

**Springdale Study Committee
Sub-Division Subcommittee Meeting Minutes
May 19, 2015
Dover Town House**

Attendees: Doug Straus, Doug Novitch, Juris Alksnitis and Eric Aborjaily

- The meeting was called to order at 7:05 PM
- Agenda of meeting to review informational session held at Lincoln Town Hall with:

Town of Lincoln

Pamela Gallup: Lincoln Affordable Housing Trust
Chris Reilly: Director of Planning and Land Use
Renel Fredriksen: Board of Selectman

Town of Dover

Doug Strauss
Doug Novitch
Juris Alksnitis
Anne Reitmayer
Eric Aborjaily

- Lincoln has been working on Affordable Housing for 40+ years
- The Town has been very pro-active in trying to control the development of affordable housing units on its terms rather than at the whims of a 40B developer. It has used 'friendly' 40B's, buy-downs, and other tools to assist.
- Lincoln has taken advantage of many programs to keep, generate, and manage housing units to stay ahead of 40B proposals including the use of inclusionary zoning for developments of 6+ units.
- Lincoln's Zoning Regulation require either inclusion of the affordable units or payments made into the Housing Trust to be used for generating additional affordable units.
- The Lincoln Officials believed that RFQ's could be written to attract developers on terms favorable to Dover.
- Lincoln has had success with friendly 40B developments in RFQ's
- Housing Commission are used rather than a Housing Authority

- Some of Lincoln's affordable developments include multi-family dwellings.
- The most effective method Lincoln has used to control affordable housing production in its town is through a formal Housing Production Plan. By having and effectively executing the Plan, Lincoln maintains control over, and is able to avoid, 'hostile' 40B developments.
- The challenge will be to develop an appealing RFP, through the Selectman and approved by Dover's residents.
- Dover must address the long-term issue regarding the lack of affordable housing in the Town or will be subject to numerous other 40B proposals.
- Challenge to change thinking from exclusionary to inclusionary.
- Two stages to changing common thinking about Affordable Housing:
 1. Creating an attractive, inclusionary proposal
 2. Re-introduce and consider past proposals for zoning changes and other actions including use of tools such as the Community Preservation act, Housing Commissions etc. to pro-actively move Dover into the future and plan for the inclusion of affordable housing development.
- Failure to act to proactively act will only create an environment where Dover will continue to be the target of Hostile 40B developments that will be beyond the ability of the Town to act as it has with 46 Springdale.
- Meeting adjourned at 7:43 PM.

Respectively submitted by Eric Aborjaily