

Belmont Housing Trust
Town of Belmont
Committee Meeting Minutes

Meeting date: May 19, 2005
Meeting location: Town Hall
Time meeting commenced: 7:30 p.m.
Time meeting ended: 10:00 p.m.
Members present:
 Sallye Bleiberg yes
 Roger Colton yes
 Judie Feins yes
 Jonathan Jacoby yes
 Nancy Marsh yes
 Ann Silverman no
Others present: Gloria Leipzig

Roger Colton opened the meeting and distributed an agenda. Roger asked if there was anyone wishing to make a public comment to the Trust. No opportunity was requested.

Minutes from the meeting of April 28, 2005 were approved as corrected.

Belmont Housing Authority: Meeting with Belmont Housing Authority is currently scheduled for July 11, 2005 at 6:00 p.m. at the Waverley Oaks Apartments. Park in the Visitor slots. The door will be unlocked prior to the meeting.

McLean: The deeds to all properties will be transferred next week. We should look for schematics for McLean. Roger will talk to Jeffrey about an RFP for McLean. Eric Rhodin of Line Architects is interested in having an involvement in this project. WATCH may not have the needed capacity to manage this project. Ann Silverman may be able to recommend someone.

By-Laws: A motion was made and seconded to amend the by-laws of the Housing Trust as written. The motion passed unanimously: Article V, Board of Directors is amended to read as follows (new language is underlined):

1. Number, Qualifications and Appointment of Directors. The Board shall consist of not fewer than five and not more than nine directors, each appointed by the Board of Selectmen. At least one position on the Board shall be made available to a resident of an affordable housing unit developed by or in collaboration with the Trust, developed pursuant to the Town of Belmont's inclusionary housing zoning by-law, or developed pursuant to Chapter 40B of the Massachusetts General Laws. The initial number of directors shall be nine; thereafter the number of directors shall be fixed by the Board of Selectmen from time to time. Except for the initial directors appointed by the Board of Selectmen who shall hold terms of one, two, or three years as determined by the Board of Selectmen, the directors shall serve staggered three_year terms, as designated by the Board of Selectmen. Each director shall hold office until his or her term expires and thereafter until his or her successor has been chosen and qualified or until such director's seat on the Board has been sooner eliminated or such director sooner dies, resigns or is removed in accordance with these Bylaws. If no successor is chosen on or prior to the

date on which a director's term of office expires as a result of (a) the failure of the Board of Selectmen to have designated such successor by such date, (b) inadvertence, or (c) otherwise, such director shall remain in office until his or her seat on the Board is eliminated or his or her successor is chosen and qualified. There shall be no limit as to the number of terms that a particular director may serve, but no director shall have any entitlement or expectation to serve more than one term.

LISC: Organizational consultant Judy Freiwirth: We are exploring the possibility of having her work with three communities. We need to give her a copy of bylaws and six months of minutes. Ann, Judie and Roger will attend a joint meeting once a month. The meetings will be in Watertown at Watertown Community Housing. The group will explore working together on projects. A motion was made and passed to hire Judy Freiwirth as a consultant.

Habitat for Humanity: Habitat and the Trust's lawyer have talked. There are some serious concerns about the progress of the Habitat project. Before the land is transferred, we should state that a professional project manager should be on site during all construction. The State environmental agency has approved the site, as long as the building is built on a pad (slab).

Town Day: We discussed volunteers, brochures, and donations.

Our Lady of Mercy Church: A presentation was made to the Board of Selectmen. Joanna Hilgenberg has been distributing leaflets for the meeting next Thursday, May 25, 2005, at the Our Lady parish hall. There was discussion about who should make the presentation. We talked about funding for this project. There is some interest by neighbors in investing in this project. Boston Community Capital may help. They helped to fund B Street. They are willing to meet with us to explain their programs. Ann Silverman thinks that we may receive some money from Mass Housing Partnership. Roger, Anne Reitmayer and Ann Silverman talked about Our Lady of Mercy, the developers, private and non-profit options. Ann mentioned that Homeowners Rehab are experienced affordable housing developers. Their director was somewhat interested in this project. Mitchell properties may also be interested. Paula Herrington is now the director of ETC, a non-profit developer with EBA. Peter Roth was mentioned as a possible architect and developer. Joe DeStefano is interested in doing something with the Trust.

Sandler Skate Property: The neighbors have met with Ellie Jammal. His proposal called for 28 to 29 units. The neighbors agreed on 19 units. Ellie would like to come to one of our meetings. Ellie is ready to file his plans with the Town within 30 days. He would like to begin construction this fall.

B Street: The market rate unit is on the market. Monday, June 20th, there will be a ribbon-cutting ceremony for all four units.

The Next Meeting will be on Thursday, June 23, 2005, at 6:30 p.m. with food from Asai.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Nancy Marsh, secretary