

Housing Coalition  
(Housing Commission, Affordable Housing Trust  
and Lincoln Foundation)  
Regular Meeting Minutes  
May 8, 2018, 7:30 AM  
Donaldson Room, Town Offices

Affordable Housing Trust Members: James Craig, Co-Chair, Diana Chirita, Tom Sander and Vicki Braithwaite  
Housing Commission Members: Allen Vander Meulen, Chair, Diana Chirita, Co-Chair; Evan Gorman, Keith Gilbert and Bijoy Misra  
Lincoln Foundation Member: Vicki Braithwaite  
(Members not available: AHT: George Georges and B-J Scheff)  
Others Present: Pam Gallup, Housing Consultant, and Elaine Carroll, Adm. Assistant

The meeting started at 7:30 a.m. with a determination that there were quorums for both the Affordable Housing Trust and Housing Commission. Since the Lincoln Foundation is a private organization, no quorum is necessary.

Allen Vander Meulen made a motion to approve the minutes from the June 14, 2017 regular meeting as amended. Tom Sander seconded the motion. The vote to approve was unanimous. James Craig made a motion to approve the minutes from the June 14, 2017 Executive Session meeting as written. Vickie Braithwaite seconded the motion. The vote to approve was unanimous.

**Brainstorming Session: Lincoln Housing for the next Decade:**

We are set with affordable housing with Oriole Landing but what can we do for middle to lower end housing? Pamela noted that there is money through CPC for affordable housing designated for households up to 100% of AMI. Although units above 80% of AMI do not count on the SHI. Pam also noted that the money available through CPC and Housing Trust funds can only be used for housing for households with income less than 80%.

**Handicap Accessible Housing:**

Right now we have one unit of handicap accessible unit at Sunnyside Lane, 4 at Lincoln Woods and 1 at Minuteman Commons. When doing a universal building, there is not much cost to change to handicapped. The Town should continue to look for more handicap units. We have not met the need of 5% affordable handicap units. There are three group homes with 14 bedrooms which count on the SHI too.

James asked where and how can we get more affordable housing. What zoning changes can we come up with in the Lincoln Station area, which would have public transportation with home ownership at a lower rate? We have inclusionary zoning and cluster housing. A Conservation Restriction is put on some properties so that you can only put in a smaller house. For example, the Hollingsworth property sold for less because of the Historic and Conservation Restrictions placed on it.

Pamela suggested a needs evaluation to determine the needs for now and in the future. For seniors, The Commons came along at a good time. It seems that people are having fewer children and moving away from the big houses. The beauty of Lincoln is that it is close to the city but you can live in a rural area. Lincoln is fairly built out, which makes it shielded now from any big projects.

Do we have a need for denser housing for condos around Lincoln Station? We have more rentals now with Oriole Landing. In order to increase the vitalization of Lincoln Station, you would need to have about 200 more units of housing there. We need to see if the DPW can be consolidated or move some of the operation off site. Maybe the report can show that they can operate on 2 acres instead of 4. The Flying Nun is a large area and an interesting opportunity if zoning was changed. Right now it is an eyesore. Allen suggested moving the

community parking lot to the DPW, leaving the current commuter lot available for building something. The COA does a good job of keeping in touch with the elderly population.

Should we be looking at Town-owned land and what we could do there?

At 65 Tower Road the Water Department wants the septic outside of the 400 foot buffer zone. The house needs a lot of renovations and it would be good to get one more unit there.

We need to look at what land is owned by the Town or acquire a portion of land for housing, recreation and conservation. What are the future needs of the Town for 70% of the funds left over from CPA funds after 10% for housing, 10% for conservation and 10% for historic.

The COA is in desperate need for “emergency housing” for homeless elders as it is too difficult for them to go to a shelter. The housing would be for about 3 months while looking for affordable housing. Families and domestic abuse victims receive “transitional housing” from the state as a priority, but elders tend to be placed last. Maybe we could rent something from the owner of the Flying Nun?

We should talk to Conservation about partnering with them when land comes up. We should get on the ConCom agenda and ask about partnering with them and recreation as well.

Diana said there is a need for more minorities in Lincoln. Pam said we need to do a program on fair housing. We need to change the mindset in Town and increasing diversity is a goal.

Once the new Community Center is built, could we use Bemis Hall for housing there. This has been looked into before. There are challenges regarding parking and accessibility, and the cost of converting the building to residential use would be extremely high.

We need to evaluate Town-owned land; larger privately owned parcels in Town; have a discussion with ConCom for partnering; emergency housing with COA; increase diversity by encouraging minorities to Town; revisit old projects like Farrington Memorial and Drumlin Farm properties; 65 Tower Road; and have Housing Group meet with SLPIC; and update the Housing Plan.

Farrington Memorial might find it to their advantage to sell, which would be a good opportunity for ConCom, Rural Land Foundation, Historic and Housing to collaborate using CPC funds and private funds. Farrington has been willing to sell a parcel along Rt. 2, which is a parcel that they do not use. They are in need of money and the land is not used for much anymore. They have one of the oldest farm houses in the Western Hemisphere. They need to figure out how to maintain their mission. It would take about \$1M to restore the barn and selling off the Rt. 2 parcel could help. They need professional help to guide them to establish what their goals are for the property.

At 8:45 a.m., Tom Sander made a motion to adjourn the meeting. James Craig seconded the motion. The vote to adjourn was unanimous. Another Housing Coalition meeting will be set up before July.

*Submitted by Elaine Carroll*