

**CONCORD HOUSING AUTHORITY**  
**REGULAR MEETING – January 10, 2019**

**BOARD MINUTES**

**Roll Call:**

The meeting was called to order at 6:04 p.m. by Chair, Richard Eifler

**MEMBERS PRESENT**

Richard Eifler  
Todd Benjamin  
Edward Larner  
Hester Schnipper

**MEMBERS ABSENT**

Fatima Mezdad

**OTHERS PRESENT**

Marianne Nelson  
Linda Escobedo  
TOC Select Board  
Patty Kean  
COA Observer  
Susan Bates  
Vince Carlson  
Lois Suarez

**CONSENT AGENDA:**

- a. To approve Board Minutes of the Regular Meeting of December 6, 2018 all members having received copies
- b. To approve Howard Gordon Financials-November 2018
- c. To approve bills and checks paid in December 2018
- d. Review TAR Credit Adjustments- December 2018
- e. PHN 2018-22-Extension of NOFA application for Comprehensive Sustainability Initiative
- f. PHN 2018-23-ANUEL and Management Fee Increases
- g. PHN 2018-24-BRAVE Act Change pertaining to certain veteran's income
- h. Director's Notes

Upon motion made by Ed Larner and seconded by Todd Benjamin it was unanimously **VOTED:** to approve the consent agenda as read with the exception of items 'e', 'f,' and 'g' to be further discussed under old business

**OLD BUSINESS:**

Item 'e'- Todd asked if the CHA had explored all opportunities for DHCD sustainability initiative. Marianne explained that she had been working with RCAT on potential projects that might fit the criteria, one being additional Air Source heat pumps. RCAT was discouraged by DHCD from applying. At this time, there are no projects that the CHA would be eligible for.

Item "f"- Todd asked for clarification of the acronym ANUEL. -Allowable Non-Utility Expense Level

Item 'g' - Ed had questions on the effects of the government shutdown. Marianne explained that the CHA has not seen any effect so far; HUD deposits to cover Section 8 landlords had been deposited on time and she was able to draw down operating money in January. She will keep on top of the situation and keep the Board informed. Ed also asked about HUD repositioning, this will be addressed under New Business.

Upon motion made by Edward Larner and seconded by Hester Schnipper it was unanimously

**VOTED:** to accept item 'e' 'f' and 'g' of the consent agenda

Town caucus is at the end of January and two seats will be up for re-election. Two current Board members have shown interest on remaining and will seek those seats along with any other interested town citizens who are either nominated or get appropriate signatures. DHCD has still not finalized the Tenant board member process.

Ed will attend the Westvale condo meeting on Tuesday, January 15.

Marianne will check with Fatima to see if she is available to attend Emerson Annex meeting on February 10.

Rick reported on the Chairs Breakfast. The focus was on the Town Manager Search and timeline.

Todd reported on the Affordable Housing Funding Committee- The AHFC is generating the final report for town meeting and a Joint Housing meeting may be in the works before the February 27 Pubic Hearing.

Hester reported on the CPC- They have finished up weekly meetings and made recommendations. The only funding for housing this year is for Junction Village.

Rick updated the Board on the newest drawings from the Town Engineer on the proposed building lot on the Gerow property. It was originally thought that there would be an easement through the Bruce Freeman Rail Trail eliminating the current driveway access and allowing more room for a house. Because the state could take back the easement down the road, the Town is not comfortable making this commitment. This along with required setbacks from the Pond makes for a very challenging lot to build on, if it is even possible. The CHA wants to work with the town to fulfill the commitment to the citizens that a unit of affordable housing would be part of this project. Rick has done some research with the Town of Concord Water/Sewer department as well as spoken with Delia Kaye in Natural Resources to come up with some solutions. A feasibility study has been requested to address many of these issues prior to the CHA accepting this land transfer from the Town.

The Shadyside Lane parcel was discussed and all are in agreement that the CHA is not in a position at this time to enter into any discussions due to the cost of the land.

Marianne spoke on HUD “re-positioning” A PHN notice went out from HUD to small Authorities to solicit interest and opinion on selling off some of the Federal Public Housing units to finance capital improvements on existing stock or fund new projects. Once HUD is back in operation from the government shutdown, Marianne will explore this further and bring any options back to the Board.

Upon motion made by Hester Schnipper and seconded by Edward Larner it was unanimously

**VOTED:** to adjourn the meeting.

The meeting was adjourned at 7:05 p.m.

Respectfully submitted by:

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Marianne Nelson  
January 10, 2019

Summary of Documents referenced include the following:

- Board minutes of Regular meeting of December 6, 2018
- Howard Gordon’s Financials- November
- Bills and Checks paid in December 2018
- TAR credit adjustments, December 2018
- DHCD PHN 2018-22 NOFA for Comprehensive Sustainability Initiative
- DHCD 2018-23-ANUEL and Management Fee Increases  
PHN 2018-24-BRAVE Act pertaining to certain veteran’s income
- Map- Gerow Land
- Westvale condo meeting notification and budget
- Emerson Annex condo meeting notification
- Correspondence from Marcia Rasmussen on Shadyside Lane land parcel
- Notice of Intent to sell and Maps- 82 Shadyside Lane
- Directors Notes