

Concord Affordable Housing Funding Committee

Meeting Minutes: May 18, 2018 meeting

Committee members present: Holly Darzen (clerk), Todd Benjamin (chair), Sue Myers, Ray Andrews

Others Present: Linda Escobedo

1. The 4/18 and 4/24 minutes were approved on condition of the incorporation of Sue Myers' revisions into #3 of the 4/24 minutes. Sue will email exact wording.
2. The committee will make its presentation to the Select Board on 6/4 rather than 5/21. The presentation to the Finance Committee will still be on 5/24. Sue suggested that we send the PP presentation to Marcia Rasmussen and Liz Rust, along with Fin Com and Treasurer. Any changes suggested by the Fin Com should be reported at the Select Board meeting.
3. Holly noted we need Town Counsel blessing of whatever we end up proposing to 2019 Town Meeting prior to submitting the warrant article at the end of this year.
4. The committee discussed the various strategy sections of the presentation and suggested some consolidations and revisions, which Sue will make. The comment was made that earmarking PILOTs for affordable housing might make them more agreeable to the non-profit groups owning the land. Todd will prepare sections on bonding and Free Cash. Ray will do a section on a budget line item. Holly will do a section on CPA changes. Sue needs these revisions by Sunday 5/6 to get them incorporated into the presentation.
5. Ray reviewed the Portland OR option, which consists of affordable housing bonding, waiving fees and taxes, and preserving a limited tax exemption for 10 years for affordable housing.
6. There was discussion about restrictions for the income level of the residents who would live in the housing built with the proposed new revenue. There was not yet a consensus as to whether it should be limited to housing qualifying for the SHI (80% AMI or less residents). This will be discussed with Fin Com and Select Board.
7. The use of a stabilization fund to hold the money raised was discussed. The money subsequently could be appropriated to CHDC or CHA for new affordable units. The Town has a stabilization fund for IT.
8. Todd reported that Charles Phillips has contacted our committee to request that we be represented at a joint housing group meeting to discuss the Hugh Cargill Trust's concern about support for low income residents. He also noted that a recent CHA family needs household goods for their new home. Items can go to CHA 34 Everett Street. Todd also reported that there is a 211 hotline for emergency housing need. Linda Escobedo noted that the Community Chest refers people in need to aid agencies.
9. The next meeting will be 5/31 at 7PM.

Respectfully submitted,
Holly Darzen clerk