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**Belmont Housing Trust Minutes for November 20, 2014**

**Present:** Helen Bakeman, Judie Feins, Barbara Fiacco, Alisa Gardner-Todreas, Gloria Leipzig

**Absent:** Jensen Lozano, Ann Silverman, Ann Verrilli

**Guest:** Steve LaFerriere

**Minutes:** Minutes for July (as amended) and September were approved. No minutes for October since there wasn't a quorum.

**Update from Jeffrey Wheeler:** The Planning Board is implementing the new GR zoning regulations. Cushing Village is before the Planning Board to discuss modifications.

**Housing Production Plan:** Jeffrey Wheeler is hoping to schedule a meeting with members of the Planning Board in advance of a formal presentation

**First Time Homebuyer Program:** We need to get materials ready for advertising and outreach to realtors and lenders. We will meet with Jennifer from MWCD to review materials and marketing plan. Helen will sign the contract with MWCD and confirm the process for paying bills from our account with Floyd Carmen. Alisa has agreed to join the subcommittee.

**Metro West Collaborative Development:** No projects currently in the pipeline for Belmont. Steve discussed the FHLB/CHAPA affordable housing competition and Gloria proposed that Steve contact the Belmont Housing Authority to see if Belmont Village might be a good prospect for the competition since there is potential land available for some new development as well as redevelopment of the existing site.

**Planning Board Update:** Barbara said that Chris Starr and his team at Cushing Village would present more details to the Board at their next meeting in November. She said that the PB is considering several factors in the special permit process for GR zoning, for example, style, density, square footage, landscape and design. A citizens group has also asked them to consider a "McMansion moratorium". Sometime later next year BHT would like to address inclusionary zoning issues with the Planning Board.

**Other:** Judie will be working with the League of Women Voters and perhaps others on community education on affordable housing issues. The first event may be scheduled in March. In addition they hope to write articles on affordable housing for the local media.

Helen is to meet with David Kale on the status of the new appointment to the Trust.

The Open Space and Affordable Housing Inventory sponsored by the Community Preservation Committee is almost complete and will be useful to use as a database for possible sites for development.

The Uplands: A question was raised on the long term affordability of the units that are being developed there. Are they affordable for 30 years or in perpetuity?

Trust website: Some meeting minutes are missing.

Next Meeting: December 19, 2014. We will continue to meet on the 3<sup>rd</sup> Thursday of the month.

Submitted by Gloria Leipzig