

Belmont Housing Trust Minutes for 12/16/08

In attendance: Judie Feins, Roger Colton, Ann Silverman, Carla Moynahan, Gloria Leipzig, Jonathan Jacoby

Trust record-keeping—Jonathan gave a preliminary report on documents collected from Nancy and Judy, as well as material he had kept himself. It was felt that the Trust should archive some amount of material in Town Hall, keeping records of completed projects and documents of historical significance. As to how to organize it, Roger suggested separating it into an administrative category by year (agendas, minutes, reports, by-laws, general correspondence, etc.) and a category of projects by name (Waverley Woods, O'neil/Uplands, etc.). Jonathan will continue organizing the material and report back at the February 24th meeting.

Minutes of 11/20/08—Minutes were corrected and approved.

Capacity Innovation Grant—Ann reported on the 5-town exploratory meeting on December 8th about a new housing consortium. Each town is at a different stage, but there was interest in sharing information and knowing what each has accomplished. Judie has asked the consultant, Louise Elving from VIVA, to collect additional information—who has passed CPA, has inclusionary zoning, section 8 vouchers, etc. Ann wondered if we all have shared goals and stressed that she saw a need for building a higher level of development capacity. This requires funding sources like the sharing of HOME funds or acquiring predevelopment money as CEDAC (Community Economic Development Assistance Corporation) has been able to do. There was interest in learning about co-operative models that might help with planning. Ann, Gloria and Judie discussed some co-operative programs they knew of. It was suggested that there might be other towns interested (Arlington and Medford were mentioned, although they are not in the MetroWest HOME consortium). Carla wants to see a list of all potential funding sources available in Massachusetts. Ann thought MHP (Mass. Housing Partnership) or CHAPA (Citizens' Housing and Planning Association) might have such listings.

Waverley Woods—Judie reported on what she learned from Project Manager Tara Mizrahi: they will get a certificate of occupancy for the 4th building this week; negotiations with McLean over maintenance of Olmstead Drive and the need for signage at Pleasant St. are not going smoothly; project is not yet filled. There will be an opening celebration in the spring. Judie is going to ask about getting a tour soon and will let others know.

Trust Priorities—There was further discussion of some of the priorities for the Trust put forward at the November meeting.

- **CPA** There was agreement that the Trust wants to move forward with determining the level of interest and support for the passage of

CPA. A meeting will be arranged for mid-January to invite members of the CPA Study Committee, Citizens Forum, Sustainable Belmont, the Belmont Historic Commission, groups opposed to Uplands development and other interested parties to discuss whether to make an attempt to put the issue on the ballot. There is concern about not conflicting with the Wellington School debt exclusion vote. Roger asked about finding out if other communities have passed CPA and an override in the same year. Judie reminded the rest that we have committed to an educational program on the CPA in the next few months.

- **Uplands** There are still court and administrative proceedings holding up any movement.
- **Cushing Square** Carla reported that although nothing has been formally submitted there are encouraging signs involving very positive development partnerships.

Planning Board Actions

- **Inclusionary Zoning Rules and Regulations** Carla reported that these are still in process with some points having to do with cluster developments, condo fees and payments in lieu. But it will go to the Board of Selectmen soon and is expected to receive their approval.
- **Comprehensive Plan** Larry Koff & Associates has been hired to prepare the comprehensive plan. They have a good track record for eliciting public involvement and will train the Planning Board to conduct information gathering meetings in January and February with some 20 groups in town, including the Trust
- **Waverley Square** The Cecil Group is holding the 3rd meeting to prepare plans for the BOS this spring.

Other Business

- Judie attended a New England Housing Network conference and picked up materials on building public support for affordable housing which she will share.
- At the last BOS meeting there was disagreement about the Human Rights Commission, but Connie Williams was reappointed and nothing was changed.
- The celebration honoring the original members of the Fair Practices Committee was taped and is being shown on the web.
- Roger reported that the Belmont Affordable Shelter Fund is receiving an increased amount of contributions and making an increased number of grants. He asked if anyone had information about donating frequent flyer mileage to a non-profit and taking a tax write-off, but did not get an answer.

Submitted by Jonathan Jacoby