

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

- **In Attendance**—Charles Laverty III, Helen Bakeman, Ann Silverman, Gloria Leipzig, Charles Clark, Ann Verrilli, Alisa Gardner-Todreas, Jonathan Jacoby

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- **Absent**:--Judie Feins

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- **Minutes**—The minutes for the meeting of September 15, 2011, were approved.

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- **Metro West Collaborative Developers**—Steve Laferriere sent the report attached.

- There was a renewed discussion of the Imler House proposal touching on a possibly revived lease agreement and the availability of vouchers. It is still understood that this is not a high priority matter for the Methodist Church.

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- There is to be a MWCD board meeting on October 28; the most significant issue is the economic viability of the organization. Belmont will pay the remainder of its contribution for this year and the Trust will consider how the Town may want to respond to the situation.

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- Helen pointed out that the Trust is lacking a strategy to assess what it wants to do and how it proposes to get there. It was agreed that this needs to be addressed, but the discussion went on to a review of potential development opportunities (South Pleasant, Cushing Square, Sandler, ARC), constraints on size of development in Belmont, question of other possible partners for MWCD. Chuck C. reported that the Planning Board was currently taking up turbines and solar panels.

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- There was a consensus that the Trust was generally satisfied with what it has gotten this year from MWCD and might be prepared to increase its contribution, if the money is available and there is some offer of return benefit.

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- **Community Preservation Act**—Ann V. reported that the CPA Committee is exploring interest for funding and that the process will take some time. It may be another two years before decisions are made.

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- **Potential Outreach Efforts**—A suggestion was made that the Trust should build support with other Town organizations, such as the Economic Development Commission to learn from them and see how we might partner. Affirmative Investments was thought to be another possible entity we might want to be in touch with.

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- Paula Harwood, the new Manager at Waverley Woods, sends word that things are going well.

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- Submitted by Jonathan Jacoby
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• (as part of 10/20/11 BHT meeting)

- **Metro West Collaborative Developers Update**

- October 20, 2011

- Moraine Street: Jay has not, as of yet, begun the process of creating a 40R district for this site.

- Purecoat: No update.

- McLean – ARC: No update.

- 20 Moraine Street: A few people have mentioned this property as it is a sizeable multifamily, with some interesting architectural features, that has clearly fallen into disrepair. It's a six-unit building, so I'm not really optimistic about it being a viable MWCD project unless we can buy up some abutting properties or pursue a scattered site deal with other similar town properties. However, it appears that each unit has 3 bedrooms and it's a nice building that may be worth pursuing as a housing/historic CPA project if the historic folks were interested. It was built in 1910 so I'm not convinced that it's necessarily as historic as it looks, but that's not my area of expertise. The owner of the property owns two other properties in Belmont, one his own single-family, and one that is listed as a two-family but contains a pet shop. I will make an effort to stop in the pet shop sometime over the next month.

- Imler House: Steve and Ann S met with Betsy Closs and Elizabeth Sternberg of Jewish Family & Children's Services (JF&CS) and Combined Jewish Philanthropies (CJP) to discuss the potential of using the Imler House for shared living housing. Since the meeting, they've been working with Ann V to figure out the zoning, the availability of project-based Section 8 vouchers and the timeline for potential CPA funding. The project may require zoning relief and Steve is working to set up a meeting with Jeffrey to discuss possible avenues to achieving this. It does seem that some vouchers may be available from both the Housing Authority and the State. The Trust will be meeting with the Housing Authority to discuss the potential availability of the vouchers. Ann S continues to speak to the Church and they appear interested in discussing a long term lease option.

- Waverly Opportunity: There is a large commercial property that recently came on the market in Waverly Square. Steve will be gathering more information to discuss with the Trust.
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- St. Joseph Hall, Watertown: This will be MWCD's first project and is moving forward as expected this fall. Funding applications are pending with DHCD, MassHousing, the Federal Home Loan Bank and MassDevelopment. The Town is completing their Environmental Review so HOME funds can be used to purchase the property in December.
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