

BELMONT HOUSING TRUST Minutes 6-12-07

In Attendance: Judie Feins, Ann Verilli, Gloria Leipzig, Jonathan Jacoby, and Nancy Marsh

The meeting began by our attending the planning board meeting. This was a long and contentious meeting that perseverated on the retaining wall on Trapelo Road. Some members of the Planning Board felt that the Planning Board should present the plans to the BOS before taking a vote. After further discussion, a vote was taken to approve all of the plans except the wall configuration, with the wall configuration deferred to their next meeting. Tara Mizrahi announced that the project has received approval for 1.75 Million from Mass Housing (PDF).

HABITAT thinks that they could be finished this summer. They will continue working even if they don't have the money. There are fund raising efforts in the works.

COMMUNITIES PRESERVATION ACT (CPA): This was voted on by the selectmen while Paul Solomon was chairman. Angelo Firienci, the current chair, did not put it on his agenda. The selectmen decided to ask for input from the Housing Trust before appointing a committee that would have little chance of succeeding. Judie pointed out that passing a Communities Preservation Act takes a few years to reach fruition. Ann V. pointed out that the State would match dollar for dollar, every amount of money raised. The Trust agreed that this income source should be pursued. CPA money could be used to develop affordable units or to purchase units for affordability.

METHODS OF DEVELOPING AFFORDABLE UNITS: We discussed some ways to create or count affordable units.

OUR LADY OF MERCY(ONA): The town consultant has done a draft of a 40R proposal. Jay Szhlut has acknowledged that the Housing Trust should be included in the loop. 20% is the minimum number of affordable units in a home ownership development. The zoning by right is 5 units. They are trying to get 18 units. Therefore, the town would receive \$50,000. or \$10,000 per unit. ONA made a miscalculation in their financial feasibility study. Therefore, they will have to re-compute their figures. We are going to try to interest EOCD in this project. On 6/25/07, the BOS must vote on whether to submit the application for this plan. We talked about whether we should write a letter of support for this project. The consensus was that we should be supportive of affordable projects and write a general letter with some qualifiers. The consultant has urged the ONA to separate the design standards from the rest of the proposal. Ann V. will draft a letter of support. Judie will review and submit.

The next meeting will be Thursday, July 19, 2007, which will be our annual meeting.

Respectfully Submitted, Nancy Marsh