

Lincoln Housing Commission
Meeting Minutes
May 9, 2016, 7:30 p.m.
2nd Floor Conference Room, 16 Lincoln Road

Members Present: Diana Chirita, Chair, Sharon Antia, Allen Vander Meulen Peter Georgiou, Linda Conrad and Mary Sheldon

Others Present: Pamela Gallup, Housing Consultant, Jennifer Burney, Director of Planning and Land Use, Ursula Nowak and Elaine Carroll, Adm. Assistant

The meeting was called to order at 7:30 p.m. Sharon Antia made a motion to approve the minutes from April 8, 2016 meeting as amended. The motion was seconded by Allen Vander Meulen. The vote to approve was unanimous. The next scheduled meeting will be June 6, 2016 at 7:00 in the 2nd Floor Conference Room.

Lincoln Woods: Jen Burney met twice with Noah Sawyer of The Community Builders regarding affordable housing and ongoing renovations at Lincoln Woods. There are a total of 125 units with 53 at market rate and 72 low to moderate income. Of the 72 units 32 are under a Section 8 voucher and 40 are under a 30A program. Under the 30A program the tenant can take medical deductions but under 40P (transitional program) they cannot, which means an increase of \$20 to \$40. There is a 6 month wait for the 40 units and a 2 year wait for the 32 units. Regarding the rent increase, Jen said that Noah told her that 8 residents refused to submit requirements for reclassification and are now required to pay market rate. Jen will look into this further. Ms. Nowak said the increases are a problem with some tenants. Jen suggested setting up a meet between the Housing Commission and The Community Builders. The renovations consist of water pipe replacement, kitchen remodels and window replacement and they hope to be done by Sept. or Oct. of 2016. They will be having another outreach meeting with residents and will have Jen and Mary Day also present. Jen will check with Noah Sawyer on the date and perhaps members of the Housing Commission could also attend. They will be coming to the Town soon for the \$300,000 from the AHT. Noah also said that once they get through the renovations they will be willing to talk to the Town about expansion.

Update on RFQ: Mary Day has sent out the RFQ to 5 people and the response is due back on May 18. Mary will pick the top 2 or 3 and some of the members will meet on May 21 to decide on which one to choose.

Rent Re-certifications: Five of the tenants are up for re-certification and have submitted their necessary information, which is for July 1. Since Anne Dooley is no longer working for the HC, Sharon Antia made a motion to set aside \$1,000 to hire Pam Gallup to do the re-certifications. The motion was seconded by Allen Vander Meulen. The vote to approve was unanimous.

AHT Representative: Allen has agreed to be the HC representative on the AHT to replace Diana. Diana will notify the Board of Selectmen so that Allen can be appointed.

Housing Coalition Meeting: The members set up a tentative date of May 26 at 7:00 p.m. for a Housing Coalition meeting. Diana will check with the members of the AHT to see about their availability at their meeting tomorrow morning.

Update on Public Forum:

Pam Gallup showed the members the slide show for the Public Forum on May 16. Pam said that we will need 10 affordable units by 2020 to maintain our 10%. The zoning requirements for an affordable apartment are that it has to retain the appearance of a single family house and cannot be detrimental to the neighborhood. They will need a deed restriction for a minimum of 15 years, termination upon sale of property and a 60-day notice to

be removed from the program. A CORI and credit report would not be done unless the tenant has been selected. There are only two reasons for CORI refusal and that is if they were convicted of drug dealing or a convicted sex offender. Pam met with the assessors regarding the tax exemption and they are still on board. We would need to know the square footage of the accessory apartment in order to give the tax exemption. There will need to be a memorandum of understanding (MOU) set up as to how this will work. There is also the possibility of a \$25,000 grant agreement from the AHT but the details will need to be worked out on this. This grant could be used to create a new affordable apartment or to bring an existing one up to code. Linda Conrad voiced her concerns about giving a grant to homeowners. Diana said that the tax exemption alone may not be enough of an incentive. The \$25,000 would need to be paid back if the house is sold or the affordable apartment is removed. The grant will be discussed at the AHT meeting on May 10. Sharon will put a short survey on LincolnTalks to see what people might find helpful. Sharon Antia made a motion that the Housing Commission seek approval from the Affordable Housing Trust for a \$25,000 grant to homeowners willing to establish an affordable accessory apartment. The motion was seconded by Peter Georgiou. The vote was approved 4-1.

At 9:15 p.m. Allen Vander Meulen made a motion to adjourn the meeting. The motion was seconded by Sharon Antia. Vote to approve was unanimous.

Submitted by Elaine Carroll