

# LINCOLN HOUSING COMMISSION

## MEETING MINUTES

Thursday, May 4th, 2023, 7:00 pm

**Members present via Zoom: Allen Vander Meulen, Chair; Evan Gorman, Vice Chair; Commission Members Julie Brogan, and Neil Feinberg; and Terry Perlmutter, COA&HS Liaison.**

**Also present:** *Peggy Elder, Lincoln Housing Commission Administrator; Dan Pereira, Assistant Town Administrator*

**Absent:** *Rachel Drew, Commission Member; Donald Fonseca, Affordable Housing Liaison*

*Chair Allen Vander Meulen called the meeting to order at 7:12pm as a virtual meeting pursuant to Gov. Baker's March 12, 2020 order, and as recently extended (again); suspending Certain Provisions of the Open Meeting Law.*

### **1. CPC Funded Renovation Projects Status**

Dan Pereira gave an update on the four projects that the Commission was planning, starting with the radon remediation project. There is no procurement necessary for this project so it can move forward. Allen suggested calling Eagle Engineering for this project. Dan's understanding that both projects were under \$3,000. Dan said that the driveway landscaping project at 75 Tower Rd. will require some landscape architectural design work done and had heard that Snelling & Hamell have been discussed and that he would be willing to contact them. Conservation would need much better design plans submitted. Allen added that they would need detailed plots with elevations so that they can see where the water is running. This project will be part of the CPC projects that was built into the request but felt there was enough leeway in the budget or if needed paid out of the revolving fund. Dan offered to contact them and send them all the sketches that have been used to develop a budget and have them turn them into something worthy of submitting to Conservation for review. Dan suggested that if they were not in a hurry, they would probably get better pricing if they waited until Fall. Regarding the exterior repairs for 75 Tower and the new heat pump installations for all the units is a Facilities issue, adding that it would be a heavy lift for them. Dan will talk to Facilities Director Brandon Kelly regarding this and reminded everyone that the funds would not be available until July 1<sup>st</sup>.

Allen noted that we should give the tenants notice about the upcoming installation projects. He felt the beginning of June would be good. He has written some draft letters and he will send them out right after the meeting to everyone.

### **2. Housing Commission Expansion & Restructuring Status**

Allen reported that we now have an official Bill in front of the Legislature. He will send out the official Bill number to everyone after the meeting.

### **3. Housing Choice Act Workgroup Status**

Terry Perlmutter reported that the consultants that are part of the process really came up with some very clear solutions based on the models that are provided by the State. There are going to

be three different public meetings, two virtual and one in person. Dates are June 6<sup>th</sup>, 16<sup>th</sup>, and 30<sup>th</sup>. In addition, there will be a Charrette on September 30<sup>th</sup> and they are hoping lots of people will attend.

#### 4. Housing Commission Web Page Refresh

Julie reported that Rachel sent her some comments, and she took a look at them and also looked at some other towns housing commission websites, and thinks they just need some updating, but also right now it presents as a list of links, and she thought that perhaps we should have a little bit of an introduction, that of what the Housing Commission does based on the mission statement and then maybe a list of the properties and links to applications and that kind of thing.

#### 5. CCBC Status Update

Neil Feinberg stated that there had been two public meetings, one on April 4<sup>th</sup> and 12<sup>th</sup>, and then a meeting on April 26<sup>th</sup>. Terry reported that they did. It was published in Lincoln Talk and the Squirrel. She added that the April 4<sup>th</sup> meeting was very well attended. Neil feels that it is still early days for the Committee, and they are still trying to figure it out. His sense is that they'll present three different options: one that's least expensive with less included; one mid-range in price and you get more; and one that is the highest price, but includes the kitchen and other items.

Terry agreed that to a certain degree that's true. But thinks that they were focused based on the survey results on the 75% solution. This is just based on what people's feedback was about, how they wanted to use the building. She added that at the April fourth meeting, what became clear is that people were in denial about what had been agreed on at Town Meeting. How it needed to be, any new construction, and that was the clarification Any new construction would be at the hardware campus. A lot of the people who were there objecting wanted to occupy existing space. They wanted them to do a survey of what spaces are used for what purposes. She noted that she thought that they're not going to spend a lot of energy trying to locate it any place other than at Hartwell. Dan Pereira pointed out that it's mandated in the charge that the only construction will be at Hartwell and then we are obligated to explore other existing town spaces. We need those. We use them now for COA programs and PRD programs and community programs, and there's no way we will be able to build a building that fits everything in. So there's no question that public spaces will continue to be used like the Church and Pierce House. It's just gradations, he thinks some people just object to the concept. Some people object to the location, some object to the size or they want to see the new building as small as possible, maybe even just nonexistent. They may just be trying to be polite, but they just don't want the building. He added that the committee is working on that, but from their perspective there's no real question around our charge. People may not like it, but that is the charge, and they spent the last meeting delivering the first pass and their needs. Now they're into the needs versus wants conversation of the program. The 2018 design was definitely a needs and was it meant to be a building to carry us forward to the foreseeable future. They're now focusing on what they would need to build to manage what they currently run in a better space. They feel like it's landing at around the 75% option. On May 17<sup>th</sup> they will be delivering a much more detailed plan that's going to be coming out on May 23<sup>rd</sup>. May 17<sup>th</sup> is the first detailed building program conversation. May 23<sup>rd</sup> is the detailed site plan conversation and then May 31<sup>st</sup>, is a meeting for further public comment on all of it. This will be the first night you see it, so people will be able to take it home. Look it over, and then come back on May 31st. Terry noted that there are 42 groups that use or would use the community center, and that had been kind of identified historically. It makes the space make more

sense if you think you're serving that many groups. Dan added that they're in that process of connecting with all the community groups. He doesn't anticipate that these meetings are going to lead to needing more space. I think most of these community organizations will want to use the space at night. He thinks that they will land somewhere in the 17,000-18,000 square feet for a building that meets the current need, and it's a conversation with the community about, if they believe it's a good investment. Some are going to want to see it in South Lincoln, but it does not meet the charge that was approved at the special town meeting in November.

Allen pointed out that the difference between 75% and the full implementation of the project means impact upon programs and a lot of programs that probably will impact people who are in affordable housing for people who are in those Populations that use affordable housing, such as elderly or people who are disabled. So that's really kind of this Commission's interest in the whole CCDC project. That it is a benefit to the people that we are intended to serve and that's primarily the COA's job. He added that the Commission could be a supporting voice in that and raise concerns when we see things that would be helpful that that's why they want to liaison. Terry asked that the Housing Commission stay actively engaged in listening and be supportive of the needs, not only of the COA & HS, but of the community programs that really do need space.

**6. Maintenance and Tenant Issues**

**7. Tenant Leases - Status**

**8. Oriole Landing Recertification Issues and Liaison Status**

**9. Elections and Appointments**

**10. 2014 Housing Plan Refresh**

**11. Other Business**

**12. Approval of Minutes**

**13. Adjourn**

Rachel moved to adjourn the meeting. Neil seconded. Roll Call Vote: Rachel – aye; Julie – aye; Neil – aye; and Allen – aye. The motion carried unanimously and the meeting was adjourned at 8:26pm.