

**Lincoln Housing Commission
Virtual Meeting Minutes
Tuesday, July 8, 2020 1:00 p.m.**

Members Present on Zoom Teleconference: Keith Gilbert, Chair; Evan Gorman, Vice Chair; Diana Chirita, Allen Vander Meulen

(Member unavailable: Victoria Benalfew)

Also present: Kristin Ferris, and Elaine Carroll, Adm. Assistant

The meeting was called to order at 1:00 p.m. Keith Gilbert said that he will be stepping down as Chairman since he became uncomfortable with a letter to one of the tenants. This will be put on the agenda for the next meeting.

Minutes:

Keith Gilbert made a motion to approve the minutes from the June 9, 2020 Executive Session meeting as written and the minutes from the regular meeting on June 23, 2020 meeting as written. Allen Vander Meulen seconded the motion. Roll Call: Keith Gilbert-aye; Evan Gorman-aye; Allen Vander Meulen-aye; Diana Chirita-aye

COVID-19 Funds:

The members discussed the Housing needs which they could apply for out of the COVID-19 funds that the Town will receive. The Town needs to get going on applying for these funds which would be done by the Board of Selectmen. We have two areas for the HC which are rental assistance funds and lost income by the HC because of tenants either being out of work or only working part time. Diana said the Emergency Assistance Fund at the COA had quite a few applications in April and May but she is not sure if they are COVID related. She has contacted Abigail Butt but has not heard back from her. This may also apply to tenants at Lincoln Woods, people in the condos at Battle Road Farm or Flint Building in The Commons. The members will ask for \$50,000 and return any unused funds. Keith will get in touch with Tim Higgins to ask about getting up to \$50,000 from the COVID-19 fund. There could be a lot of potential uses for the money and we want to get our request in. We should make calls to Lincoln Woods, Battle Road Farm and The Commons. Diana will call Abby and ask her to come up with a number, since Abby is the one who coordinates that program. Keith will let Tim know about what we need or send him a letter.

Discussion on Efforts to Revive the Affordable Accessory Apartment Bylaw:

Keith will try to set up a meeting with Tom Stanley since he is acquainted with him. It would be a good idea to have Pam attend the meeting as well as the HC members, since she put in a lot of the work and should be more knowledgeable. The AAA bylaw shows that the Town and the HC are looking at housing that is affordable. The new zoning change at Lincoln Station provides a structure that could make housing that is affordable. We need to set up structures that can get people in the door who would otherwise not get in to Lincoln and not just those above 80% AMI. Is it worth going through without the property tax deduction, but this is a big deal especially with the increase in property taxes because of the new school. Keith said we should have an initial meeting with Tom Stanley to see if he thinks it is worth going back to the Legislature. Allen, Pam and Keith can inform Tom of where we are in the process. Allen Vander Meulen made a motion to have Keith Gilbert call Tom Stanley for a meeting and to keep Tim Higgins in the loop. Evan Gorman seconded the motion. Roll Call: Keith Gilbert-aye; Evan Gorman-aye; Allen Vander Meulen-aye; Diana Chirita-aye

Update on SLPIC:

Allen said that SLPIC ran into a lot of problems with the neighbors in Lincoln Station when it came to the zoning change and now the Planning Board has restructured SLPIC, which will now be known as South Lincoln Planning Advisory Committee (SLPAC). Most of the zoning work was done without Allen being involved which was a problem. The Planning Board has come back with a five-member committee and Housing should be involved. Lynn Delisi and Bob Domnitz objected to the new draft which eliminates all participation of Housing and eliminates all references to Housing. Any development needs to make sure the developers are notified of the Housing component and that we are serious about affordable housing. We need to have significant people interested in affordable housing show up for the Planning Board meeting to educate them about housing. We are about to lose an important representation and need to preserve our participation in zoning at Lincoln Station. People are relaxing about affordable housing now that Oriole Landing is almost completed.

Tenant Update:

Allen will make changes to the letter for 30A Sunnyside and will sign it for the HC.

Allen Vander Meulen made a motion to allow the two tenants who lost part of their income due to COVID-19 to pay 30% of their income for July, August and September. Diana Chirita seconded the motion. Roll Call: Keith Gilbert-aye; Evan Gorman-aye; Allen Vander Meulen-aye; Diana Chirita-aye. Diana will let the tenants know and send to Maria Oymaian the material for 26 Sunnyside Lane.

At 2:25 p.m. Allen Vander Meulen made a motion to adjourn the meeting. Evan Gorman seconded the motion. Roll Call: Keith Gilbert-aye; Evan Gorman-aye; Allen Vander Meulen-aye; Diana Chirita-aye

Submitted by Elaine Carroll

Approved as written: August 5, 2020