

**Lincoln Housing Commission
Virtual Meeting Minutes
Thursday, May 21, 2020 9:00 a.m.**

**Members Present on Zoom Teleconference: Keith Gilbert, Chair; Evan Gorman, Vice Chair; Diana Chirita, Allen Vander Meulen
Also present: Elaine Carroll, Adm. Assistant**

The meeting was called to order at 9:00 a.m.

a) The tenants whose rent recently went up 40% complained that it was too high but he has an expensive medical insurance policy for himself, his ex-wife and two children and if he can prove that this was court ordered than that would make a difference. Their two children are in private schools. There was a discussion to raise the rent half the amount of the increase this year and the other half next year. If he comes back with a court order for the insurance then it will not have to be included. The increase would be \$347 a month. Evan Gorman made a motion to approve raising the 2020 rent t \$173.50 and another \$173.50 next year if he does not come back with a court order for the insurance. Diana Chirita seconded the motion. The vote to approve was unanimous. Diana will e-mail him of the decision.

b) This tenant has said that she has not received the child support that was included in the recertification of her rent. Keith Gilbert made a motion that the child support would not be included in this year's rent, but next year she will need to supply a form from the court saying that she does not get child support. Allen Vander Meulen seconded the motion. The vote to approve was unanimous.

c) This tenant has trouble making rent each month and has gotten support from churches and a very generous resident. She files jointly with her husband who does not live in the unit and does not supply any financial help with the rent. Allen Vander Meulen made a motion to approve calculating her rent based on her income only for this year but next year it will go back to both incomes unless she gets something from the court also. Evan Gorman seconded the motion. The vote to approve was unanimous.

The members felt that the rent should go up 5% each year when there is not a recertification done.

d) The resident at 75B Tower Road repainted the interior of the 2-story unit and submitted the bills for materials used. Allen Vander Meulen made a motion to approve the forgiving of her March rent to compensate for the cost of materials and labor to repaint the entire unit. She did speak to Evan about re-painting the unit, but in the future any projects like this should receive approval from the entire Housing Commission. Keith Gilbert seconded the motion. The vote to approve was unanimous.

Keith relayed to the members that James Craig has asked for a vote as to whether the AHT buy down a unit at Battle Road Farm. This unit will remain an affordable unit and stay on the SHI even if there is no buy-down by the AHT. Keith Gilbert made a motion to not approve the buy down of Unit 25R Indian Camp Lane. Allen Vander Meulen seconded the motion but voiced concern about the long-term strategy. The vote to approve was unanimous. Keith will let James Craig know of the decision.

Keith Gilbert made a motion to approve the minutes from the Feb. 4, 2020 and the March 31, 2020 meetings as written. Evan Gorman seconded the motion. The vote was 3 to 1 with Diana Chirita abstaining.
The meeting ended at 10:05 a.m.

Submitted by Elaine Carroll