



Lexington Housing Partnership

Meeting Minutes for February 24, 2016

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

Absent: Paul Linton, Nancy Corcoran-Ronchetti

Guest: Desiree Pelletier, Americorps Volunteer, Metro West Collaborative Development

Melinda Walker chaired the meeting and Harriet Cohen took minutes. The meeting was called to order at 7:32 pm.

1. Approve Meeting Minutes

Mr. Pressman moved approval of the November 5, 2015 minutes. Ms. Foutter seconded. The motion passed unanimously. Based on discussion of the January 14, 2016 meeting minutes, several typographical errors in the minutes were corrected. Mr. Pressman moved approval of the January minutes. Ms. Foutter seconded the motion. The motion passed unanimously.

2. Residential Policy Committee Report (Jeri Foutter)

Ms. Foutter reported that the RPC Finance sub-committee performed an analysis of the price a developer pays for a property relative to the price paid by the house buyer. The analysis by the committee shows that the developer is paying 40% to 45% of the ultimate sale price to the homeowner in order to acquire a house for a tear down and re-build. The goal of the analysis is to understand how a Gross Floor Area (GFA) limitation might impact both home prices and town revenue. Further information will be available on the Town Planning Board website. Ms. Foutter also answered several questions about Neighborhood Conservation Districts.

3. Resignation of Robert Bicknell as President of the Lexington Housing Foundation

Mr. Bicknell submitted his resignation as the President of the Lexington Housing Foundation. Ms. Haskell discussed the need to replace Mr. Bicknell as the President and Member of the Board of Directors of the Lexington Housing Foundation. The Lexington Housing Foundation is responsible for appointing a new president and board member.

4. Review of LexHAB Activities (Mr. Pressman)

Mr. Pressman reported that

- LexHAB and the Board of Selectmen have taken the steps to transfer the Busa housing parcel from the town to LexHAB.
- There was discussion on obtaining HOME funds to pay for Keillor farm unit (Cataldo Barn rehab).
- The Town closed on the Wright Farm property.
- Fairview is under construction.
- There is no update regarding the Leary property.

5. Report Meeting with State Senator Barrett re Affordable Housing (Ms. Walker)

Mr. Walker and Ms. Pelletier met with State Senator Michael Barrett. Several other organizations with an interest in affordable housing (e.g., WATCH) also met with Senator Barrett. He was



Lexington Housing Partnership

interested in affordable housing and engaged in the conversation, but was of the opinion that there is not much interest in the legislature in affordable housing per se. Any legislation on affordable housing would have to be framed in terms of benefits to seniors or families.

6. Discussion of Metrowest Plans for Coffees for Seniors (Ms. Pelletier & Ms. Walker)

Metro West Collaborative Development (MWCD) held an information session on affordable housing for seniors at the Dedham Council of Aging. MWCD provided advice on options for affordable housing to the attendees. Ms. Pelletier proposed holding a similar meeting in Lexington. The LHP agreed that it would be a very good idea to hold such a meeting and suggested the Community Center as a locale. The LHP offered to co-sponsor the meeting and suggested that Desiree target the beginning of April timeframe.

7. Partnership Plans for 2016

The following initiatives were proposed for this calendar year:

- Develop housing for seniors
- Ensure that significant progress is made on the Leary housing development

8. New Business

There was no new business.

9. Set Next Meeting Date

The next meeting will be March 31 at 7:30 pm.

10. Set Next Meeting Date

The meeting was adjourned at approximately 9:20 PM.