

Belmont Housing Trust Minutes for May 17, 2012

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In Attendance—Judie Feins, Helen Bakeman, Alisa Gardner-Todreas, Charles Lavery III, Jonathan Jacoby, Gloria Zeipzig

JUN 28 9 40 AM '12

Absent—Ann Silverman, Ann Verrilli, Charles Clark

Guests—Steve Leferriere, Bill Dillon

Minutes—The minutes for April 19, 2012, were approved as submitted.

Bill Dillon—Bill Dillon is a local development broker who was asked to talk to the Trust about a project at 307 Trapelo Road. By the time of the meeting Town Meeting had voted not to extend the Palfrey Overlay District and a TD Bank North will be built on that property. Bill was interested in the Trust's role in promoting affordable housing and urged proactive efforts such as pushing for zoning changes to overcome some of the obstacles in Belmont to developing housing.

Steve pointed out that a new Housing Production Plan was being written and would serve as a basis for the next phase of Belmont's work on this. A discussion followed on some of the issues Bill raised and how the Trust might be involved. There was agreement that this was not the moment for the Trust to try and issue a position paper.

Metro West Collaborative Developers—Steve reported on the matter of new "funding models" being considered for the distribution of HOME funds because of the inability of the smaller towns in the consortium to use their allotments. He focused on a model in which unused money would go into a common pool from which it could be applied for. Participating towns would get their normal allocations and then be eligible to compete for more. A sub-committee of the consortium is working on selecting the model to be used.

Steve also said that the next meeting on the MAPC Housing Production Plan will be June 4.

Executive Session—At 8:31 PM a motion was made, seconded and unanimously approved to move into executive session to consider the purchase, lease or value of real property with the intention of reconvening as a public body. Voting in favor were Helen Bakeman, Alisa Gardner-Todreas, Judie Feins, Charles Lavery III, Gloria Leipzig and Jonathan Jacoby.

At 8:49 PM a vote was taken to reconvene in public session. Voting in favor were Helen Bakeman, Alisa Gardner-Todreas, Judie Feins, Charles Lavery III, Gloria Leipzig and Jonathan Jacoby.

Planning Board Report—Alisa reported for Charles Clark that the Planning Board is expecting revisions to the Cushing Village proposal, which is undergoing a peer-review process. Also, Town Meeting passed the solar by-law and voted not to extend the Palfrey overlay district. The Trust has not yet been asked to comment on the proposed

inclusionary by-law rules and regulations. There is a gap that needs attention in oversight or follow-up for by-right developments. Alisa will speak to Roger Colton about this.

A motion was put forward stating that the Belmont Housing Trust goes on record as supporting the affordable component of housing in mixed-use developments. The motion was second and approved unanimously.

A second motion was proposed stating that the Belmont Housing Trust supports a larger number of affordable housing units and mix of unit sizes in consideration of the location of specific developments. This motion was seconded and approved.

General Administration—It was moved, second and approved that the Trust will meet on June 21 and July 19 this summer, but will not meet in August.

Alisa Gardner-Todreas and Helen Bakeman, whose terms of appointment to the Housing Trust end this year, will write letters requesting reappointment. Alisa, as chair, will write in support. Elections to board positions will be held at the July meeting.

Response to the letter from SEB—This matter was continued from the April meeting when it was not addressed due to a lack of time. The letter to the Board of Selectmen from the affordable housing agent for O'Neil Properties in regard to The Residences at Acorn Park will be referred to the Belmont Planning Staff for action.

Submitted by Jonathan Jacoby

Metro West Collaborative Developers Update
May 20, 2010

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Moraine Street: The Town submitted an application to MHP for some early planning money to further explore Moraine Street. Steve has been working with Henry Joseph, a development consultant, on financial projections. The financial projections have been held up a bit by the fact that Belmont is no longer considered a "Difficult to Develop Area" or DDA by the State. Being a DDA gives a boost to the amount of tax credits a project can be eligible for, and in this case makes a drastic difference in what we may be able to afford to pay for Moraine Street. DHCD has indicated to us that they may be willing to add Belmont as a DDA and we have requested a meeting with them to determine how we can go about ensuring that Belmont is designated a DDA.

Design work was also delayed a bit as Cliff, the architect that the Belmont Housing Trust, Jen and Steve have all worked with previously, was on vacation for a period of time toward the end of April and beginning of May.

Murray Sandler Skate: Through another architect contact, Steve has learned that the property owners are currently close to an agreement with another developer. Steve is continuing to check in on the status of those negotiations, but for now, especially as we work on this DDA issue and pursue Moraine Street, has put this on the back burner a little bit.

Trapelo Corridor: Steve walked Trapelo Road from Waverley Square to the CVS and will walk the rest of the Trapelo Road to Cushing Square in the near future. I believe the building that Roger noted may be sold that is behind the Bank of America, is 43 White Street. It seems to be a mixed-use building with medical facilities on the first floor and seven apartments on the second floor. It was sold in 2006 for \$1.35 million and is owned by MNK Management LLC of 493 Trapelo Road, which is the Waverly Insurance building. My guess is that they wouldn't want to sell the property at a loss, so I don't think we would be able to obtain it at a price that would work for us. If others disagree, or if I have the wrong building please let me know.

Steve also noticed the vacant building at the corner of Davis Road but has found out that it is owned by the son of Angelo Firenze and is slated to become a restaurant. Therefore, I assume this is also a stay away.

Finally, the last property of interest on the walk was the old Volkswagen building across at the corner of Flett across from the new CVS. The property address is 263 Trapelo Road and it is a 14,000 SF lot in LB3 zone. It's probably a bit small, especially if we wanted to do a mixed-use project there, but it's certainly worth keeping an eye on.