

Housing Commission Minutes of May 22, 2007

Members Present: BJ Scheff, Rayna Caplan, Renel Fredriksen, Pam Gallup, George Georges, Mary Sheldon

Others Present: Earl Midgley (Building Commissioner), Steve Laferriere

Call to Order: 7:45 AM

Minutes: The Board read and approved minutes for the May 8, 2007 meeting

Business:

CHAPA Membership

Members approved renewing membership in CHAPA (Citizens' Housing and Planning Association, Inc.) for the coming year.

Sunnyside Construction Update

Paving of the driveway will be completed this week. After completion, loam will be spread in preparation for landscaping. Town loam is currently being tested, to determine if it can be used. No landscaping can be started until the driveway is complete, and the loam has been spread. Minuteman students are planning to do the landscaping before the end of their school year. Earl is concerned that this gives them enough time. There is only \$2,000 in the budget for landscaping, raising another concern.

#30: Flooring is partially installed; the bookcase is complete and ready to be installed in the living room; kitchen sink still needs to be plumbed; appliances are awaiting delivery on May 30. Other than these, only small items are left to complete.

#26: Pope is planning to build a 7' X 4' concrete deck with stairs in the back of unit B. This will be accessed through the sliding glass doors. No additional decking will be necessary for this unit. Other than this, only minor items are left to complete the two units.

The CPC (Community Preservation Committee) visited the site and took photographs.

Sunnyside Lottery

Judy Epstein, our consultant on the lottery process, had sent a draft copy of the "Additional Information" document to be sent to lottery applicants. There were several items left to be completed before she could send the letter out. The Commission agreed to the following, which will go into this letter:

Occupancy Date: August 1.

Security Deposit: One month security deposit plus first month's rent will be required in order to rent any apartment. An additional security deposit of \$200 is required for a pet.

Dogs will be restricted to a maximum weight of 55 pounds. Any pets in the units will be subject to pre-approval by the Commission.

Apartment Rents

Rents charged for the various apartments was revisited. The Commission suggested a more flexible rent policy going forward. Tenants are to be charged a rent of 30% of their incomes, within a range of 60% - 80% of area median income. The mobility unit (26B Sunnyside) was considered to be a unique situation, calling for greater flexibility. The concern was that in order to assure that we are able to fill this unit with a mobility impaired person, which is the intent, 60% might be too high a threshold. Even though this unit is a two bedroom, the second bedroom could be used for a caretaker, which would limit the use of the apartment for a mobility impaired person. The Commission agreed that the minimum would be based on 40% of median income for this unit.

Rents will still be based on family income, but limited to certain ranges. These ranges are:

	Household size (# of bedrooms + 1)	40% of Adjusted Median Family Monthly Income	60% of Adjusted Median Family Monthly Income	80% of Adjusted Median Family Monthly Income	Minimum Rent	Maximum Rent
One-bedroom unit	2		\$3,084	\$4,112	\$950	\$1,323
Two-bedroom mobility unit	3	\$2,481		\$4,962	\$742	\$1,485
Three-bedroom unit	4-6		\$4,134-\$4,796	\$5,512-\$6,395	\$1,250- \$1,438	\$1,653- \$1,918

WATCH Representative

Steve Laferriere of WATCH (Waltham Alliance to Create Housing) came to speak with us. WATCH is a non-profit corporation based in Waltham whose mission is to build, preserve, and promote affordable housing in Waltham and neighboring areas. He has attended Housing Commission meetings in the past.

WATCH is looking into the possible purchase of a piece of property in Lincoln for the construction of affordable housing. They are in the very early stages of this process, and are interested in working with the Housing Commission and other Lincoln agencies in the possible pursuit of this goal.

The property at 118 Lexington Street has been approved for subdividing into four lots for construction of four single family homes. WATCH would be looking to put 25 – 30 units on the property, if their plans were to proceed. He described the plan as a potential “friendly 40B.”

Serious concerns were raised about septic issues on the property. The Commission recommended that Steve look into this issue first, and come back to the Commission if he can determine that the land will support a septic system for this many units.

Adjournment: Housing Commission adjourned at 9:35 AM.