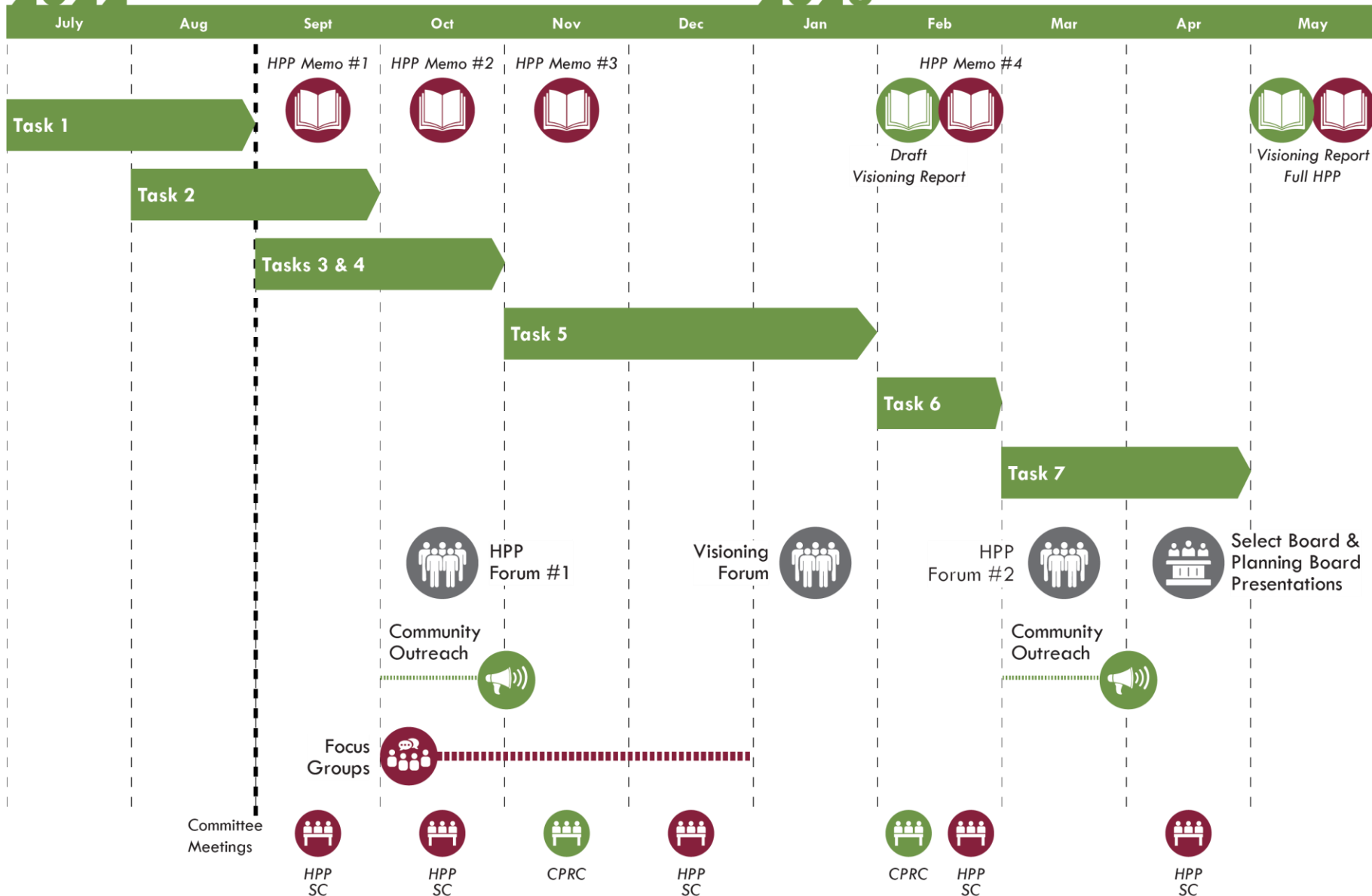
- **Growing population:** Belmont's population increased 10% from 2010 to 2020 (from 24,729 to 27,295).
- **And rising prices:** Over the same time, home sale prices increased 140%, including a rise of 56% from just 2015 (in 2021 the median price of a detached single-family home was \$1,402,500).
- **Unmet need:**
  - Nearly 27% of Belmont households (2,630) are low-income, earning 80% or less of Area Median Income (AMI).
  - At the same time, 673 housing units in Belmont are included on the State's Subsidized Housing Inventory (**6.65%** of all year-round housing units, *as of the 2010 Census*).

The Town has not yet reached the 10% goal established by the Commonwealth under MGL Chapter 40B; and **there is one SHI unit for every four eligible low-income households in Belmont.**

# Estimated Project Schedule

2022

2023



# HPP Subcommittee Role

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- Participate in up to 5 subcommittee meetings
- Facilitate conversations during town-wide public events, with support from MAPC and Metro West staff
- Provide insight and guidance on the HPP elements, content, and activities
- Review and offer feedback on draft HPP components
- Generally advocate for the HPP process and recommendations

# Next Steps

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- **Housing Needs Assessment key findings:** MAPC to share at next Subcommittee meeting; will be primary material for first town-wide engagement event
- **Plan for first town-wide engagement event this fall**
- **Establish regular Subcommittee meeting dates**
  - Propose second Tuesday of the month, every other month, starting in October