

**Affordable Housing Trust/Housing Commission
Joint Meeting Minutes
Thursday, January 18, 2018, 7:30 a.m.
Donaldson Room, Town Offices**

Members Present: AHT: James Craig, Co-Chair, George Georges, Co-Chair, B-J Scheff, Tom Sander, Diana Chirita and Vicki Braithwaite – HC: Allen Vander Meulen, Chair, Diana Chirita, Vice Chair, Evan Gorman and Bijoy Misra

(Member unavailable: HC: Rakesh Karmacharya)

Others Present: Pamela Gallup, Consultant; Kathleen O'Donnell, Attorney; Gary Taylor, HOW Group; Elaine Carroll, Adm. Assistant; Andrew Consigli, CIVICO (arrived late)

At 7:35 a.m. the meeting was called to order.

CIVICO is requesting that the Housing Trust and/or Housing Commission co-sponsor the warrant article for Town Meeting to extend the overlay district. If a town entity co-sponsors the warrant article then CIVICO will not need to file a citizen's petition.

It would be helpful to find out how The Commons warrant article was done. Gary Taylor saw no problem with co-sponsoring and that there would be no down side. Pam Gallup said that she was told by Susan Brooks that the Planning Board could not sponsor because CIVICO needs to go before them for site plan approval. James Craig said the Selectmen will also give their support. Pam Brown had actually written what the warrant article would say but only for 15 units of affordable housing but this was written for a citizen's petition, which they will not need to do now. Pam Gallup said she wants the warrant article state that there will be 60 rental units and all qualify for the SHI. We need to learn from mistakes made with the Groves by making sure we have everything needed. Allen Vander Meulen asked if this project falls through and we fall below 10% can anyone come in and build. James Craig does not believe it does and that we can put a cap on the number of units. We are able to refine wording of the warrant article up to two weeks before the deadline.

Allen Vander Meulen made a motion that the Housing Commission work with the Affordable Housing Trust and CIVICO to co-sponsor the warrant article with the wording to be determined. Evan Gorman seconded the motion. The Housing Commission vote to approve was unanimous. James Craig made a motion that the Affordable Housing Trust will work with the Housing Commission and CIVICO to co-sponsor the warrant article with wording to be determined. B-J Scheff seconded the motion. The Affordable Housing Trust vote to approve was unanimous.

The members discussed with Andrew Consigli of CIVICO the Public Forum to be held on January 31, 2018 at 7:00 p.m. in the Donaldson Room so that it can also be televised.

Mr. Consigli said CIVICO will do a slide presentation with updated material with a history of CIVICO also. B-J Scheff said there will be a meeting at The Commons with CIVICO on February 8 at 2:30 p.m. The traffic study should be 95% complete by next week. The members said they should show how the 2 1/2 story is going to sit on the land and he will also have that ready.

Pam Gallup will give a presentation on affordable housing but also feels that people in Lincoln are well educated and know about 40Bs so the presentation should be very short. James suggested that Pam include the information about the \$1 million loan. Allen is not sure the abutters are knowledgeable about affordable housing but more concerned about how the project will impact them. That neighborhood has endured a lot recently and is concerned about how it will inconvenience them. Pam will be putting information on the Town website, which will give a list of all the outreach meetings available, demographics of how this has evolved including most developers since 2016 have wanted 125 – 250 units there, and how the Housing Coalition has worked over the years to come up with ways to meet our 10%. At that point, CIVICO will do a slide show and their civil engineer will give a short presentation on the traffic issues.

Mr. Consigli said he would provide the members with some information before the Jan. 31 Public Forum. Pam Brown also will be at the Public Forum. There should be 45 minutes to 1 hour for the presentation and 1 hour for questions and answers. The room can hold about 70 people and a couple of the tables can be removed and it will be televised. If there is a big turnout we can have another meeting and Pam has reserved the Donaldson Room on Feb. 28 also for an update on the project.

CIVICO will be holding a meeting tonight at the Library. James will ask Buck Creel and Becky McFall to provide something in writing that they had done a study and the school system should only be increased by 13 children. James asked if we will get questions about who will be eligible for the 15 affordable units. Pam said the Regulatory Agreement will state that up to 70% will go to local people: residents of the Town of Lincoln; Town employees; employees of local businesses and families who have children in Lincoln Public Schools. The lottery will include 10 units for local preference and 5 units all others. When the 10-unit lottery is chosen, the rest of the local preferences go into the second lottery, which means they have 2 chances to be picked.

James asked Mr. Consigli if there was any discussion about shared bussing with The Commons. He said they will be discussing this with The Commons, but either way they plan on having a shuttle to Alewife and the train station. Allen Vander Meulen said he would contact Andrew about discussions that have taken place at SLIPC meetings and the researched he had done on shuttle buses. There will be parking for 105 vehicles with 30 spaces under each unit but not underground and 45 spaces outside.

At 8:25 a.m., James Craig made a motion to enter into Executive Session pursuant to MGL. C. 30A, S. 21 Exemption 6, to consider the purchase, exchange, taking, lease or value of real property and return to the regular meeting. Allen Vander Meulen seconded the motion. Roll Call: James Craig – yes; Tom Sander – yes; Bijoy Misra – yes; Vicki Braithwaite – yes; Evan Gorman – yes; George Georges – yes; B-J Scheff – yes; Allen Vander Meulen – yes; Diana Chirita – yes. Others authorized to be present – Kathleen O'Donnell, Pam Gallup and Elaine Carroll.

The regular meeting resumed at 9:05. James Craig made a motion to approve the Executive Session meeting minutes of December 21, 2017 as amended. Tom Sander seconded the motion. The AHT vote to approve was unanimous. James Craig made a motion to approve the regular meeting minutes of December 21, 2017 as written. Diana Chirita seconded the motion. The AHT vote to approve was unanimous. Allen Vander Meulen made a motion to approve the

Executive Session meeting minutes of December 21, 2017 as amended. Evan Gorman seconded the motion. The HC vote to approve was unanimous. Allen Vander Meulen made a motion to approve the regular meeting minutes of December 21, 2017 as written. Diana Chirita seconded the motion. The HC vote to approve was unanimous.

65 Tower Road Update – Allen said he sent a memo to the Water Commissioners along with an e-mail from Town Counsel and will continue discussions with them.

At 9:10 a.m. James Craig made a motion to adjourn. Tom Sander seconded the motion. The AHT/HC vote to approve was unanimous.

Submitted by Elaine Carroll