

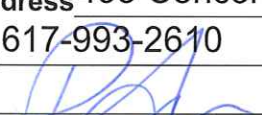
Community Preservation Committee Town of Belmont

CPA Funding - Preliminary Application

A printed copy of the completed Preliminary Application must be submitted to the following address by no later than 7:00 pm on Monday, October 2, 2023:

Community Preservation Committee
c/o Matthew Haskell, CPA Administrator
Office of the Select Board
Belmont Town Hall
455 Concord Avenue
Belmont, MA 02478

Unless an applicant can demonstrate that a significant opportunity would otherwise be lost, preliminary applications will not be accepted after the submission deadline.

Project Title Affordable Housing for Town Employees
Project Location Town of Belmont
Applicant/Contact Person Town Administration
Organization Town of Belmont
Mailing Address 455 Concord Ave. Belmont, MA
Telephone 617-993-2610 E-mail townadministrator@belmont-ma.gov
Signature  Date 9/25/23

CPA Category (refer to chart on the following page and check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Community Housing | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Recreation |

Amount Requested \$250,000

Total Project Cost _____

Applicants will present their projects at the CPC Public Meeting on November 8, 2023 and address questions from Belmont residents. It is required that information about the project be in writing and copied for distribution and review at the Public Meeting. This is also an opportunity for project sponsors to ask the CPC any questions regarding the application process.

Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

DEFINITIONS (G.L. c. 44B, § 2)	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
	Land to protect existing and future wet fields, aquifers and agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, and other open space, land for wildlife or nature preserve and land for recreational use.	Building, structure, vessel, real property, document or artifact having historic or archaeological significance or designated by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community centers, trails, noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100% of the median income for the US HUD Area Wide Median Income.
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase agreement, or otherwise, includes easement, deeding taking as provided by G.L. c. 44B.	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Academian v. City of Newton</i> , 457 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, priority expenses, moderate wage subsidies, or other financial assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable.				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or historic standards for rehabilitation of historic properties	Yes if acquired or created with CIP funds	Yes	Yes	Yes if acquired or created with CIP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances

Brief Description of Project

Include the address/location and current owner of the property, as well as any critical dates. Please attach supplemental information (photographs, drawings, documents, etc.) as desired

The Town of Belmont has struggled in recent years to retain and attract personnel due to the high cost of living within the 128 belt. Current and past employees live a great distance from the Town of Belmont. Once employees gain experience in Belmont, some leave for jobs much closer to their homes. This request would establish a fund that will allow a future purchase (possible with a developer) of an Affordable Housing unit in Belmont dedicated for a Town Employee.

There are some models of this in other parts of the country and other Towns that have been thinking about this approach:

1. Nantucket
2. Provincetown is in the process of converting space above an old fire station into town employee housing.
3. Dare County in NC and the Dare County Education Foundation (the educational non-profit focusing on supporting of the students, teachers and schools of Dare County) has developed housing for teachers
<https://www.dareeducationfoundation.org/for-teachers>

Brief Description of Benefit

How does the project fulfill the General and Specific Criteria of the Community Preservation Committee Guidelines?

This project fits in with the Affordable Housing goals of the CPC. This needs to be run down by Town Counsel in order to confirm if Affordable Housing, under MGL, can be specific to Town Employees.

Adding to the Affordable Housing inventory while providing options to Town Employees would greatly improve retention and attraction to work in the Town of Belmont.

Links to some articles:

<https://voiceofsandiego.org/2022/10/26/san-diego-unified-wants-to-build-affordable-employee-housing-with-latest-bond/>

<https://edsources.org/updates/affordable-housing-for-teachers-breaks-ground-in-palo-alto>

<https://citiesandschools.berkeley.edu/major-initiatives/education-workforce-housing/>