

Belmont Housing Trust
Minutes 3/15/07

IN ATTENDANCE: Jonathan Jacoby, Roger Colton, Nancy Marsh, Judie Feins, Ann Verilli, and Gloria Leipzig

Minutes for January 18, 2007 and February 13, 2007 were read and approved as amended.

DISCRIMINATION SUIT: Mass Comm. Against Discrimination (MCAD) has refused to issue an advisory ruling on our petition about the bedroom distribution at The Uplands. According to Roger, we can pursue this further or let it drop. Most of the feedback that Roger has received has been favorable.

Various options were discussed. Roger noted that HUD has made note of this as an inquiry. Roger talked to Joe Kriesberg the MA Assoc. of Communities and Development. Ann Verilli suggested that we speak with Werner Lowe at Mass Housing Appeals to see if they would help us. HUD has a special division for zoning issues. There was a discussion about how many 3 bedroom units would be appropriate. It was decided to pursue conversations with HUD re: this issue and not to pursue MCAD, as it seems that they have spoken. Roger will circulate the MCAD decision to the appropriate parties.

HABITAT FOR HUMANITY: The title still has not transferred. An escrow account has been established. The roof had not been finished when Jonathan went past to look at the project. The construction supervisor is leaving the job. A new person will be assigned. They have not produced a copy of their budget. Beth El Temple will hold a money- raising concert on March 25th.

WAVERLEY WOODS: Affirmative Investments (AI) is continuing its efforts to find funding for the project. Jeffrey has communicated that the request for HOME money is in the works. According to Ann V. Sallye Bleiberg is working to expedite the process for the Waverley Oaks parking component of this project. Ann Silverman asked Ann V. if the project could use Belmont's utility allowance. Roger pointed out that Belmont's electric bills are expected to increase by as much as 80% in 2008, due to the expiration of its contract with Cambridge to purchase electricity.

LADY OF MERCY PROJECT: Roger has received a call from David Johnson from the Oakley Neighborhood Association (ONA). They would like to meet with us. Roger indicated that the Housing Trust would not be able to meet with them at our February meeting, but that we could meet with them at some time in the future. It was suggested by Roger that if ONA wants to meet with us to discuss their proposal, the discussion should include financial feasibility. Without the financials, it becomes a moot point. ONA will be invited to our April meeting.

INCENTIVE INCLUSIONARY ZONING: Are we interested in developing a proposal for the June 07 town meeting concerning incentive inclusionary zoning? Roger proposed that we ask Jeffrey Wheeler to do this for us in time for our April meeting. Roger proposed that we support a fee for condo conversions. Nancy pointed out that this creates an unfair bias on one segment of the economy. Ann V. mentioned that a broader based fee such as the Community Preservation Act would cover more of the population. Ann Silverman mentioned that there are other possibilities for generating funds. She will report back on this topic.

We welcome Ann Verilli to the committee. Nancy was asked to send a thank you to Sallye from the committee. The next meeting will be Tuesday, April 10th.

Respectfully submitted. Nancy Marsh