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# *Lexington Housing Partnership*

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## Lexington Housing Partnership Meeting Minutes

Thursday, September 26, 2013

Ellen Stone Room, Cary Hall

1605 Massachusetts Avenue

Lexington, Massachusetts

### ATTENDEES

Michelle Ciccolo, Tom Harden, Mary Haskell, Wendy Manz, Carole Marine, Joe Pato, Bob Pressman, Jennifer Van Campen (Metro West Collaborative Development), Melinda Walker & Betsey Weiss.

Betsey Weiss chaired the meeting and Melinda Walker took notes.

The meeting was called to order at 7:35 PM.

### DISCUSSION ITEMS

#### HOUSING PRODUCTION PLAN

Melinda reported on the HPP Subcommittee activities. Tom Harden, Mary Haskell, Wendy Manz, Bob Pressman, Melinda Walker and Betsey Weiss attended the meetings. The subcommittee met five times (7/2, 7/9/7/17, 7/31 & 8/6) during the summer. The subcommittee reviewed the draft of the HPP page by page and made numerous editing suggestions which were then incorporated in a 'word' version of the draft that was sent to Aaron Henry for his review. Wendy Manz authored an alternative version of the "Strategies and Goals" section and Tom Harden submitted a 'new' section on sustainability goals. Betsey, Melinda and Wendy met with Aaron Henry on Friday, August 9 to review the subcommittee's comments and suggestions.

Michelle Ciccolo explained that the Metropolitan Area Planning Council received a multi-million dollar grant from the Department of Housing and Urban Development to support planning efforts that incorporate livability, sustainability and social equity values into land use plans and zoning.

#### PLANNING for OCTOBER MEETING CELEBRATION

There was a brief discussion about the proclamations Joe Pato will be bringing to the celebration. Betsey will confirm with Chris Kluchman and Florence Baturin to confirm they can attend the October 24<sup>th</sup> meeting. Bob Bicknell will also be in attendance because he has some foundation business to discuss with the board. Members volunteered to bring the following: Melinda: paper goods; Carol: food & beverages; Mary Haskell: cookies; Betsey: cake.

#### DISCUSSION OF LEADERSHIP ROLES AND COMMITTEE TASKS

Betsey announced that she will continue in her role as Acting Chair for six months and Melinda will be Vice Chair for six months. Betsey reiterated her concerns about our declining membership. Carol Marine will contact someone she knows who has a background in urban planning and might be interested in joining the committee.



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There was a discussion about what the Partnership should focus on in the future. Betsey reminded the attendees that the Partnership had recently compiled a list of duties and tasks. Members discussed the need for additional advocacy. Mary Haskell noted that Chris Kluchman was very effective in advocating for housing on the BUSA property because of her professional expertise. Bob Pressman made the case for more advocacy for LexHAB projects. He reminded members that there are many opportunities to attend meetings, including LexHAB, CPC and the Board of Selectmen. He also reiterated that there are specific projects we should advocate for including getting the LexHAB BUSA plans on the BOS agenda and advocating for housing on the Scottish Rite property.

### REPORTS on COMMITTEE and BOARD MEETINGS

Mary Haskell attended a meeting LexHAB held on Monday, September 23<sup>rd</sup> with the abutters of the BUSA property. LexHAB presented their plans (drawings) for two buildings with three (3) living units in each building. The abutters raised many concerns about the development.

Bob Pressman reported on a LexHAB meeting in which Peter Kelley rose to explain why he initially opposed the LexHAB proposal on Fairview Avenue. Peter Kelley seemed to indicate that a subsequent conversation with the Town Manager has alleviated some of his concerns.

### REVIEW of BOB PRESSMAN'S LETTER in SUPPORT OF LexHAB PLANS for BUSA PROPERTY

Tom Harden moved approval of Bob Pressman's letter. Carol Marine seconded the motion and the motion passed unanimously. The letter must be submitted prior to when the LexHAB/BUSA project will be on the BOS agenda. Betsey encouraged members to attend the BOS meeting (which may be October 21).

### PRESENTATION by JENNIFER VAN CAMPEN on COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS

Jennifer Van Campen explained that she wanted to help Partnership members better understand the role Metro West Community Development plays as the "CHDO" for the town of Lexington. Metrowest is currently acting as a consultant for LexHAB on the Fairview project. Jennifer distributed began her a document entitled, "Community Housing Development Organizations." The committee reviewed the information in the document. Jennifer explained that Aaron Henry has contacted her colleague, Steve LaFerriere, to review some of the properties listed on the Dodson Survey. Tom Harden asked Jennifer to explain the process Metrowest uses to determine suitability for purchase and development. Jennifer said the evaluate the following: current zoning restrictions, potential asking price, whether Metrowest should propose a 40B development, and how many housing units should be developed. If Metrowest thinks a property is suitable, they may make an offer with very little down and ask for 120 days to secure pre-development financing. In order to obtain pre-development financing from the state, the project must be defined as 'low income;' therefore, the state will not finance senior or '55+' developments which would be considered to be 'moderate income.'

Jennifer suggested that a subcommittee be formed to work with Metrowest to review the Dodson Survey parcel list. Members agreed to form such subcommittee. Betsey, Bob P. and Melinda volunteered to serve on the subcommittee. Betsey will set up the first meeting date for the subcommittee.



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### LOTTERY for LexHAB UNITS

Jennifer held a lottery for two LexHAB units that are available. Tom Harden pulled the numbers. Jennifer felt this was a good opportunity for members to see the lottery process in action.

### NEXT MEETING

Thursday, October 24<sup>th</sup>, 2013 @ 7:30 pm, Ellen Stone Room, Cary Hall, Lexington.

### ADJOURNMENT

The meeting was adjourned at 9:20 PM.

Respectfully submitted,

A handwritten signature in red ink that reads "Melinda Walker". The signature is written in a cursive, flowing style.

Melinda Walker