

MINUTES

Belmont Housing Trust Housing Production Plan Strategies Conversation  
12/19/13

2015 NOV -5 AM 9:40

Attendees: Helen Bakeman, Judie Feins, Gloria Leipzig, Jenny Raitt, Ann Silverman, Jennifer Van Campen, Ann Verrilli

I. Why should we do a Housing Production Plan and what are realistic strategies for a Belmont Housing Production Plan?

A. Incentives for the town e.g. Massworks

B. Zoning/regulatory initiatives--these present opportunities for change in the built inventory  
--40r and friendly 40bs  
--density bonuses, other incentives  
--changes to inclusionary zoning by law

C. Development initiatives--particularly of town owned building and currently underutilized properties  
--town owned and religious institution buildings (municipal light building, police station present real opportunities)  
-- town could identify underutilized properties and zoning changes needed  
--look at residential and nonresidential inventory  
--successful small developers like Oak Tree could share what they have done elsewhere  
--we should collaborate with others (e.g. open space folks) on possible use of CPA admin funds to do an inventory  
--there are long term owners of properties who might be ready to sell  
--look at the commercial centers and along Trapelo Road and Brighton Street corridors  
--look at South Pleasant Street  
--caution re mixed use--don't oversell the nonresidential part, must be economically feasible

D. Accessory Apartments

E. Belmont Center has opportunities, perhaps as a 40 r district  
--parking lot--get developer in to discuss potential including housing over retail  
--former gas station now real estate office  
--what happened to the Belmont Center Improvement Committee?  
--Town meeting members might support a Belmont Center strategy

F. Cushing Square has opportunities  
--gas station on corner of Common Street and Trapelo Road  
--coordinate with Cushing Village opportunity  
--what's happened with the condo building in the center?

G. McLean opportunities  
--look at the elderly housing site, examine the zoning  
--McLean would need to agree to a change

--retain the service piece but broaden the market for that site, market rate and subsidized, not just elders

--mix of designs, life cycle housing

#### H. Waverly Square/Trapelo Road opportunities

--MBTA land

--other underutilized commercial and residential sites

#### I. Brighton Street opportunities

--Purecoat and surrounding area

--small one story buildings, many owned by one family

--land on Hittinger Street near high school

J. Acquisitions/preservation of existing stock--hard to compete with private developers but still need to try

Example: Hill Estates--how could we approach them to sell/refinance; maybe a 4% credit deal; 391 units; represents an important local resource for older residents that could be improved/preserved; also a small bank building nearby

#### K. Public Housing Sites

--land available? Maybe at Sherman Gardens?

--mix of market rate and affordable?

***Key theme in development strategy: We have underutilized sites. We should focus on sites where there is less radical change, fewer abutters. There are opportunities for the town to meet affordable housing and non affordable housing goals at these sites and to appeal to a broad range of folks.***

L. Community education--needs to be ongoing

## II. Next steps

A. Write up a 1-2 pager outlining the opportunities in a Housing Production Plan (Ann will start, Jenny and others to help)

--focus on a few key strategies

B. Meet with David Kale and Glenn Clancy

--need your input, what can you do to help us finish this

--2-3 Trust members (Ann V, Ann S, Alisa or Judie) with MAPC and MWCD (caution re number of people)

--Marc Draisen will weigh in on why this needs to be finished

--MassWorks application is an opportunity to learn from

--Jenny R has experience bringing people together around a Housing Production Plan in Hamilton that can be shared

--there are tax revenue opportunities

--have a clear recommendation in the meeting--address barriers, get a plan to move, help us focus everyone on a housing piece

C. Meet with Planning Board

--after small group with David Kale and Glenn Clancy