

Community Preservation Committee Town of Belmont

CPA Funding - Preliminary Application

Ten copies of the completed Preliminary Application must be submitted to the following address by no later than 7:00PM on Monday, October 10, 2022:

Community Preservation Committee
c/o Matthew Haskell, CPA Administrator
Office of the Select Board
Belmont Town Hall
455 Concord Avenue
Belmont, MA 02478

Unless an applicant can demonstrate that a significant opportunity would otherwise be lost, preliminary applications will not be accepted after the submission deadline.

Project Title Fund to Support the Creation of New Affordable Housing
Project Location Belmont
Applicant/Contact Person Betsy Lipson, co-chair or Rachel Heller, co-chair
Organization Belmont Housing Trust
Mailing Address _____
Telephone 781 820 0673 E-mail lipsonhousingtrust@gmail.com
Signature Betsy Lipson Date October 6, 2022

CPA Category (refer to chart on the following page and check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Community Housing | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Recreation |

Amount Requested \$250,000

Total Project Cost \$250,000

Applicants will present their projects at the **CPC Public Meeting on November 9, 2022** and address questions from Belmont residents. It is required that information about the project be in writing and copied for distribution and review at the Public Meeting. This is also an opportunity for project sponsors to ask the CPC any questions regarding the application process.

Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	X	X	X	Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances

Housing Trust Preliminary Application Attachment

BRIEF DESCRIPTION OF PROJECT

Across the state, towns use CPA funds for affordable housing projects either by funding an identified project or by setting aside funds for their Housing Trust to enable it to act expediently on emergent opportunities that fit within the CPA guidelines. Transferring funds to a Housing Trust is an innovative approach that more than 50 CPCs have implemented for a variety of uses. CPCs set up parameters for the use of funds by the Trust through grant agreements.

Belmont Housing Trust is applying to CPA for \$250,000 for the purpose of developing or supporting affordable housing within the Town. This project builds on CPA funds Town Meeting approved in 2021 for the same purpose. The funds will be expended at the discretion of the Housing Trust under terms of a grant agreement signed Spring 2022 by the Town of Belmont, the Community Preservation Committee, and the Housing Trust.

The Housing Trust's Fund to Support the Creation of New Affordable Housing sets the following as the minimum requirement for affordability: that at least one unit in the proposed development will be for persons/households at or below 60% AMI or that the proposed development includes at least one unit *more* than the inclusionary zoning requirement for the building's size. The award level is a standard amount as follows: a) at least one unit at or below 60% AMI: \$125,000 award or b) at least one unit more than the inclusionary zoning requirement for building size at or below 80% AMI: \$125,000 award. The Housing Trust and the Town will establish a contract agreement with awarded developers.

BRIEF DESCRIPTION OF BENEFIT

The costs of land and construction in Belmont are frequently identified as the main barriers to building housing that includes affordable units. Housing costs are rising, as is the cost of living overall, and incomes are not keeping pace. Belmont is in the process of updating its Housing Production Plan. Early review of current data indicates that 14% of homeowners and 17% renters in town pay more than 50% of their monthly income on housing.

Building new housing that is priced appropriately for current Belmont residents and for a full range of household income levels helps us to be a welcoming, thriving, and strong community. The new MBTA communities zoning will spur interest in new development in Belmont. The timing of this CPA request is to ready Belmont to maximize this opportunity to advance affordable housing. It also will help Belmont on its goal of having 10% of our housing stock be affordable units. The CPA fund is a powerful resource that can be used to implement Belmont's Housing Production Plan.

Spending guidelines for CPA funds indicate that for each fiscal year, towns must spend or reserve at least 10% of the annual revenues in the CPA fund for community housing. This project proposes a carefully constructed mechanism to use the funds to create affordable housing that sustains the unique character of each neighborhood and serves the needs of new generations. As evidenced in other towns, transferring funds to the town Housing Trust increases the likelihood towns are in compliance with the CPA law.