

**Lincoln Housing Commission**  
**September 4, 2019 7:0 PM**  
**Room, 16 Lincoln Road**

**Members Present: Keith Gilbert, Chair; Evan Gorman, Vice Chair; Diana Chirita, and Bijoy Misra**

(Member unavailable: Allen Vander Meulen)

Also present: Jennifer Van Campen, Director, Metro West Collaborative and Elaine Carroll, Adm. Assistant

**Metro West Collaborative Development:**

Jennifer Van Campen came before the Commission to discuss the services that Metro West can provide to Lincoln. Jennifer said she is the Director and has been with Metro West for 12 years. The company started out serving only the Town of Watertown but realized that they needed to branch out in order to survive. They are a private non-profit community development corporation that was founded in 1991. They have 8 staff and are based in Newton. It serves a wide-range of Metro West area communities including Boxboro, Hudson, Lexington Natick, Medway and Watertown. She said they basically do three things:

- 1) Build it: They own and operate 44 units of rental housing. The funding sources are 50% from the State, 30% from the towns and 20% from financial borrowing on rent but they do not use their own money.
- 2) Advocate for it: They work with local individuals and groups to identify, prioritize and implement their affordable housing goals;
- 3) Connect people to it: They respond to over 3,000 calls from individuals and families seeking help with housing questions and crises.

Jennifer also said some of the services they provide to municipalities are protecting the SHI, growing the SHI, pre-development feasibility analysis and program administration, loan staff to a town, create mailing lists and do presentations and will also work with towns to update or create a Housing Production Plan. Jennifer said Bolton uses a \$2,000 minimum cost at \$70 per hour but they do not have a lot of affordable units. Hudson is \$15,000 to \$18,000. They have a very flexible relation for those towns and can roll unused funds into the following year if not used. The signer of the agreement is usually the Town Manager. Diana said that Lincoln does not need a Housing Production Plan but could use their Housing Plan updated and at this time there is no money for additional affordable housing, and the immediate need for Lincoln is the recertification of our other 6 tenants. The unit under HOME funds is pretty much done. Oriole Landing has SEB Housing to fill their affordable units. Jennifer said the hardest part is property management and 18 units is the smallest to date and would probably go as low as 12 units if they can find a good property management. They like small projects but they are very expensive to manage. The State resources max out at 50 units so many are 40 to 50 units. The members thanked Jennifer for coming to talk to them and will discuss this further at the Sept. 10 meeting.

At 8:00 ap.m. Keith Gilbert made a motion to adjourn. Evan Gorman seconded the motion. The vote to approve was unanimous.

*Submitted by Elaine Carroll*