

**Lincoln Housing Commission
Regular Meeting Minutes
February 5, 2019, 7:40 AM
Donaldson Room, 16 Lincoln Road**

Members Present: Keith Gilbert, Chair; Evan Gorman, Vice Chair; Diana Chirita, Bijoy Misra and Allen Vander Meulen

Also present: Elaine Carroll, Adm. Assistant

The meeting was called to order at 7:45 AM. Keith Gilbert made a motion to approve the minutes from the January 8, 2019 meeting as written. Allen Vander Meulen seconded the motion. The vote to approve was unanimous.

COA – Transitional/Emergency Housing:

The Lincoln Squirrel reported that The Commons gave \$15,000 to the COA to use as transitional/emergency housing. The Commons had met with Abby Butt and Carolyn Bottum of the COA. The CPC has approved the funds to the COA. Evan said that since there are a number of large projects looking for CPA funds, he was not sure if the COA will get the full \$30,000 for one year, but since it is a pilot program they may want to see how it works. St. Vincent DePaul may need to be the one that the funds filter through since they are a non-profit organization. The HC will need to voice support for the warrant article when it comes up at Town Meeting. Keith has agreed to acknowledge the support of the HC and introduce Carolyn to speak of the program at Town Meeting if necessary and will get together with her before the Town Meeting. Allen said the Town Moderator has a meeting before Town Meeting to see how long each warrant article will take. Diana suggested that she and Keith should meet with Carolyn and Ursula of St. Vincent DePaul before Town Meeting.

Increasing Affordable Housing:

The members discussed the need to begin to discuss ways to increase affordable housing. Allen said that SLPIC has been working on changing zoning in the Lincoln Station Overlay District on top of what already exists. There will be a warrant article at Town Meeting presented by the Planning Board. He also said that the Board of Selectmen is forming a committee to find additional ways to help residents with taxes when the school bond comes in. One way is to increase the taxes on people who can afford it and decrease the taxes on those who are struggling, which could be in the form of a rebate for those who need it most. Allen said he talked to Jennifer Glass to say that the HC wants to be kept in the loop on this and possibly add Allen to the committee. Allen said that at a SLPIC meeting last week there was a preliminary report on possible improvements to the present DPW or possible sites to move it. The purpose of re-zoning the Lincoln Station area is to enhance the housing and businesses there. Diana said Keith should get in touch with James Craig and George Georges in order to put together another Housing Coalition meeting to discuss this. Diana also said she would like to see the Affordable Accessory Apartment bylaw discussed again to help out elderly residents stay in their homes by renting out space. Residents came to the forums but the process can be complicated.

Oriole Landing:

There was a ground breaking ceremony on January 16 at 12:30 p.m., which was attended by some HC and AHT members.

HC Finance Review:

Bijoy spoke with Veronica Phillips of the Finance Dept. to go over the different budget items. There is one line item that is used for most of the monthly bills incurred and another used for contracted services, like Gerry

O'Doherty and Pam Gallup. The budget comes from monthly rent received. Bijoy and Keith will check with Veronica with any questions. Since the AHT is the money end of affordable housing, Diana felt that Bijoy would be the better choice as the HC representative to the AHT. Allen Vander Meulen made a motion to approve the nomination of Bijoy Misra as representative to the AHT to replace Diana Chirita. Keith Gilbert seconded the motion. The vote to approve was unanimous.

Tenant Updates:

The HC has not heard back from the representative from Navien about the boilers at 75 Tower Road. Also Evan agreed to contact Atlas to come and inspect all heating systems to see about their condition and about setting up a service contract for them. Since the tenant at 75A Tower Road is still having problems, Keith asked Elaine to tell Gerry to buy an electric heater for him to use. There are still problems with the tenant at 26 Sunnyside Lane being late with rent. Diana will deal with recertification for the rent and meet with the new social worker at the COA for assistance.

Meeting Schedule:

The next meeting will be on Tuesday, March 5, at 7:40 a.m. in the Donaldson Room. Allen made a motion to change the meeting date on the HC website to the first Tuesday of each month at 7:40 a.m. Keith Gilbert seconded the motion. The vote to approve was unanimous.

At 8:45 a.m., Keith Gilbert made a motion to adjourn the meeting. Bijoy Misra seconded the motion. The vote to approve was unanimous.

Submitted by Elaine Carroll