



# Belmont's Housing Future: A Town of Homes *For All*

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Housing Trust Presentation

August 5, 2021



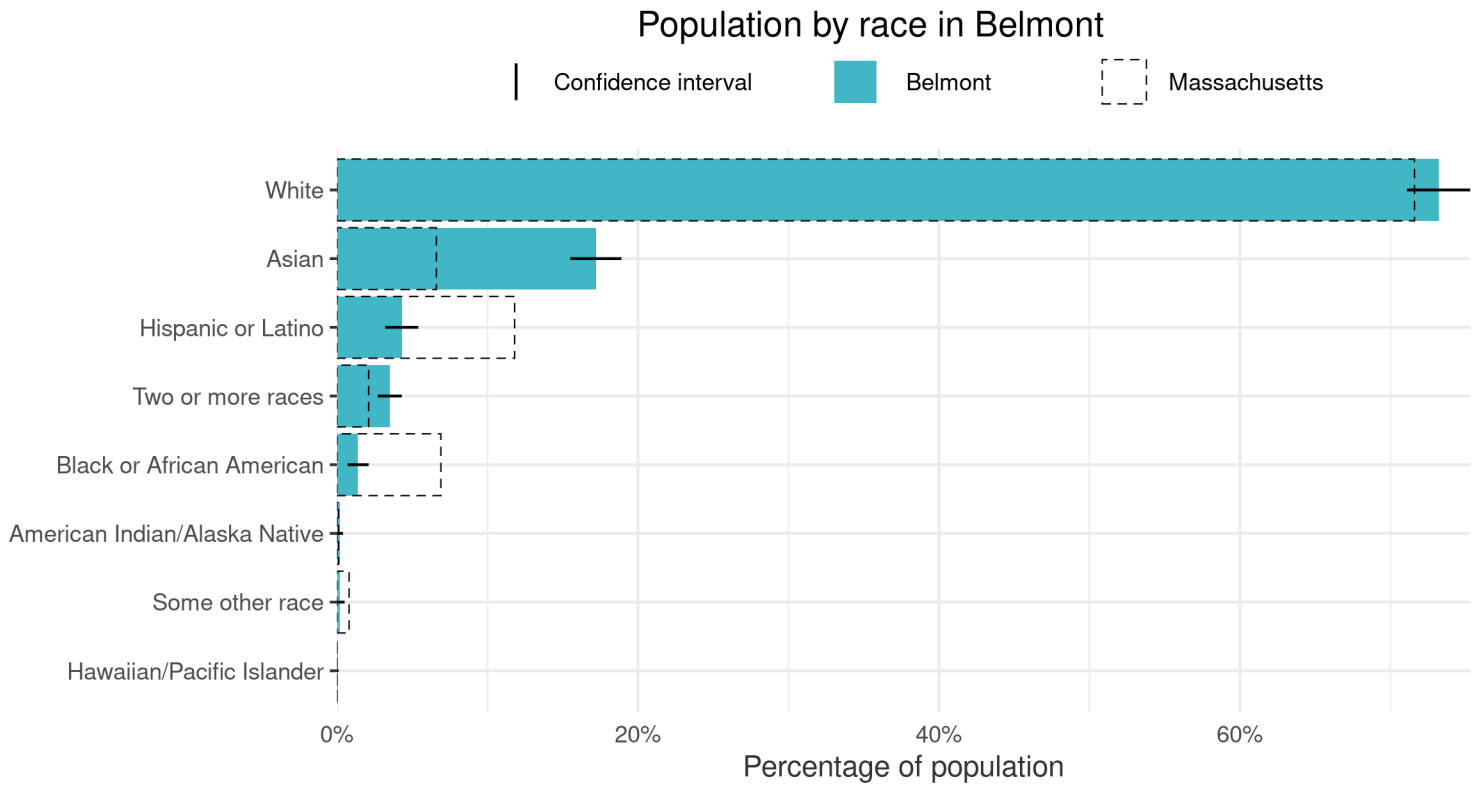
# Questions we will address

1. Belmont's Demographics
2. Is housing affordability an issue in Belmont?
3. What kinds of housing do we need?
4. What opportunities are there to meet our housing needs?





# Belmont has larger populations of White and Asian Households and Smaller Populations of Black and Brown Households as compared with Massachusetts

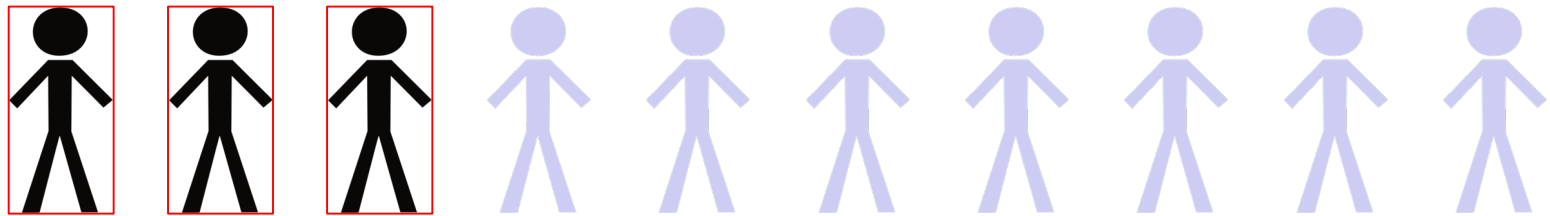


Source: U.S. Census Bureau American Community Survey, 2015-2019 5-year estimates.  
Table DP05: Demographic and Housing Estimates

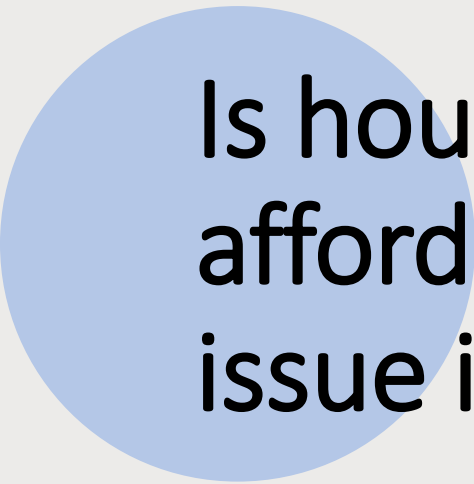




# More Households Eligible for Affordable Housing Than Units Available



24.6% of Belmont households are eligible for affordable housing



Is housing affordability an issue in Belmont?



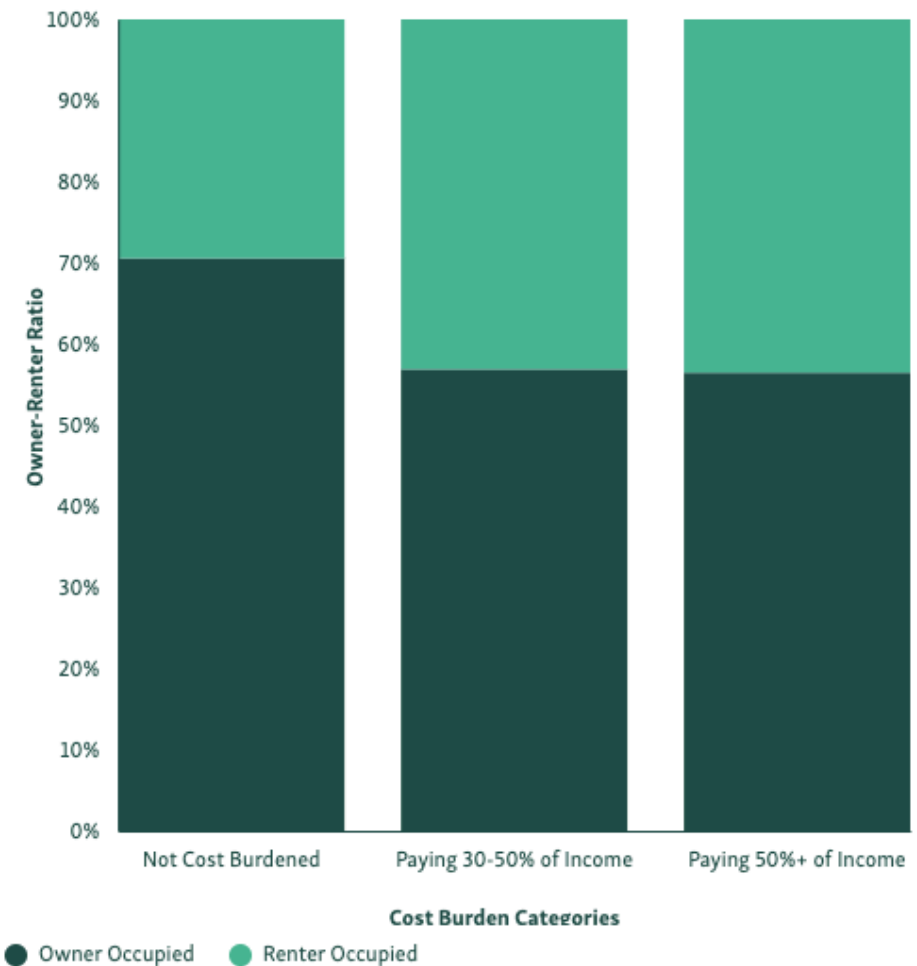
# Belmont's Population with Low Incomes is disproportionately made up of people of color.

Table 14: Households by Race/Ethnicity and Housing Income Limits

	Total Households	ELI Households	VLI Households	LI Households	MI Households	≥MI Households	
American Indian or Native Alaskan	1	No Data	No Data	No Data	No Data	No Data	
Asian	977	15.8%	8.0%	6.5%	10.3%	59.4%	100%
Black/African-American	190	14.7%	11.6%	20.0%	20.5%	33.2%	100%
Hispanic/Latino	302	10.6%	15.6%	13.3%	7.9%	52.6%	100%
White (non-Hispanic/Latino)	7957	10.0%	8.8%	9.0%	13.2%	59%	100%

- Households that put more than 30% of their incomes towards housing are considered “housing cost-burdened”
- In Belmont 29% of homeowners and 44% renters were housing cost-burdened before the pandemic

### Belmont Housing Cost Burden



Source: American Community Survey Years: 2014-2018 5-Year Estimates

Link to: [Cost Burdened Households \(Municipal\)](#)



# \$350K Emergency Rental Assistance Program

## Two Funding Phases

- Spring Town Meeting: \$250,000 (expansion of 2018 award)
- Special Town Meeting: \$100,000 (new award)

## 3 Months of Rent Assistance

- Eligible applicants had documented loss of income due to pandemic; had household income less than 80% AMI; priority was given to households with less than 60% AMI
- Payments went directly to landlord
- Payment amounts: 1BR \$950, 2BR \$1155, 3BR \$1440

## Rental Arrearage Assistance

- Fourth month of \$950 was provided to households certified to be in arrears

## Results

- 114 applicants
- 82 enrolled households
  - 25 also enrolled in rental arrearage program
- 186 people served, incl. 68 children
- Two-thirds of applicants were below 30% AMI
- 75% of applicants live in 2-BR home

# What is Belmont's Housing Production Plan?

- Approved in 2018 with extensive public input

## In the Plan:

- An assessment of the town's housing needs
- Goals to assist with meeting the needs
- Strategies toward achieving the goals





# Belmont's Recent Accomplishments



Approved  
Housing  
Production Plan



Updated  
Inclusionary  
Zoning



Collaborated on  
McLean Plan

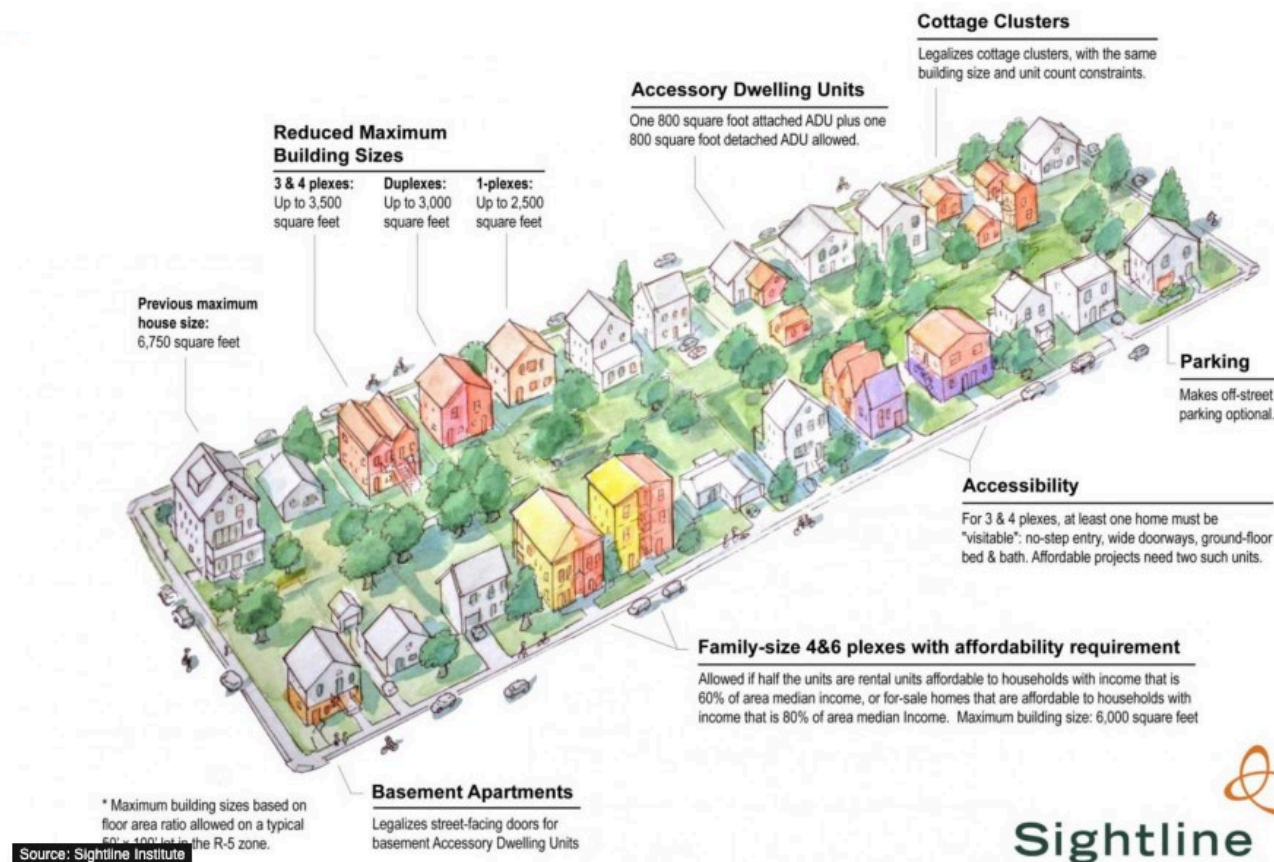


Provided Covid-  
19 Rental  
Assistance

# Looking Ahead: *Belmont needs more housing!*

For different kinds of households and incomes

- Young people
- Age-friendly
- Families with children



Portland, Oregon

# What's Next for Belmont



APPROVE NEW ZONING FOR MULTI-FAMILY HOUSING NEAR TRANSIT



APPROVE ACCESSORY DWELLING UNITS



DEDICATE ARPA FUNDS FOR AFFORDABLE HOUSING



Expanding housing opportunities strengthens our whole community.