

- **Belmont Housing Trust** Minutes for January 19, 2012

- **In Attendance**—Charles Laverty III, Judie Feins, Helen Bakeman, Jonathan Jacoby, Ann Verrilli, Gloria Leipzig, Ann Silverman
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- **Absent**—Alisa Gardner-Todreas, Charles Clark
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- **Minutes**—The minutes for December 15, 2011, were approved as corrected.
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- **Metro West Collaborative Developers**—Ann V. reported on a meeting with representatives from the Methodist church about the Trust's interest in acquiring Imler House for use as a group home. They had questions about the screening of residents, parking, liability issues, had the abutter been approached, etc., but were generally receptive.
- Ann reported further that there is yet no service provider identified, Steve will run numbers for both purchase and lease options to bring to back to the church. Ann has put this project on the list for CPA funds and the Housing Authority has the question of vouchers on its agenda. Judie thought we would be reaching a deadline for declaring a need for HOME money this fiscal year or next.
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- **Community Preservation Act Committee**—There was a brief discussion of where the CPAC may be in its process and what was on its list for affordable housing, given that the Trust is not directly represented on the committee. A suggestion was made that we request a meeting with CPAC to discuss affordable housing.
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- **Executive Session**—A motion was passed by all present (Charles Laverty, Judie Feins, Helen Bakeman, Jonathan Jacoby, Ann Verrilli, Gloria Leipzig, Ann Silverman) to go into executive session at 8:20 PM to conduct a strategy session in preparation for contract negotiations with a consulting agency regarding continuation of services with the intention of returning to public session at the end of this discussion.
- At 8:40 PM a vote to return to public session was passed by all present (Charles Laverty, Judie Feins, Helen Bakeman, Jonathan Jacoby, Ann Verrilli, Gloria Leipzig, Ann Silverman).
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- **Planning Board**—Charles Clark, liaison from the Planning Board was not present, so no update was available.
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- **Administrative Reminders**—Chuck explained that all Trust members are required to complete Volunteer Ethics Training every two years; information about doing so is to come before the end of January.
- The Annual Report for the Housing Trust has been submitted.
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- **Potential Outreach Efforts**—Ann S. suggested that the Trust invite the candidates running for Selectman to the February Trust meeting to inform them about affordable housing developments in Belmont. Chuck, as acting chair for the meeting, will pass this on to Alisa.

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- Submitted by Jonathan Jacoby

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- **Metro West Collaborative Developers Update**

- January 19, 2012

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- Moraine Street: No update. Steve plans to reach out to the LaFauci's again in March or April.

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- Purecoat: No update.

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- McLean – ARC: No update.

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- 20 Moraine Street: I still have not contacted the owner.

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- Imler House: Jeffrey is still looking into whether the Town has an ordinance regarding the maximum number of unrelated adults that can occupy a single dwelling. Davis Square created a scheme that would provide 9-10 bedrooms with a separate 2-bedroom staff apartment. We've got some preliminary numbers based on \$550k-\$600k in construction costs. Steve will be meeting with Donna Hamilton on Tuesday, January 17 to discuss the availability of project based vouchers. Ann Silverman and Ann Verrilli will be meeting with a committee of the Church to discuss our potential project and the details of a potential deal between us.

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- Waverly Opportunity: No update.

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- 0 Lamoine St: No Update

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- 288-292 Trapelo Rd: On the back burner until we reach out to the owner of 280 Trapelo Road in June/July.

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- MAPC: No update.

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- St. Joseph Hall, Watertown: The project continues to slowly progress. We received an award of AHP funds from the Federal Home Loan Bank (FHLB). The next 1-Stop state application is due on February 10. We plan to purchase the property later this month and our continuing to work on getting the property listed on the National Historic Register.

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- MWCD Update: Robinson and Cole have drafted revised by-laws for MWCD which have been circulated.

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- - **Belmont Housing Trust, Inc.**

- - **2011 Annual report**

- - - Authorized by Town Meeting in 1999 and then created by the state legislature (Chapter 126 of the Acts of 1999), the Belmont Housing Trust is a local body appointed by and answering to the Belmont Board of Selectmen. The Trust's purposes are: (1) to *investigate and implement alternatives for providing affordable housing* for persons of low, moderate, and middle income; (2) to enhance the Town of Belmont, Massachusetts and lives of its residents, and so lessen the burdens of government, by *promoting and undertaking the development and maintenance of affordable housing* for the benefit of persons of low and moderate income; (3) to *foster and promote community-wide interest and involvement* in the problems associated with the under-development of affordable housing, and toward that goal, to sponsor and participate in public symposia and discussions involving governmental officials, real property developers, and community organizations and institutions; and (4) to *assist parties in obtaining financial support for affordable housing projects* from state and federal agencies, foundations and other sources; and by any other means, to cooperate with, encourage, and contribute to the efforts of parties in the accomplishment of affordable housing purposes.

- - **Major Milestones Achieved**

- - The Belmont Housing Trust completed its second year as part of the **Metro West Collaborative Developers (MWCD)**, a cooperative venture of four towns (Belmont, Lexington, Waltham, and Watertown) to pool resources for developing affordable housing. An Innovations Grant from the Massachusetts Housing Partnership in 2009 had supported efforts to organize the MWCD. Ann Silverman and Alisa Gardner-Todreas serve as the Trust's representatives to MWCD.

- - Steve Laferriere, Housing Project Manager for MWCD, has continued working with the Trust by scoping out potential development projects in Belmont. Currently, there are two projects on which he focuses most of his attention. He speaks with the owners of the properties periodically, has conducted site analyses on both, and has submitted preliminary zoning analysis and development costs, with prospective funding to include HOME and CPA money.

- - In November 2011, MWCD received a grant through the Metropolitan Area Planning Council (MAPC) for technical assistance in developing Housing Production Plans. For Belmont to participate, the Town agreed to join the Sustainable Communities Consortium, which required no financial obligation. Planning for the process by which the Housing Production Plans will be developed will happen in early 2012.

- - A significant milestone was reached in the cumulative total HOME funds obtained for the Town of Belmont since the Trust brought the Town into the federal program in FY03. In ten years, this funding has totaled over \$1 million. Planning for future HOME fund uses is underway, as described above.

- - **Waverley Woods**, the award-winning development sponsored by the Housing Trust and completed in 2009, continued to provide high-quality rental housing for 40 families and individuals throughout 2011. Residents range in income up to 60 percent of the area median (the maximum allowed under tax credit rules). Although fully occupied, Waverley Woods always has an active waiting list. Those interested in an apartment there should call the management office for information: 617-209-2422.

- - **Community Preservation Act**

- - On November 2, 2010, the Community Preservation Act was approved by the voters. The next step in implementing CPA was for Belmont to establish a Community Preservation Committee, the body that will evaluate proposals for use of CPA funds and put them before Town Meeting for a vote. The Trust reached out to the CPA Committee and invited Donna Brescia to its Nov. 17, 2011, meeting. Donna reported on a useful briefing to the CPA Committee by the Community Preservation Coalition. It is expected that Belmont will have \$1 to 1.2 million; the state match is currently 26%. The CPC was gathering proposals and Donna encouraged the Trust to submit its ideas as soon as possible, as the next meeting was December 9, 2011. In response, Ann Verrilli did submit a proposal to the CPA Committee. The Trust looks forward to continuing to work with Belmont's Community Preservation Committee.

- **Belmont Affordable Shelter Fund**

- The Belmont Affordable Shelter Fund (BASF) is an initiative of the Belmont Housing Trust. This local crisis intervention fund is used to address situations in Belmont involving a threat to a family's ability to maintain adequate shelter due to an inability to pay. Completely supported by local contributions, 100 percent of the funds are distributed as benefits to Belmont residents. In 2011, BASF continued a partnership with the Family to Family Project, a nonprofit homelessness prevention organization in the Boston area. Contributions made to the Family-to-Family Project for BASF can be tax- deductible.→ →

- Applications for assistance are generally not made directly to BASF. Instead, the majority of people in need are identified by the social outreach workers in the Town of Belmont's Department of Health. Some persons are referred by the Belmont Council of Aging (COA), and others come to us from various clergy or faith institutions in Town. We again thank Belmont Savings Bank for the free checking account it provides to BASF.→ →

- In the 2011 program year, BASF made 22 grants totaling more than \$6,700.~ Of those 2011 grants, 10% went to pay rent, nearly 70% went to pay electricity bills, and more than 20% went to pay past-due natural gas and fuel oil bills.~ Since January 2005, BASF has made nearly 150 grants totaling nearly \$35,000.

- Therefore, donations to the Fund are needed more than ever. Checks can be made out to Belmont Affordable Shelter Fund and mailed to Roger Colton at 34 Warwick Road in Belmont. Or (to claim a tax-deductible contribution) they can be made out to Family to Family Project (writing BASF in the Memo line), and mailed to Family to Family at 14 Beacon Street, Suite 202, Boston MA 02108.

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- **State Ethics Training**

- In accordance with State legislation passed in 2009, each member of the Board of the Housing Trust is required to successfully complete on-line ethics training every two years and report to the appropriate Town official. All Board members received an email from the Town Clerk on Dec. 27, 2011 and are awaiting notification of the availability of the online training.

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- **Annual Meeting of the Housing Trust**

- According to the Housing Trust Bylaws, an annual meeting is to be held in July; however, because the July meeting was cancelled, this year's annual meeting took place on August 18, 2011. A decision was made in regard to officers, to create positions of co-chairs and vice co-chairs as a method of providing for transition in leadership. Alisa Gardner-Todreas was elected Chair, with no co-chair for one year; Gloria Leipzig and Charles Laverty were elected Co-Vice Chairs, and Jonathan Jacoby as Secretary.

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- Respectfully submitted,

- Alisa Gardner-Todreas, Chair

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- *Members: Helen Bakeman (as of August 2011), Charles Clark (Planning Board rep), Judie Feins, Alisa Gardner-Todreas, Jonathan Jacoby, Gloria Leipzig, Charles Laverty III (Housing Authority rep), Ann Silverman, Ann Verrilli*

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