

Lincoln Housing Commission
Regular Meeting Minutes
April 2, 2018, 7:00 p.m.
2nd Floor Conference Room, 16 Lincoln Road

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

(Member unavailable: Diana Chirita, Vice Chair)

Others Present: Pam Gallup, Housing Consultant and Elaine Carroll, Adm. Assistant

The meeting was called to order at 7:05 p.m. The members welcomed Keith Gilbert as the newly elected member and also congratulated Evan and Bijoy on their election wins. Bijoy Misra made a motion to approve the regular and executive session minutes from the January 18, 2018 meetings and the regular minutes from the March 5, 2018 meeting as written. Evan Gorman seconded the motion. The vote to approve was unanimous.

Update on Oriole Landing: Pam said that according to a timeline from the Planning Office, they expect CIVICO to have a building permit by Wednesday, July 25, 2018 and concrete done before winter. This seems like an ambitious timeline. They will be moving the historic house and renovating it into a three-season use. Once they get the building permit, the Town should not have a problem in 2020 and should be set for 30 years. Pam will need to do the paperwork for DHCD. The AHT will be approving the loan agreement and note and will send to CIVICO for approval. The LIP agreement and regulatory agreement will also need to be done. CIVICO as well as their lenders will need to sign also. CIVICO needs to have a fair marketing plan, lottery and tenant selection to accompany the note to DHCD but not until after they go through Planning and the 20-day appeal period. Part of the deal of the loan of \$1M from AHT funds was to be paid back only if the 60 units come off the SHI and it runs with the land.

Status Updates:

SLPIC: Allen said there have been no new SLPIC meetings. He is looking into public transportation from an internal need for people coming off the train and looking for sites in and around Lincoln. The consultant's report for moving the DPW is not available yet.

COA: Pam has talked to Carolyn Bottum of the COA about transitional housing who may ask AHT for start money. Abigail Butt of the COA thinks she can get this from Federal and State funds but may come back to the AHT at a later time.

Tenant-Owned Units: The HC has received a letter from the tenant at 28 Sunnyside Lane asking permission for a dog. Allen will write a letter explaining what must happen before she can get a dog including having the shelter send a picture of the dog which should be no bigger than 25 lbs. at maturity, the rugs will need to be removed and new flooring put down first, the dog will need a license and all vaccinations received. When the contractor is ready to do the work, Abigail from COA and her caregiver, Corinne will coordinate moving her to a temporary assisted living location. The HC should also look into some way to accommodate her to get the dog out for walks, which could include a doggy door. Evan who will be contacting the contractor said the HC should go with better material now so that it would last longer.

Accessory Apartments: Pam is working with Kathleen O'Donnell and Assessor's Office about the tax exemption. The Assessors have changed how they compute this. The bill before the State Legislature for the tax exemption states that it must be renewed by Town Meeting every 3 years. Tom Stanley said to put something in there to say that the Selectmen can make changes if not substantial changes. She wants to talk to Kathleen before talking to Tim. We have to do the lottery, resolve tax exemption and have it on the books in case someone shows interest in AAA.

Tenant Re-Certifications: Pam said she will start working on this right away. Re-certification is done bi-annually.

How does Oriole Landing's Approval change our mission and plans? The approval gets the Town off the deadline but how do we get additional rentals in Town. There are several projects now that do not make sense including the McCart property since no movement has happened there in months. Also 65 Tower Road do we renovate and repair or just tear it down. The septic system needs to be replaced. There will be CPA funds coming in for projects.

The next scheduled meeting will be May 7, 2018 at 7:00 p.m.

At 8:35 p.m., Bijoy Misra made a motion to adjourn the meeting. Evan Gorman seconded the motion. The vote to approve was unanimous.

Submitted by Elaine Carroll