

Belmont Housing Trust Minutes for October 18, 2012

Present—Judie Feins, Jay Szklut, Gloria Leipzig, Jonathan Jacoby, Charles Clark, Ann Silverman, Ann Verrilli, Charles Laverty III

Absent—Alisa Gardner-Todreas, Helen Bakeman

Minutes—The minutes for the meeting of September 20, 2012, were approved as submitted.

Vice-Chair Gloria Leipzig chaired the meeting.

Housing Forum—Jay reviewed the publicity in place for the November 1, Metropolitan Area Planning Council (MAPC) Housing Forum. The Forum will present the data collected in Belmont and report on the Town's needs. The purpose is to get public reaction to the data and analysis. Jennifer Raitt of MAPC will facilitate. This process will result in a Housing Production Plan for Belmont which will go to the Board of Selectmen for approval.

Planning Board—Chuck Clark reported that the Cushing Village developer has submitted further material, including a proposal to make a monetary payment in lieu of affordable payments. It was noted that this is not possible for a rental development under the terms of the inclusionary zoning by-law.

Inclusionary Zoning—The inclusionary zoning sub-committee continues to meet to clarify the existing bylaw with the goal of January for consideration by Town Meeting. Joseph DeStefano from the Planning Board has joined the committee. A number of scenarios are being developed to consider how the IZ will be triggered and what the terms for providing affordable units or in-lieu-of payments will be. A general conversation followed on zoning, density, tear-downs, bonuses and the economic impact of development.

Community Preservation Act—Chuck Laverty and Ann V. reported on the recent CPC meeting. The deadline for preliminary applications for CPA funding is October 20 and to date few proposals have been submitted. The committee announced that it would not initially fund any proposals beyond the money currently available. Approximately \$2 million will have been raised between Town payments and the State's contribution.

The Trust does not have a development project ready to apply for, but Ann proposed that we submit an application for an allocation to the Affordable Housing Fund to be used towards future projects. She presented ideas from Easton, Lexington and Sudbury for homebuyer assistance programs. A motion was made and seconded that the Trust submit an application to the Community Preservation Committee for funding for a range of potential activities, from homeownership assistance to pre-development costs. The motion passed unanimously. The next CPC meeting is November 15.

General Administration—There was a brief discussion of the need to inquire into the location and status of the Affordable Housing Trust Fund. The Office of Community Development has a check from the Baron's Common Street/Clark House project that is to be deposited in the Fund.

Submitted by Jonathan Jacoby

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