



Lexington Housing Partnership

Meeting Minutes for October 30, 2014

Attendees: Betsey Weiss, Melinda Walker, Mary Haskell, Bob Pressman, Harriet Cohen, Jeri Foutter, Joe Pato

Guests: Dan Gaulin, Regional Housing Services Office (RHSO), Candy McLaughlin

Absent: Nancy Corcoran-Ronchetti, Erica Endyke, Bill Kennedy

The meeting was chaired by Betsey Weiss and the minutes were taken by Harriet Cohen. The meeting was called to order at 7:35 pm.

1. Approval of minutes

Ms. Cohen has been working on minor changes with Mr. Pressman and will re-issue the minutes shortly. The goal is to approve the minutes at the next meeting.

2. Public email address project (Candy McLaughlin)

Records, including mails, must be archived. Every committee has an address “@lexington.ma.gov”. Each committee is responsible for monitoring and managing their email through Outlook Web Application (OWA). If an email comes in that the whole committee should see, it should be sent to the committee. Everyone should reply all or CC so that the committee mailbox receives the email.

All email sent to the committee mailbox will be archived by the Town. (Note: the email for the LHP is housingpartnershipboard@lexington.ma.gov)

3. Update on the Potential Parcel List (Dan Gaulin)

Mr. Gaulin has reviewed the “Potential Parcel List” for assessed values. The list did not yield a great deal of useful information with respect to house pricing. Lot size, however, seems to be more promising: two houses each on a large lot on Concord Ave. Also, Eldridge St. has a number of smaller homes on larger lots. That’s interesting because there is potential for buying two houses and putting up three houses. Mr. Gaulin identified several other properties that offer the potential for affordable housing. Over time if these became available, it might be possible to purchase them with CPA funding, either buying the property outright or by taking a mortgage on the property and paying the mortgage by renting out the property.

4. Small Grants Program (Mary Haskell and Dan Gaulin)

The LHP agreed that a small grants program is a good idea. Funding the program is an issue: it is highly unlikely that CPA funding could be allocated for these small grants. The LHP would have to raise the money through donations or seed money from developers. Ms. Haskell will contact Bob Bicknell for his thoughts on opportunities for fund raising.

5. Lexington Housing Foundation Report (Jeri Foutter)

Ms. Foutter provided a financial report for the Lexington Housing Foundation (LHF). The ending balance for the LHF is \$13,807.47, as of July 31, 2014. Refer to Appendix A for the LHF financial report.

6. MWCD and LHP Information Session on Qualifying for Affordable Housing (Jeri Foutter)

There were two sessions, one in the evening and one in the daytime. The daytime session was better attended than the evening session – several people called and could not attend the evening session because of the weather. Multiple town employees attended the sessions. The information seemed to be well received. Thank you to Jennifer of Van Campen of MWCD for doing the presentation and thank you to



Lexington Housing Partnership

Ms. Foutter and Cambridge Savings Bank for providing the venue and for contributing \$500 to sponsor/fund the sessions.

7. Update on Fairview (Betsey Weiss)

The Zoning Board of Appeals approved the Fairview proposal by a vote of 4 to 1. The proposal will go through the standard process of approved proposals.

8. Request for a Planning Board Study to Limit Tear Downs (Bob Pressman)

Homeowners in East Lexington have indicated an interest in limiting tear downs. A meeting has been scheduled with the residents to discuss their concerns.

9. CPC Update (Bob Pressman)

No housing requests have been received this year. The CPC received four open space requests, four historic requests, and several other requests, plus a request for debt service.

10. LHP Members Running for Town Meeting

Ms. Weiss and Mr. Pato urged LHP members to run for Town Meeting.

11. Discussion about a Minimum Number of Meetings per Year for Voting Members

Several members have been missing most or all of the LHP meetings. Typically, there are 10 meetings per year. Members who do not attend a reasonable number of meetings or are other not otherwise active members will be encouraged to resign.

12. Fall Op-Ed (Melinda Walker)

Ms. Walker is in progress on an Op-Ed piece targeted for the *Lexington Minuteman*.

13. Discuss Housing Trust Fund Idea (Betsey Weiss)

Ms. Weiss is exploring the possibility of establishing a housing trust fund. CPA and potentially other funds would be held by the fund rather than having the funds go to LexHAB. The LHP discussed whether the Lexington Housing Foundation could serve as this vehicle.

14. Change of Chair (Betsey Weiss)

Ms. Walker volunteered to chair the LHP. Ms. Weiss moved that Ms. Walker be appointed the chair and Ms. Weiss be appointed vice chair, as of January 2015. Mr. Pressman seconded the motion. It passed unanimously. Ms. Walker noted that she would refer to her new position as the "Convener".

15. New Business

The Watertown Town Council recently amended its Inclusionary Zoning Ordinance to increase the percentage of affordable housing required. More information about the changes to the zoning ordinance may be found at the [MetroWest Collaborative Development blog](#).

16. Next meeting date: Nov. 20, 2014 is proposed. December 4 will be the fallback if committee members are not available. Ms. Weiss will follow-up.

17. Adjournment

Ms. Walker moved that the meeting be adjourned. Ms. Haskell seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:30 pm.

Lexington Housing Foundation, Inc.
Financial Report

Fiscal 2013
7/1/12 to 7/31/13

Fiscal 2014
7/1/13 to 7/31/14

Date	Description	Amount	Date	Description	Amount
7/1/2012	Beginning Balance	\$5,811.17	8/1/2013	Beginning Balance	\$9,734.23
Revenue					
8/30/2012	Cambridge Savings Bank	\$3,000.00	10/8/2013	Eagle Bank	\$750.00
10/11/2012	Hancock Church	\$500.00	12/5/2013	Hancock Church	\$500.00
4/22/2013	Hancock Church	\$500.00	12/18/2013	Cambridge Savings Bank	\$3,000.00
	Revenue Subtotal	\$4,000.00		Revenue Subtotal	\$4,250.00

Expenses					
11/20/2012	Harriet Cohen - reimbursement	\$41.94	8/13/2013	Bob Bicknell - reimbursement	\$37.00
7/30/2013	Web Hosting Fee	\$35.00		Annual Report Filinf Fees 2012 & 2013	
	Commonwealth of Massachusetts		8/25/2013	Commonwealth of Massachusetts	\$35.00
	Form PC Filing Fee			Form PC Filing Fee	
	Expenses Subtotal	\$76.94	1/6/2014	Harriet Cohen - reimbursement	\$52.38

			7/22/2014	Harriet Cohen - reimbursement	\$52.38
				Web Hosting Fee	
				Harriet Cohen - reimbursement	\$52.38
				Web Hosting Fee	
				Expenses Subtotal	\$176.76

7/31/2013 Ending Balance

\$9,734.23

7/31/2014 Ending Balance

\$13,807.47



Respectfully Submitted by Jeri Foutter
Director and Treasurer, Lexington Housing Foundation, Inc.