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## *Lexington Housing Partnership*

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### **Meeting Minutes for Jan. 22, 2015**

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

**Absent:** Erica Endyke, Paul Linton, Nancy Corcoran-Ronchetti

**Guests:** Steve Laferriere, Hannah Brockhaus (both of MetroWest Collaborative Development)

The meeting was chaired by Melinda Walker and the minutes were taken by Harriet Cohen. The meeting was called to order at 7:37 pm.

#### **1. Approval of minutes**

Bob Pressman moved the minutes, Jeri seconded. The minutes passed unanimously as amended at the meeting.

#### **2. Update Potential Parcel List (Steve Laferriere)**

Mr. LaFerriere reported that the status of the list has not changed.

#### **3. Update on Planning Board study to limit teardowns (Mr. Pressman)**

92 permits were issued in the last year. A drive around town indicates that the rate of demolitions has not declined.

There is a citizens article on the town meeting warrant related to historic houses. Currently, there is a 1 year moratorium between the time the owner files for a permit on a historic house and the time at which demolition may take place. The citizens article calls for a 2-year moratorium between the time between the filing of the permit and the time demolition takes place.

#### **4. Massachusetts Affordable Housing Trust (Ms. Cohen, Ms. Haskell and Ms. Weiss)**

Ms. Cohen reviewed the discussion by the sub-committee that had met earlier in the week. The sub-committee reviewed the MAHT legislation, discussed the purpose of the MAHT, and the possible relationship to LexHAB.

As an example, Sudbury has an MAHT the purpose of which is to provide for the creation and preservation of affordable housing for the benefit of low and moderate income households.

Ms. Haskell reported on the activities of the Lincoln MAHT.

Ms. Foutter contacted the town of Concord. They no longer have a housing trust. They now do development through the housing development corporation (similar to LexHAB). They use builder, developer, and CPA funds. They have several large projects in the works. They have a Concord Housing Foundation, which is mostly an advocacy organization. The housing development corp does smaller projects and contracts out bigger ones.

Only Weston has both a LexHAB-equivalent and a MAHT, though the Weston "LexHAB" is not a trust.

Mr. LaFerriere reported that Harvard has a trust and they bought a property on the private market. They put out an RFP for developing the property. Metro West Collaborative Development won the



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RFP. The neighbors objected to the density of the proposed development, water usage, and traffic. The Harvard Trust then put the property on the market.

Mr. Pressman noted that LexHAB may have projects that require most of the CPA funds.

The discussion centered around whether an MAHT would be redundant. Mr. LaFerriere suggested that the sub-committee open a discussion with LexHAB to determine how LexHAB and an MAHT might interact.

The discussion then focused on how the town might structure town entities to drive the creation of more affordable housing units.

Next steps: sub-committee will continue its investigations and propose next steps to include a meeting with LexHAB. Mr. LaFerriere suggested also suggested contacting the Belmont Housing Trust.

**5. Update on Small Grants (Ms. Haskell)**

Ms. Haskell suggested that we first identify a source of funds. We will table this until such time as there is a source of funds.

**6. Update on Survey of Open Space & Recreation Plan (Mr. Pressman)**

Mr. Pressman reported that there is no mention of affordable housing in the survey of open space and recreation survey.

**7. Discussion of 2015 Annual Town Meeting warrant articles of interest to housing advocates (Ms. Walker)**

The Town has an option to buy the Wright Farm property now that the owner has passed away. The house has been targeted for LexHAB.

**8. Report on CPC meeting re: Wright Farm (Mr. Pressman)**

Mr. Pressman reported that upon the recent death of Katherine Wright, the Town's option to purchase a one acre parcel adjacent to Grove Street came to fruition. This parcel contains a single family house, a separate garage, and a large barn. At a meeting convened by Town Manager Valente and attended by BOS members Cohen and Barre and representatives of the Conservation Commission and LexHAB, it was agreed to support a request for CPA funds to exercise the option, with LexHAB to rehab the home and the CC to use the barn. He further reported that on January 21, 2015, the CPC approved the expenditure of up to \$755,000 for this project [\$520,000 for purchasing the property and existing structures, \$140,000 for rehabilitation costs for the home, and the remainder for ancillary costs]. [The allocation of this amount among CPA purposes will take place at a later time.]

**9. Report on BUSA developments (Mr. Pressman)**

Peter Kelley and his son are building condos and, as a result, will have fill from the project that can be used in the development of the Busa land. Mr. LaFerriere is finishing up the Local Initiative Program (LIP) application for Busa.

**10. Discussion about meeting attendance expectations for voting members (Ms. Weiss)**



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The LHP discussed attendance requirements. Ms. Haskell proposed a motion requiring a minimum of 6 meetings per year as a condition of LHP membership. Ms. Weiss seconded. The motion passed unanimously.

**11. Op-Ed draft review (Ms. Walker)**

The LHP provided suggestions on how to make the editorial more compelling.

**12. New Business**

Ms. Brockhaus noted that she will be at MWDC thru July. She is available for assistance on projects and asks that LHP please contact her if she can be of assistance.

**13. Next Meeting Date**

The next meeting will be on February 26.

**14. Adjournment**

Ms. Weiss moved that the meeting be adjourned, Ms. Cohen seconded the motion and it passed unanimously.

The meeting adjourned at 9:26 pm.