

2017 MAY 11 AM 9:10

**TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE (CPC)**

Minutes: Wednesday, April 12, 2017, Town Hall Selectman's Room, 5:00PM
Present: Anthony Ferrante, Gloria Leipzig, Anne Marie Mahoney, Andrés Rojas,
Margaret Velie
Absent: Floyd Carman, Adam Dash, Karl Haglund, Lisa Harrington
Other: Michael Trainor

Margaret Velie called the meeting to order at 5:02pm.

Approve Minutes

Motion to approve minutes of March 8, 2017 as amended passed unanimously.

Town Meeting Preparations

Capital Budget

The Capital Budget Committee (CBC) has not voted yet on whether to support the current year CPA project proposals at the Annual Town Meeting, but they are expected to do so by the end of April. Anne Marie Mahoney does not anticipate any objections by the CBC at this point.

Warrant Committee

The Warrant Committee voted to support all current year CPA project proposals at Town Meeting but expressed concerns about oversight on CPA spending; specifically whether the CPC is "drilling down on costs". Andrés Rojas stated that the CPC does their best to scrutinize project budgets but simply do not have the resources to perform an extensive budget analysis on each project proposal. Instead, the CPC must rely on the expertise of each committee member when reviewing budget proposals, as well as the outcomes of preliminary design and feasibility studies when applicable.

Anthony Ferrante argued that the CPC does scrutinize costs, which in one case led to the sponsors of the PQ Playground Project obtaining a preliminary study before actually going forward with a construction proposal. Andrés Rojas suggested that administrative funds could be used to hire a cost estimating professional as need for applicable project proposals going forward.

Anne Marie Mahoney noted that predicting the budget needs of a project is not an exact science, and that even Town Department Heads and other municipal professionals will occasionally overestimate the amount of money needed to complete a project. Since the remaining funds from CPA projects that are completed under budget return to the Undesignated Fund, and because the vendor selection process is in accordance with Massachusetts procurement laws, project sponsors would not benefit in any way by willfully overestimating their budgetary figures.

The CPC also acknowledged that, while the Warrant Committee voted to support the Sons of Italy project proposal, it was not a unanimous decision. Warrant Committee members who voted against supporting the project expressed concerns over granting CPA funds to a statewide private organization. It is anticipated that similar concerns will be raised at Town Meeting.

Educational Materials including Financial Overview

The CPC reviewed the Project Summary Report that was distributed to Town Meeting members. The CPA fund balance of \$999,798 projected for 7-1-17 assumes:

- 1) that all current year project proposals will be approved,
- 2) that there will be a 2.5% increase in CPA surcharge revenue in FY17,
- 3) and that funding previously appropriated for prior year projects will be spent in full.

Draft Warrant

- 1) According to the CPA warrant articles, \$130k will be appropriated to each of the three asset categories and will not be touched to pay for current year projects. Effectively creating a type of budget reserve. The remaining funds will be placed in the Undesignated account. Gloria noted the article does not effectively communicate that there is adequate CPA funding in budget reserve to address current year projects. This ambiguity may lead to additional discussion at Town Meeting.

Affordable Housing Discussion including Housing Production Plan

Gloria presented the summary of the Housing Production Plan (see attached).

There will be a meeting at the Beech St Center on April 27 2017 at 7pm to present the final draft of the plan. The Housing Production Plan outlines the needs assessment and the strategy to meet those needs. A copy of the plan will be available on the Town's website.

Like Sherman Gardens project, the goal is to work with the Town to agree on shared goals and to seize on appropriate opportunities in an effective manner.

CPA Plan Update

Margaret Velie suggested the following updates to Belmont's CPA Plan.

- 1) Require project proposals involving town-owned properties to be either sponsored by the Town or to have a Town Department Head act as a co-signer.
- 2) Require private entities sponsoring CPA projects to be nonprofit 501c3 organizations
- 3) Update the purpose of the September public meetings to both discuss the current year application process and to allow the general public to provide feedback on the CPA Plan.

Project Updates and Project Monitor Reports

FY16 Project Monitor Reports

Electrical Upgrade – The final invoice has been submitted, with payment to be processed next week.

FY17 Project Monitor Reports

Construction of Intergenerational Walking Path at Clay Pit Pond – The initial survey has begun, and it is anticipated that the project will be completed in the spring of 2018.

Town Hall Exterior Railings Improvements – The project is expected to be cancelled or delayed due to the need to repair the retaining wall first. The project sponsors will likely resubmit an application once a more accurate budget estimate has been obtained.

Winn Brook Tennis Courts – The contract has been awarded to Century Paving and work is scheduled to begin on April 17, 2017. The abutters will be notified of the upcoming construction through reverse 911.

Other Business

- Motion to approve payment of \$1,697.22 (42 hours @ \$40.41) to Michael Trainor for March/April passed unanimously.

The next meeting is scheduled for Wednesday, May 10, 2017 at 5:00PM, Town Hall Conference Room 1.

The meeting was adjourned at 5:50pm.

Respectfully submitted,

Michael Trainor

Belmont's Housing Future: Executive Summary

This Housing Production Plan (Plan) has been prepared in accordance with the Massachusetts Department of Housing and Community Development guidelines and provides a framework and strategy for community housing¹ production in Belmont. The Plan includes a Housing Needs Assessment, and it details production goals and strategies aimed at meeting these needs over the next five years (2017-2022). Conclusions from the Housing Needs Assessment and a supporting summary of key demographic, socioeconomic, and housing indicators are detailed below:

Housing Needs Assessment Conclusions

- Belmont's population is rising modestly. Demand will increase mostly for housing for seniors, housing for new families, rental housing, and community housing.
- 24.6% of Belmont's current households are eligible for affordable² housing.
- Belmont housing prices have increased by more than 40% since 2009, making Belmont increasingly inaccessible to lower and moderate income households. Surrounding towns are also experiencing this trend.
- 44.3% of current renters and 28.9% of current home owners are cost-burdened (paying more than 30% of their income on housing). This burden affects all income groups, but disproportionately affects the lowest income groups.
- Belmont's housing stock is generally quite old (built before 1939), and there may be significant maintenance needs.
- There is a lack of affordable units that are accessible to those with disabilities.
- The greatest deficit in Belmont's housing availability is housing accessible to very low- and extremely low-income groups.

¹ Community housing, as defined by the Community Preservation Act, is housing that is affordable to households earning less than 100% of the Area Median Income (area including 112 towns and cities in the Boston-metro area) for that household size.

² Affordable housing, as defined by the Massachusetts Office of Housing and Economic Development, is housing that is affordable to households earning less than 80% of the Area Median Income (area including 112 towns and cities in the Boston-metro area) for that household size and is subject to long-term deed restrictions.

- Belmont currently requires 647 more units of affordable³ housing to comply with the 10% mandate under Massachusetts General Law Chapter 40B. Once the units from the Royal Belmont and Cushing Village are complete, the Town's obligation will be reduced to a needed 337 units.

Housing Production Goals

The primary goal of this Plan is to identify opportunities for the creation of 337 affordable units. Not only is it important to plan for a way to comply with Chapter 40B, but this increase in housing production should reflect the needs identified in the Housing Needs Assessment. Thus, the Plan proposes the following goals:

1. Create more community housing options for seniors.
2. Create more community housing options for new families.
3. Create more community housing options for extremely and very low income households.

Housing Production Strategies

Over the course of several public meetings and activities regarding Belmont's Housing Future hosted by the Belmont Housing Trust and the League of Women Voters, participants helped identify several parcels of vacant and/or underutilized sites that may be suitable for housing development. These identified sites can be found in Attachments 5 and 6. Potential barriers to development have also been identified. The following strategies reflect the opportunities and barriers identified by the participants:

- Maximize Transit-Oriented Development opportunities.
 - Leverage opportunities on public land.
 - Support the redevelopment of underutilized and industrial sites.
 - Focus on the revitalization and preservation of existing community housing.
 - Organize education and outreach to Belmont residents, organizations, property owners, and local businesses.
-

BELMONT'S HOUSING FUTURE 2017-2022

Belmont is in the process of establishing its Housing Production Plan. This sheet (2-sided) explains the motivation behind the Plan and some of the strategies for housing production in the future.

WHY DEVELOP MORE AFFORDABLE HOUSING?

BELMONT'S CURRENT POPULATION NEEDS IT. THE PROJECTED POPULATION WILL NEED IT EVEN MORE.

High Rate of Cost Burden
paying more than 30% of income on housing costs

Home Owners

■ Cost-Burdened
□ Not Cost-Burdened

Renters

■ Cost-Burdened
□ Not Cost-Burdened

Disproportionate housing stress on seniors and young families

- Elderly Belmont residents are disproportionately cost burdened and have very few housing options.
- The population of young families in Belmont has been growing, and is projected to continue growing, but they are disproportionately cost burdened and the barrier to entry into the community is very high.

More households eligible for affordable housing* than units available

24.6% of Belmont households are eligible for affordable housing.

Just 6.2% of Belmont's housing units are affordable units.

*Housing that allows for a household earning less than 80% of the Area Median Income (AMI) to live without cost burden.

BELMONT AND SURROUNDING TOWNS ARE FAR FROM MEETING THE 10% GOAL.

Belmont is not alone in this deficit. Of the 11 towns that surround Belmont, just two have met the 10% goal. The region, including Belmont and the 11 surrounding towns, lacks a total of 5,516 units for all towns to reach the 10% goal. With rising home prices, population growth, and historically low issuance of building permits, the housing cost crisis affecting thousands of households will only grow.

Per Massachusetts General Law Chapter 40B, each town in Massachusetts is encouraged to maintain a housing stock in which a minimum of 10% of the units are affordable. Towns under 10% are at risk of "hostile" 40B projects.

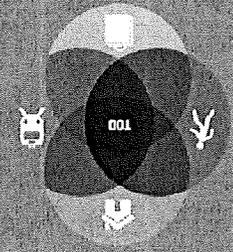
Housing Stock	10% of Housing Stock	Aff. Housing Stock	Deficit
10,117	1,012	675	337

More affordable housing can be developed in a way that respects Belmont's current character, builds on community opportunities and resources, and improves Belmont for everyone!

BELMONT'S HOUSING FUTURE 2017-2022

HOUSING DEVELOPMENT STRATEGIES

TRANSIT-ORIENTED DEVELOPMENT



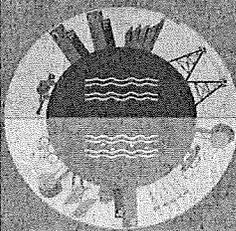
Focuses mixed-use development (including residential and commercial space) around existing transportation hubs, which creates neighborhood vitality and reduces traffic congestion.

PUBLIC LAND DEVELOPMENT



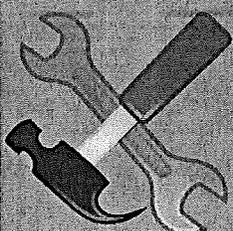
Development on public land (especially underutilized public land) will allow Belmont to maximize the public good generated from the redevelopment.

UNDERUTILIZED SITE REDEVELOPMENT



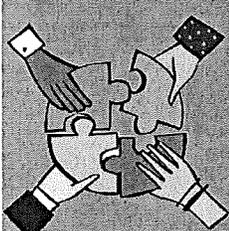
Redevelopment of Belmont's blighted sites may increase neighborhood safety, increase property tax revenues, and signal to abutters that investments in Belmont are worth making.

COMMUNITY HOUSING REVITALIZATION

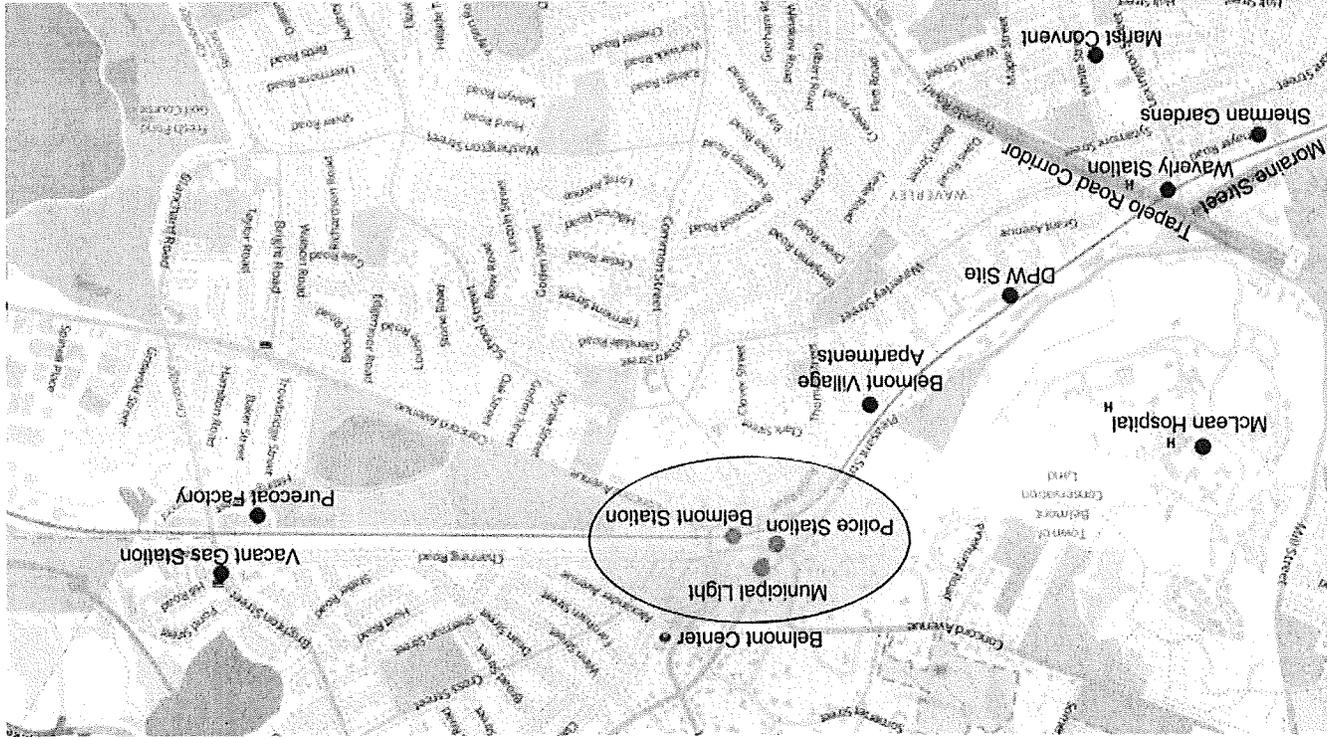


Most of Belmont's public housing stock is over 50 years old and lacks handicap accessible units. Revitalization would make these properties more of an asset to Belmont and potentially increase the number of affordable units.

EDUCATION AND OUTREACH



Residential developments happen much more quickly and meaningfully with the support and involvement of Belmont residents, property owners, and local businesses.



After a series of community meetings entitled *What's Next for Belmont's Housing Future?* residents identified the sites on this map as prime opportunities for housing development.