

- **Belmont Housing Trust Minutes for January 20, 2011**

- **In Attendance**—Charles Laverty, Judie Feins, Ann Silverman, Gloria Leipzig, Jonathan Jacoby, Ann Verrilli
 - Guests: Steve Laferriere, Metro West Collaborative Developers
 - Natalie Trusso Cafarello, Belmont Patch
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- **Minutes**—The minutes for December 16, 2010 were approved as corrected.
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- **Metro West Collaborative Developers**—Steve Laferriere presented numbers for development costs for the Moraine Street property, slightly revised from the December meeting. The plan is for 20 units. He is prepared to talk to the owner with an offer to buy, although it may be advantageous to delay acquisition in order to wait for state funding decisions to be made and to get to the point where CBH funding is available. Other back-up funding possibilities are sources for housing for the homeless and the possibility of increased CPA or HOME monies. The Trust indicated it was comfortable moving ahead with the Moraine Street project.
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- **Executive Session**—At 7:45 PM, Co-Chair Judie Feins suggested that the Trust go into Executive Session, stating Purpose 6 of the Commonwealth’s Open Meeting Law, “To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.” Members agreed. The Executive Session was ended at 8:00 PM and the Trust returned to its regular session.
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- Steve then resumed his report on other matters. He will look into the status of the four buildings (16 units) on Thayer Street that appear to be undergoing some repairs. He reported that the Sandler Skate property has been bought by a pool service company, which wants to keep half and sell the corner lot. Gloria asked about the former ARC property on the McLean land. Steve said he had started preliminary inquiries and would get back to it. He also mentioned that it is getting to be time to review the MWCD agreement with the second fiscal year beginning. (MWCD follows WCH's fiscal year, which is the same as a calendar year.)
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- **Community Preservation Act**—The bylaw to implement the CPA in Belmont is being written. It will include the naming of CPA Committee members from the Housing Authority, Conservation Commission, Planning Board, Historic Preservation and Conservation Commission (all according to statutory requirements) and potentially an additional four members. The bylaw will go before Town Meeting in April. The Trust would like to organize a public education event on the CPA. Ann V. will see if the Massachusetts Affordable Housing Alliance (MAHA) might find speakers from other CPA communities such as Lexington and Sudbury.
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- **Membership**—The Trust still needs to fill two slots on the board, one of which needs to be a person fitting the “low-income” designation to qualify the MWCD governing committee under the rules of the Community Housing Development Organization (CHDO). There is a possible candidate, a resident from Waverley Woods, who still has to submit a volunteer application to the Board of Selectmen. The other applications on file are now somewhat outdated. There was a discussion of others to contact; follow-up is needed well before the next meeting.

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- **Annual Report**—The 2010 Annual Report is due Feb. 25, 2011. Jonathan will prepare a draft, highlighting the establishment of MWCD.

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