



---

# *Lexington Housing Partnership*

---

Lexington Housing Partnership Meeting Minutes

Thursday, February 25, 2014

Ellen Stone Room, Cary Hall

1605 Massachusetts Avenue

Lexington, Massachusetts

## **ATTENDEES**

Jeri Foutter, Tom Harden, Mary Haskell, Wendy Manz, Joe Pato, Bob Pressman, Steve LaFerriere (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**

### 1. Approval of Minutes of January 23, 2014 Meeting

Melinda Walker moved to approve minutes. Mary Haskell seconded the motion. Motion approved unanimously.

### 2. LHP Support Letter for BUSA Property

Mary Haskell offered a new version of the letter intended for the BoS in support of six (6) units of housing on the BUSA property. There was an animated discussion of the merits of the various versions of the letter. There were concerns expressed about the length of the letter and how much chronological detail was necessary. Following the discussion, Mary Haskell offered a motion to accept Mary Haskell's version of the letter. Melinda Walker seconded the motion. The motion passed unanimously.

### 3. LexHAB CPC Request

Bob Pressman reported that the chair of the Community Preservation Community had asked LexHAB to provide additional detailed information about how the components of the project at BUSA would add up to \$1,250,000.00. After LexHAB provided the additional documentation, the chair changed her vote to 'Yes,' giving LexHAB unanimous support from the Community Preservation Committee.

[Note: At this point, Wendy Manz reported some good news for the partnership: the Capital Expenditures Committee wants to develop a five year plan for affordable housing. She also reported that there is support from the CEC for the LexHAB request for \$750,000.00 for development on the BUSA property. Wendy reviewed the some of the upcoming capital projects (including \$900,000 for the town wide pool and \$2,400,000 for the center field track) which will be competing for funding in the coming years.]



---

## *Lexington Housing Partnership*

---

Bob Pressman mentioned that Rob Addelson has been working on revenue projections for CPC. These projections may indicate a shortfall in funds for community housing.

#### 4. Housing Authority CPC Request

The Lexington Housing Authority's request for \$300,551.00 for improvements at Vynebrooke Village was approved unanimously.

#### 5. Dodson Parcel Update

There are no new updates on the 'Phase One' properties on the parcel list. There was a discussion about the suitability of the properties on 'Phase Two' list. Phase Two includes 69 Pleasant Street, the Elks property, 167 Cedar Street, the Staecker property, and the Tropeano property on Larchmont Lane. Steve LaFerriere described strategies Metrowest uses for approaching property owners. Bob Pressman described some properties around town that may be cited for demolition by neglect including some houses on Massachusetts Avenue and Marrett Road. In the case of these properties Steve said there might a problem of the suitability for multi-family units.

There was a discussion of the use of zoning mechanisms for the development of affordable housing. Wendy Manz cited "Incentive Zoning," whereby a 7200 square foot parcel could yield seven (7) units. Such a subdivision would provide a public benefit by increasing density in developments. The 'Journey's End' development in Lexington was mentioned as an example of 'Balanced Housing;' the development includes one mansion, three houses and ten townhouses.

Bob Pressman expressed his concerns that the town is not paying attention to the needs of families earning 120% of AMI; these families would qualify for 'moderate income' housing. Tom Harden mentioned that there are some builders who will voluntarily build affordable housing.

#### 5. HHP update

Aaron Henry appeared before the Planning Board on January 27 to request approval of the Housing Production Plan. Betsey Weiss expressed her concerns that some of the edits the partnership had suggested had not been made to the draft of the plan. Melinda Walker moved that the partnership give Wendy Manz authority to represent the partnership as she works with Aaron to submit a more fashioned introduction. Tom Harden seconded the motion.

Ayes: Jeri Foutter, Tom Harden, Wendy Manz, Melinda Walker, Betsey Weiss.

Nay: Bob Pressman.

Motion was approved.

Joe Pato indicated the one page executive summary of the Housing Production Plan will focus on the need to assure continued compliance with the 40B legislation.



---

## *Lexington Housing Partnership*

---

6. New members to contact- Carol Marine

Carol Marine was not present.

7. New Business

There was a discussion about the effect the assisted-living facility will have on the Subsidized Housing Inventory for Lexington. The answered question is whether the units will alter the denominator in the schedule. It was thought that Jay Hicks might have some information on the nature of the development.

**NEXT MEETING**

Thursday, March 27, 2014 @ 7:30 pm, Ellen Stone Room, Cary Hall, Lexington.

**ADJOURNMENT**

The meeting was adjourned at 9:10 PM.

Respectfully submitted,

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

Melinda Walker