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**Belmont Housing Trust
Special Meeting
October 27, 2022**

DATE: November 18, 2022
TIME: 9:28 AM

Members in attendance: Betsy Lipson, Rachel Heller, Benjamin Meshoulam, Paul Rickter, Madeline Fraser-Cook, Judie Feins

The special meeting was called to order at 4:30 PM.

The purpose of this meeting was to review the revised rents for affordable units at The Bradford. SEB Housing, LLC, the firm that manages these units, each year requests Town approval of the annual rent adjustments, which are first approved by DHCD. The adjustments result from changes in Boston-area median income (as measured by the US Department of Housing and Urban Development).

Belmont The Bradford, MA	Utility Allowances for Belmont Housing Authority Row/Townhouse, Jan 1 2022			Boston HMFA 80% AMI
	Studio	1BR	2BR	
natural gas heating	\$23	\$30	\$42	1 person \$78,300
gas cooking	\$5	\$6	\$7	2 persons \$89,500
electricity	\$26	\$33	\$49	3 persons \$100,700
natural gas hot water	\$11	\$14	\$17	4 persons \$111,850
Natural Gas Customer Charge	\$8	\$8	\$8	5 persons \$120,800
water	N/A	N/A	N/A	
sewer	N/A	N/A	N/A	
total utility allowance (property pays water and sewer)	\$73	\$91	\$123	

Rents Set at 30% of 80% AMI (for LAU)			
	Studio	1BR	2BR
2022 Affordable Gross Rents	\$1,957.50	\$2,237.50	\$2,517.50
2022 Affordable Gross Rents (rounded down)	\$1,957	\$2,237	\$2,517
utility allowance (property pays water and sewer)	\$73	\$91	\$123
2022 Affordable Net Rent (property pays water and sewer)	\$1,884	\$2,146	\$2,394

A vote was taken on SEB Housing, LLC's request to increase rental rates at The Bradford per DHCD guidance regarding HUD's area median income change

Betsy Lipson moved approval of the 2022 rents. Rachel Heller seconded the motion. All six Housing Trust members present voted in favor of the revised rents; the vote was thus unanimous at 6-0.

The meeting was adjourned at 4:38 PM.

Respectfully submitted,
Judie Feins