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Belmont Housing Trust Minutes for December 20, 2012

Present—Alisa Gardner-Todreas, Judie Feins, Ann Silverman, Helen Bakeman, Charles Laverty III, Jay Szklut, Gloria Leipzig, Jonathan Jacoby, Ann Verrilli

Absent—Charles Clark

Guest—Jennifer Van Campen

Minutes—The minutes for the meeting of November 15, 2012, were approved as corrected.

MetroWest Community Development—Jennifer Van Campen reported briefly on the December 12th follow-up meeting to the November 1 Housing Forum. Development opportunities and impediments noted at the Forum had been discussed, with the focus on next steps. Jennifer Raitt of the Metropolitan Area Planning Council will meet with the Board of Selectmen and Planning Board, if possible. It was agreed that others from the Trust and the Office of Community Development should be a part of such a meeting. There will also be another Housing Forum, probably in February.

Ann V. suggested that it would help to have numbers to present to explain what it will take to meet Belmont's goals. In response to Jennifer's proposal for an outreach effort beyond the Selectmen and Planning Board both Sustainable Belmont and the League of Women Voters were mentioned.

For the Department of Housing and Community Development to approve the Housing Production Plan, a 5% improvement in affordable housing stock is needed. Jennifer asked about a "plan B" which might prepare for less than that figure, if necessary. The next step is the meeting with Jennifer Raitt in January.

Ann Silverman reported that the Imler House development proposal is moving forward; the church is interested in entertaining a proposal for a sale of the property and Steve Laferriere will prepare a write-up in advance of their next meeting at the end of January. There will be zoning issues to address and Ann is looking into pro-bono legal help.

Planning Board Updates—Chuck C. was out of town, but it is known that work continues on the Cushing Village proposal, with more public meetings ahead.

Jennifer asked if the Trust would be interested in MWCD submitting an application for the Federal Home Loan Bank's student competition, for a study of the Purecoat site. That idea met with approval and Jennifer and Steve will prepare the application.

Inclusionary Zoning—Gloria reported that the IZ working group had been working on the familiar issues of trigger number, percentage of sales price and number of exempt units, but that a next meeting was not scheduled. Jay explained that while the group was very close to agreeing on those details, Town Counsel had expressed concerns about the legality of the subdivision part of the IZ Bylaw. Further, the by-law did not require a special permit it would not alert a developer to the required payment at an early enough stage in the process and would thus encourage a challenge. Jay assured

the board that the bylaw provisions on multi-family and mixed use development are not affected.

Community Preservation Act—The Housing Authority's application for funding for power cables was approved for the next level in the decision process of the Community Preservation Committee. Judie ask for clarification of why that project was put forward. Ann V. and Chuck explained that it was presented as the most pressing issue the Authority had to attend to.

General Administration—A Housing Trust Fund is being established; a meeting is being set up to do this.

Alisa announced that Andy Rojas is now the Selectmen's liaison to the Housing Trust.

Submitted by Jonathan Jacoby