



Lexington Housing Partnership

Meeting Minutes for June 24, 2010

Attendees:

Julie Duncan, Wendy Manz, Bob Bicknell, Melinda Walker, Tom Harden, Mary Haskell, Carol Marine, Florence Baturin, Betsey Weiss,

Bob Bicknell chaired the meeting; Carol Marine took the minutes. The meeting was called to order at 7:30pm.

1. Open Meeting

Approval of Minutes for May 2010:

- No motion to approve minutes from May meeting. Will need to do this at the next meeting.

2. Ballot initiative to repeal Chapter 40B

The resolution to Protect Affordable Housing was prepared in accordance with the discussion of the May meeting. It was signed by Bob Bicknell and delivered to Carol Marine to forward to the Committee to Protect Affordable Housing and defeat the repeal of Chapter 40B.

3. Reports

Down Payment Assistance Program – Bob Bicknell

- After a robust discussion of the goals, nuances and pros and cons of the ADDI (American Dream Down payment Initiative), including whether adding this grant/loan to the mix of assistance runs the risk of selecting homeowners who do not have the financial resources in the long run to cover the costs of their home. We have no data on whether that hypothesis is valid or whether ADDI adds enough equity to allow otherwise qualified buyers to make the purchase. Nevertheless, we will proceed to ask Karen Sunnarborg, as part of her contract, to review what other communities have done to address the natty problem of no HOME funds for ADDI and how they have utilized CPC funds for this purpose (assuming we continue to agree that the underwriting of a particular deal is not adversely affected). The goal would be to design a process that we can replicate for all situations. Finally, we will ask Ms. Sunnarborg to prepare a package for the Partnership to present to the Community Preservation Committee.

Busa Farm – Bob Bicknell on behalf of Winifred McGowan

- Mr. Bicknell noted that the Board of Selectmen had selected a Busa Farm Review Committee of seven members. Another robust discussion ensued largely around the issue of how the Partnership could participate in a meaningful way in the Committee's deliberations. It was noted that affordable housing on the Busa site is generally regarded as an appropriate and desirable use. One idea is to use our Metrowest Consortium to engage Sasaki to do a preliminary layout of housing (and potential other uses) ensuring that sight lines are preserved, the one issue repeatedly raised by abutters. Mr. Bicknell will speak to the Metrowest Consortium about this idea and offer our/Sasaki's assistance to the Committee and the Town Manager, as well, at a time when they are taking input from various interests.



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Jefferson Union Development – Mary Haskell

- Ms Haskell spoke with Aaron Henry about the development. The town has issued eleven out of thirteen occupancy permits. No more permits will be issued until the affordable unit is under agreement. Also, the town should expect to receive \$200,000 as part of the project. Ms. Manz asked why the project has been so slow and Ms. Duncan responded that the asking price was too high. It has since dropped.

Affordable Homebuyer Assistance Program – Bob Bicknell

- The Affordable Homebuyer Assistance Program was on the agenda for the Town of Selectmen meeting on June 21st. Unfortunately, and despite the thorough packet provided to the Board by the Partnership and LexHAB on the issue of pursuing home ownership opportunities in Lexington, the Board did not support the home ownership initiative at this time. Ms. Manz noted that we have a strong study on the issue which will serve as a resource in the future, particularly if it is decided to revisit the issue. Ms. Weiss indicated that since the study was funded with CPC funds, the Partnership ought to present the findings to the community. One idea is to ask the League of Women Voters to hold a forum in the fall at a “first Friday” discussion. Ms. Manz will ask the League for a date. We will ask Ms. Sunnarborg to present the findings.

Web Site Changes

- We need to assure the continuance of our domain name.

Report from Metro West Collaborative Developers, Inc. – Ken Kreutziger

- No report since Mr. Kreutziger was not present. However, it was noted that a meeting of Metro West is coming up. No specific date was mentioned.

Discuss Vine St. Affordable Housing Plans – Bob Bicknell

- Mr. Bicknell reported that the Board of Selectmen, at their June 21st meeting, agreed to approve a task force to study the use of this site. The planning staff is working on defining some initial tasks. Mr. Bicknell, Mr. Kennedy and Ms. Manz are on the task force. One issue will be the preservation of the historic structure.

The next meeting will be held in September, with a precise date, time and location to be announced.

The meeting was concluded at approximately 9:15 pm.

Respectively Submitted, Carol Marine