



Lexington Housing Partnership

Meeting Minutes for Tuesday, May 2, 2017

The meeting was called to order at 7:40 pm. Melinda Walker chaired the meeting and took the minutes.

Present: Nancy Corcoran-Ronchetti, Mary Haskell, Richard McDonough, Paul Linton, Joe Pato, Bob Pressman, Melinda Walker, Betsey Weiss

Absent: Harriet Cohen, Wendy Manz

Guests: Harry Forsdick and Gerald Paul

Approve Meeting Minutes of April 4, 2017.

Several corrections to the minutes were suggested and accepted. Mary Haskell moved to accept the minutes as corrected; Bob Pressman seconded the motion and the minutes were approved unanimously.

Updates on projects/proposal with affordable housing implications.

A. The defeat of the Planning Board's "Two Family" article at the annual town meeting was discussed. Betsey Weiss, who voted in support of the article, thought that the affordable housing or senior housing requirements were too onerous for two-family builders. She voiced her concerns at Town Meeting prior to the vote and to the Planning Board. Bob Pressman did not feel the restrictions were onerous. There was a brief discussion about the construction and pricing of a two-family building in East Lexington.

B. It was reported that all interested parties have signed the "Memorandum of Understanding" between the Board of the Directors of Brookhaven and the Board of Selectmen.

Update on Keeler Farm

Melinda Walker reported the Board of Selectmen approved the use of HOME and CPA funding for the purchase of the affordable unit at Keeler Farm. The final purchase price is \$199,000; \$143,400 in HOME funds and \$55,600 in CPA funds will be used to complete the transaction. The original CPA appropriation for this project was \$185,000; the increase in the HOME funds contribution reduced the CPA contribution by \$129,400 will be returned to the CPC.

Discussion of LexHAB activities.

A. The BUSA LIP Application is 99% complete and will be sent to DHCD shortly. The reporting process for the DHCD design & build at DHCD is a new requirement for LexHAB, reason application has taken so long.

B. Bob Pressman reminded the partnership of the additional costs incurred at FAIRVIEW because of the installation of solar panels. LexHAB may come to Fall Town Meeting to ask for additional funds for the solar panels at BUSA. Joe Pato explained there are two ways to install solar panels. One is the ownership model, where the building owner OWNS the panels, and the other is a PPA (Power Product Agreement), meaning the building owner 'leases' the roof space to the solar panel supplier. It is unclear which option LexHAB will choose.

Report on BoS approval of changes to partnership charge.

Melinda Walker reported that the changes to Lexington Housing Partnership 'charge' were approved by the Board



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of Selectmen at their on April 24 meeting.

Update on progress on studying 'Smart Growth Zones.'

Jeri Foutter is still waiting to hear from the town about a meeting date.

Report on meeting with the Council on Aging.

At the invitation of the Council on Aging, partnership members Jeri Foutter, Richard McDonough, Melinda Walker and Betsey Weiss attended a COA meeting on April 5th. There was lively discussion about the possibility of development of collaboration between the partnership and the COA to advocate for the development of senior housing in Lexington. Participants felt that the perhaps a working group could be modeled on the working group that led to the successful establishment of the new Lexington Community Center.

New Business.

The partnership welcomed Lexington residents Gerald Paul and Harry Forsdick to the meeting. Mr. Paul and Mr. Forsdick presented their concerns about the lack of senior housing in Lexington and offered some suggestions about ways development of new housing might proceed. One way to enhance to the vibrancy of Lexington center would be to build senior housing in the center; this would generate more foot traffic. The most recent high-density development in the center, Lexington Place, is too expensive for seniors looking to downsize. Gerald and Harry wondered whether a portion of the Depot Square parking lot could be used as a site for a multi-level structure (with parking).

Jeri Foutter reported that she asked Jennifer VanCampen (Metrowest Collaborative Development) what would be the minimum requirements for a community development corporation to get involved in new construction. Jennifer said the model would be at least 30 units in a multi-level building (4 or 5 floors) with an elevator. Although the apartments might be considered small, Jeri suggested the project could include community areas for socializing and guest rooms available to reserve for visiting guests to compensate for downsizing. She also mentioned Caritas Communities, a non-profit developer of affordable housing might be interested in developing senior housing; Caritas Communities is unusual in that ALL of their units in their developments are affordable or low-income (unlike for-profit developers such as Avalon).

The following is a sample of the questions raised during the discussion.

Would eligibility for either rental or owner-occupied affordable housing be based on just income OR income and assets?

What would be an appropriate price point for sale or rental?

What would be the best square footage?

Would the co-housing model be of interest to folks in Lexington?

Would it be appropriate to limit residents to one car per unit?

Set next meeting date.

The next meeting will be on Tuesday, June 6, 2017.

Adjournment.



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The meeting was adjourned at 9:20 pm.