

Affordable Housing Trust/Housing Commission
Joint Meeting Minutes
Wednesday, March 21, 2018, 7:30 a.m.
Donaldson Room, Town Offices

Members Present: AHT: James Craig, Co-Chair, George Georges, Co-Chair, and Vicki Braithwaite – HC: Allen Vander Meulen, Chair, Rakesh Karmacharya, and Evan Gorman (arrived at 8:15)

(Members unavailable: AHT: B-J Scheff, Diana Chirita, and Tom Sander and HC: Diana Chirita and Bijoy Misra)

Others Present: Pamela Gallup, Consultant; and Elaine Carroll, Adm. Assistant)

At 7:35 a.m. the meeting was called to order. Since there was no quorum for the Affordable Housing Trust, no minutes were approved.

The lineup for the Town Meeting on March 24 was discussed. Allen would read the motion as written, CIVICO would give about a 10 minute presentation, James Craig for BOS/HOW, Planning Board, Pam for Housing Coalition, George for AHT for \$1M loan and Lucretia Giese for LHC. If needed Tim Higgins can summarize the results of the report from the Town consultant, which said the \$1M is necessary for the project to be viable. The document may be available.

James will speak that this is a Class A unique project. Also speak to the fact that if only 8-10 units needed by 2018 then why do we need 60 units. The only way this could be accomplished is by group homes and we can't keep doing that. The affordable units are not low income but Regulatory Agreement will say 60-80% of AMI. This is the way to get us out of a threat of 40B development for a very long time. This is also not a subsidized project. The renters are not being subsidized to live there. The traffic study says no right turn between 6:00-9:30 a.m. Monday through Friday and CIVICO is giving \$25,000 to the Complete Streets group to make improvements there for roadside paths or the road itself. The Selectmen will look at the traffic study as well. Allen said The Commons is violating the agreement by using Sandy Pond Road exit. The right turn only applies only to Oriole Landing and the Lincoln Police will monitor it. CIVICO was willing to install cameras and fine people but the police said no. Some of the problems are Town related and you cannot expect CIVICO to pay for that. Allen will try to cut down the letter to Lincoln Squirrel and will send to Pam to read over. Some changes will be made to the letter before sending it to Lincoln Squirrel. Paragraphs 1 and 2 are on point. Allen Vander Meulen made a motion to authorize a letter to be sent to the Lincoln Squirrel as amended and once posted put it on LincolnTalks. Evan Gorman seconded the motion. The Housing Commission vote to approve was unanimous.

The focus of the meeting will be on the impact to the neighborhood and traffic concerns. The school administration has assured us they will speak to the number of additional students expected. There will be handouts at a separate table with CIVICO and on the main table regarding the Oriole Landing project and how it meets our needs. The moderator's meeting is on March 22 and the exact lineup will be decided then. Pam went over her slide presentation and will get rid of some slides and combine others into one slide in order to consolidate it but will leave in the wait list for Lincoln Woods. If anyone asks about the McCart property, we will say

that we have been working with them for 8 years and not getting anywhere and cannot rely on it. We will also mention that the \$1M will insure that all 60 units will count on our SHI. Allen's part should take 3 minutes; CIVICO – 10 – 15 minutes; Pam's slide show – 3 minutes; George's statement – 2 minutes; James – 10 minutes; and LHC – 2 minutes. This should be about a 30 minute presentation with a discussion period of another 30 minutes. CIVICO needs to have their information in to Mike Dolan by Thursday.

We will continue to look at affordable housing but if this project passes we will be in a much better position.

The meeting adjourned at 8:30 a.m.

Submitted by Elaine Carroll