

Lincoln Housing Commission
Regular Meeting Minutes
May 7, 2018, 7:00 PM
2nd Floor Conference Room, 16 Lincoln Road

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

(Member unavailable: Evan Gorman)

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

The meeting was called to order at 7:05 PM. Diana Chirita made a motion to approve the regular minutes from the April 2, 2018 meeting as written. Keith Gilbert seconded the motion. The vote to approve was unanimous.

28 Sunnyside Lane: The date of April 16 to replace the flooring was cancelled because the tenant refused to leave to go to an assisted living facility for a week. This will be rescheduled for May 21. This time we did not have to pay the contractor but the cancellation did cause significant hardship for him (due to loss of potential business). He asked that we consider some sort of compensation if this happens again. The HC will review the case and vote on it each time it gets cancelled because it impacts the contractor as well as the assisted living facility. The HC will not consider allowing the tenant to get a dog until this flooring has been repaired or replaced. The cost for the job is about \$2,000 but not sure what the sub-floor condition is. The HC approved up to \$8,000 for the job so that should cover any unforeseen conditions.

65 Tower Road: This is a tiny poorly designed house that will need to be renovated when the tenant moves out and possibly changed into two units. The Water Commission is concerned that the septic might be within the Town Well's 400' buffer zone, and (if so) would like the system to be replaced and moved out of that zone.

If we were to add an accessory apartment at 65 Tower, the CPA funds that go into the AHT account could be available. Some CPA funds were used to create a unit at 75 Tower Road and in doing so the rest of the building got renovated. Keith will take the lead on getting 3 quotes for getting a survey to determine the distance between the Town well, septic and neighbor's property. If it is far enough away then a Title 5 Report can be done to determine the condition of the septic.

HC Finances Review: Allen said that Pam put in a lot of work for Oriole Landing and the Affordable Accessory Apartment bylaw. The HC went over the contracts for Pam and how much money had been spent to date and when the contracts need to be renewed. This will be put off for the next meeting after the members have had a chance to review the contracts and expenditures. If allowed under the Open Meeting Law, we will hold that portion of the meeting in Executive Session. Pam will prepare a report to be delivered to the members before the next meeting.

Status Updates:

SLPIC: Allen reported that SLPIC has started looking at zoning changes for the South Lincoln Station area that may be needed. They are thinking of doing a public survey of what people think is needed there but are not sure what questions to include, or how to word them to get useful, unbiased results. The next meeting will be in July. He is also looking into public transportation from an internal need for people coming off the train and looking for sites in and around Lincoln.

On behalf of SLPIC, Allen is researching the possibility of some sort of Coach or Van service to provide public transportation in Lincoln. The Commons has voiced support supportive of this, and Oriole Landing is planning a similar service for its tenants, and has indicated a willingness to partner on it with other business and organizations in town. Many of The Commons' 300 (or so) employees and prospective employees rely on

public transportation. Allen will go back to The Commons and also talk with Drumlin and deCordova to see if they also have interest in such a system. Having public transportation would save on the number of cars at the commuter parking lot. Pam said the Metropolitan Area Planning Council (MAPC) put out something on transportation that was informative and Pam will send the link to Allen.

COA: Diana went to the last COA meeting and they are very happy about Oriole Landing but concerned about the neighbors. Abby Butt is concerned about transitional housing for people in need. The HC has discussed using an apartment in Lincoln Woods but this may not be an option. Carolyn wants to call it emergency housing. This is not counted on the SHI because it is transitional. COA and HC are on board and supportive of this project.

Tenant-Owned Units: There are problems with mud and gravel on the driveway and 75A's walkway. To minimize the tracking of dirt into the apartment, Evan will ask Gerry to put down pavers for 75A. There also needs to be more gravel put down on the driveway. Evan or Allen will ask Gerry to see what can be done, including getting advice on the most appropriate type of gravel to use, then get a rough price for the project, with plans to review and approve the proposal at the next meeting.

Affordable Accessory Apartments: Pam wrote a letter to Tom Stanley about the changes made by the State to the warrant article. Some of the changes made may conflict with DHCD regulations. In addition, the Assessors have concerns about the date of September 1 as the date to determine whether an accessory apartment is eligible to receive the Tax Exemption. The Assessors have not discussed this issue since one of the Assessors was not available. Pam may ask for the sunset provision to be removed. Terminating the Tax Exemption may require a Town Meeting vote. Pam also presented a plan to proceed with the Affordable Accessory Apartment program.

Tenant Re-Certifications: Pam said all the tenants have received a new letter asking for their information to be returned by June 1 and she will need to meet with each of them. She has received one packet back so far.

Update on Oriole Landing: There was a staff meeting with CIVICO and all Town departments, which was very productive. Pam was asked to clarify the lottery process and to distribute to the COA, Website, etc. so people will understand the process. At the HC meeting, Pam presented the document. Pam will make changes to the website, taking some of the Oriole Landing information off and provide more information about Fair Housing as this is the 50th Anniversary of the Fair Housing Act.

Update on Web Site: For the Oriole Landing housing opportunity, Pam will post it around town with an application for Lincoln Affordable Housing. Instead of telling people that they will receive a notice about the lottery, the notice will tell people to keep looking for a notice of the lottery. Pam thought that telling people they will receive a notice would be too cumbersome and could lead to mistakes. The tenant application will be available around Town including the Building Dept., COA, Library, Post Office and Public Safety so that it is available 7 days a week.

Pam also passed out links to two web sites. The first is a video of 3 families who won the lottery to live in a new 32 unit Affordable Housing rental property in Brookline. The video is of excellent quality and very moving. The other link is from City Lab, an organization that provides urban planning. Pam plans to post the Fair Housing Power Point too. There are many people living alone or empty nesters and only 31% have children in Lincoln. Rooming and boarding houses do not exist anymore but Lincoln still allows boarding houses for up to 3 boarders within the single family district. Two acre zoning makes it hard for people to afford a single family house and prevents the creation of multi-family housing. For the last several years the State has been promoting multi-family housing by encouraging towns to zone for multi-family housing and the legislature has come close to requiring Towns to provide multi-family housing, especially in Towns with two acre zoning. The State may change zoning and can override Town zoning. Lincoln needs to provide more housing choices and should be discussed at the Housing Coalition meeting.

Fair Housing is a Federal law and we have an obligation to promote it. Fair Housing is no longer just about discrimination it is now about providing development that prevents segregation.

Letter from neighbors: Allen mentioned the e-mail from the O'Briens addressed to the Planning Board, Board of Selectmen, Housing Commission and Sarah Cannon Holden, Town Moderator. The letter was very emotional and difficult to answer. At this point, although all addressed in the letter have read it, no committee or board is planning on responding directly to the family.

HUD Proposal: The proposal to invite HUD for a presentation will be discussed at a later meeting. Only one Town unit is under HUD.

Since there are some problems with Monday night, the next scheduled meeting will be June 5, 2018 at 7:30 AM.

At 9:10 PM, Allen Vander Meulen made a motion to adjourn the meeting. Bijoy Misra seconded the motion. The vote to approve was unanimous.

Submitted by Elaine Carroll

Approved: 6/5/2018