

Hummel, Robert

From: Rachel Heller <heller.housingtrust@gmail.com>
Sent: Wednesday, September 15, 2021 5:10 PM
To: Hummel, Robert
Cc: Lipson, Betsy
Subject: [EXTERNAL]Housing Trust comments on McLean

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Hi Robert,

Please share the Housing Trust's comments with the Planning Board regarding the homeownership units being developed by Northland at McLean.

Unit finishes

For durability and lower long-term replacement costs, the Housing Trust recommends that

- countertops be made of corian or quartz rather than laminate;
- Instead of acrylic tub surrounds, all homes have age-friendly elements, such as grab bars; walk-in showers with tile and/or corian and quartz finishes; and, if there is a second bathroom, that it include a tub with tile finishes.

Unit size distribution

The Trust is in favor of a 1 bedroom affordable homeownership unit because it will have a lower price point and could be attractive to a large number of Belmont seniors who are living alone or as couples.

Northland has proposed that the remainder of the affordable units be 2 bedroom units. However, this is inconsistent with the requirements included in Belmont's Inclusionary Zoning bylaw. The Trust recommends the development include one 3 bedroom affordable unit.

Unit location

Outside of the 1 bedroom home in the chapel, Northland's proposal places the affordable units on the interior. The Housing Trust requests that one of the affordable units be an end unit.

Please let me know if you would like to discuss these recommendations.

Thank you,
Rachel and Betsy