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## ***Lexington Housing Partnership***

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Meeting Minutes for October 13, 2011

**Attendees:**

Florence Baturin, Harriet Cohen, Mary Haskell, Chris Kluchman, Ken Kreutziger, Wendy Manz, Carol Marine, Melinda Walker, Betsey Weiss, Beth Rust of Regional Housing Services, Consultant,

Chris Kluchman chaired the meeting; Carol Marine took the minutes. The meeting was called to order at 7:35 pm, with a quorum in place at 7:50.

**1. Open Meeting & Approval of Minutes**

Minutes, with corrections, were approved for August 3, 2011.

**2. Old Business - Reports**

**Leary Property**

A demolition delay permit was issued for the farmhouse on the Leary site on September 18, 2011 and it has effectively put the project on hold for one year. The town is seeking a purchaser for the farmhouse, preferably one who will move the building. It was noted that the farmhouse is not on the state inventory of historical properties but on the local “cultural inventory”. The cultural inventory will be catalogued and available to the public online.

**Busa Farm**

There was a general discussion of development options and challenges for the site including the use of low income housing tax credits (LIHTC) as a financing option. Mr. Kreutziger indicated that a non profit might complete the “one stop” application required to apply for LIHTC equity funding on a pro bono basis. Approximate equity raise would be \$1,200,000 or \$100,000 per dwelling unit assuming 12 units. Generally, LIHTC funding is uneconomic if used on sites that have fewer than 12 units. One thought would be to combine the Busa and Leary sites. Possible development entities include Metrowest Consortium or a joint development team with both Metrowest Consortium and LexHAB. Ms. Rust brought up the issue of the Chapter 30B, the state statute governing the bidding process in this type of development.

Mr. Kreutziger reported that he had made nine drawings available to the BOS (see August 3<sup>rd</sup> minutes). The LHP reinforced our thanks and gratitude to Ken for his extensive job on both the presentation to the BOS as well as the drawings.

A discussion of the process to be followed by the BOS in resolving the uses of Busa property ensued. The BOS is still considering all of the RFPs for the property. Thus far, only the Partnership has presented a plan indicating housing as a use although it is thought that Bob Pressman is preparing an additional plan for the BOS. Mr. Kreutziger indicated that the BOS will be meeting with LexHAB to discuss the property on November 1<sup>st</sup> although LexHAB has not prepared a plan of its own. Mr. Kreutziger indicated that he would attend the BOS/LexHAB meeting. It was noted that on March 24<sup>th</sup> when members of the Partnership met with LexHAB, LexHAB indicated its support for the Partnership’s goals for the property. It was suggested that members of the Partnership meet with Bill Hayes of LexHAB prior to the meeting with the BOS and confirm LexHAB’s support for the Partnership plan.



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A motion was made for members of the Partnership to meet with members of LexHAB to affirm joint goals for affordable housing on the Busa property.

Motion passed 9-0.

Ms. Weiss introduced a copy of an unsigned post card that has been received by some residents asking people to support both the CSA proposal for the site as well as an online petition in favor of farming. Additionally, a petition was sent to the Town listserv stating that Lexington's housing policy should be limited to only scattered sites and never more than one or two units. There was significant concern about the misinformation communicated in the post card and online.

After further discussion, the Partnership moved to refute the petition and postcard, correct the misstatements and restate our position for affordable housing on the site by way of letter to editor of the Lexington Minuteman, Colonial Times, Lexington Patch and Town Meeting. The motion passed 9-0.

### **Housing Forum**

We continued our discussion of how to best educate the community on the need for more affordable housing. It was agreed that we need to bring in other voices: tenants, civic groups such as the League of Women Voters, municipal workers, downtown committee and more. We will also want to use census data and facts connecting affordable housing to economic growth. Ms. Baturin indicated that in the past we had a housing information forum with four communities and focused on the "faces" of affordable housing. Carlisle and Bedford are communities we may want to consider inviting to join in hosting a forum this time. A subcommittee was formed to research hosting a forum. The subcommittee members are Florence Baturin, Wendy Manz and Melinda Walker.

### **Composition of the Partnership**

Ms. Kluchman reported that we have reduced the number of members of the Partnership. The BOS approved a roster of 17 voting members and 3 liaisons although the intent was to have 15 voting members. Of our voting members, Ms. Walker is designated from the Lexington Housing Authority, Bill Kennedy from LexHAB and Ms. Manz from the Planning Department. Non voting liaisons to the Partnership will be Norm Cohen of the BOS, Elizabeth Borghenszni of the Council on Aging, Richard Wolk of the Conservation Commission and Miss Rust to the Town. There are several points that need to be clarified with the BOS on composition and Ms. Rust will seek a letter of clarification.

**Next Meetings:** The meeting calendar for the 2011-2012 was set as follows: November 17<sup>th</sup>, December 15<sup>th</sup>, January 19, <sup>2012</sup>, February 16, 2012, March 15, 2012, April 26, 2012, May 17, 2012 and June 21, 2012.

The meeting was concluded at approximately 9:39 pm.

Respectfully submitted:

Carol Marine