

**Belmont Housing Trust** Minutes for September 20, 2012

RECEIVED  
TOWN CLERK  
BELMONT, MA.  
Oct 30 9 31 AM '12

**Present**—Charles Clark, Judie Feins, Jay Szklut, Alisa Gardner-Todreas, Charles Lavery III, Gloria Leipzig, Jonathan Jacoby

**Absent**—Ann Silverman, Ann Verrilli

**Guests**—Steve Laferriere, Sami Baghdady, Judith Ananian Sarno

**Minutes**—The minutes for the meeting of July 19, 2012, were approved as submitted.

**Metro West Collaborative Developers**—The Housing Production Plan survey is to end on September 21, although the goal of 100 respondents has not been reached. The next meeting on the Plan is September 24.

Steve gave updates on his recent activity. At the **Imler House** there has been no movement on the part of the church. **Purecoat** is not actively looking to sell, although there had been discussion of that site for the Town's substation. Its location on Brighton Road would be appropriate for mixed-use development, but the Trust would need allies such as the Planning Board and the School Department to promote this. For **Moraine Street** Steve will talk to Mr. Lafauci once again. Steve mentioned **Hill Estates**, owned by the DiGiovanni brothers, as a significant property that might bear keeping in mind. Eleven percent of Belmont's rental stock (390 units) is there; the townhouses are apparently condos.

It was agreed that the Imler House and Moraine Street properties offer the best potential opportunities for development at this time. There have been organizational and leadership changes at the Methodist Church. Chuck Clark suggested that they may need a better offer to agree to a plan for Imler House. A deadline of November 30 is set for CPA funding proposals.

**Planning Board**—Chuck Clark reported that the developer for Cushing Village seems to want to accommodate the Town's position on the scale of the buildings and that the project will likely move forward for next year.

**Inclusionary Zoning**—Judie, Gloria and Roger Colton have been meeting with Jay to discuss and develop revisions for the Inclusionary Zoning By-Law and the needed rules and regulations. The difficulty is simplifying the formula for calculating an in-lieu-of payment that is "easy and fair." They have been looking at other jurisdictions.

**Community Preservation Act (CPA)**—Judie reported that the application package for CPA funding is completed. There will be public meetings on October 11 and November 8; the final deadline for applications is November 30. In February the CPA Committee will announce its decisions and send them to Town Meeting for approval.

**General Administration**—In the context of the CPA, there is a proposal to establish a Municipal Affordable Housing Trust (MAHT) to hold funds set aside for affordable housing uses. It was not clear if this could be the same as the Housing Trust Fund already in existence, or whether it would allow for independent use by the Housing Trust. There was further discussion of approaches to developing affordable housing and the complexity of CPA control of funding. Jay proposed the purchase of a two- or three-family house, although this has seemed in the past to require too much of an investment. There was further conversation on the need to inform the people of Belmont about the need for affordable housing with reference to the recent survey and work on the Housing Production Plan. The Trust's Outreach Committee will attend an Oct. 4 meeting with MAPC to plan the November 1 Housing Forum.

Submitted by Jonathan Jacoby

RECEIVED  
TOWN CLERK  
BELMONT, MA.  
Oct 30 9 31 AM '12