

**Housing Options Working Group
(HOW Group)**

Charge

At the March 25, 2017 Town Meeting, the Housing Commission provided an update on its efforts to ensure that the Town continues to meet the 10% affordable housing threshold under Massachusetts General Law, c. 40B, come 2020 and the release of the revised federal census which will in turn trigger a revised 40B target for Lincoln.

To assist the Affordable Housing Trust in exploring opportunities to create additional affordable housing in time to be counted on the Town's 2020 Subsidized Inventory (SHI), the Board of Selectmen and the Affordable Housing Coalition, (comprised of the Housing Commission, Affordable Housing Trust and Lincoln Foundation) will jointly appoint a Housing Options Working Group (HOW Group).

Tasks

The tasks of the HOW Group will include, but not be limited to, the following:

- 1) Review and become familiar with previous plans and existing materials, and the most recent 2014 Housing Plan;
- 2) Identify owners of properties that might be currently available for sale, or available in the near term that would be potentially suitable for affordable housing;
- 3) Work with owners and potential developers to explore the feasibility of housing developments of various types, that would lead to the creation of units that would qualify on the Town's SHI;
- 4) Report back periodically to the Board of Selectmen and the Housing Coalition;
- 5) Help the Selectmen and the Housing Coalition design and carry out public engagement plans;
- 6) Consult and work with other Boards and Committees as needed;
- 7) At the discretion of the Selectmen and the Affordable Housing Trust, carry out negotiations with property owners and developers; and
- 8) Help the Selectmen and Housing Coalition prepare presentations, as needed, for any Town Meeting approvals that may be required (e.g., zoning approvals, funding requests, etc.).

Membership:

The Committee shall be made up of 5 voting members, appointed by their respective Boards:

- 1 representative of the Board of Selectmen
- 1 representative of the Affordable Housing Trust
- 1 representative of the Housing Commission
- 1 representative of the Planning Board
- 1 representative of the Rural Land Foundation
- The Town Administrator and Director of Planning, along with Pam Gallup as consultant to the Housing Commission, will serve as a nonvoting ex-officio members.

Timetable:

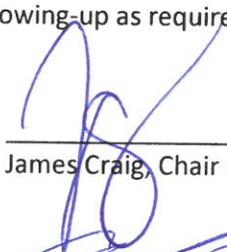
The HOW Group will begin its work as soon as practicable and will report back to the Selectmen and Housing Coalition periodically. It is anticipated that the HOW Group work will be ongoing until such time as affordable units are added to the SHI to account for the resetting of the 40B threshold in 2020.

Open Meeting Law & Public Records

The HOW Group is a sub-committee of the Board of Selectmen and the Affordable Housing Trust and the Housing Commission and is therefore subject to the requirements of the Open Meeting Law (e.g., advance notice of meetings, agendas, minutes, production of documents when requested, etc.). However, given that the main focus of its mission is real estate development, it is anticipated that many of the Working Group's discussions will be carried out in Executive Session which is permissible when a public discussion would compromise the Town's negotiating position.

Committee Support & Resources

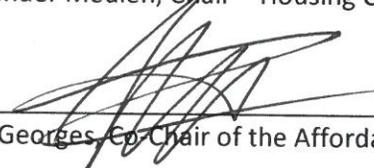
The ex-officio members will attend committee meetings and provide support in organizing meetings and following-up as required.



James Craig, Chair - Board of Selectmen



Allen Vander Meulen, Chair – Housing Commission



George Georges, Co-Chair of the Affordable Housing Trust