

CONCORD HOUSING DEVELOPMENT CORPORATION
HOUSING ROUNDTABLE – March 20, 2018
MINUTES

The Housing Roundtable of March 20, 2018 was a joint meeting of the Concord Housing Development Corporation, the Concord Housing Authority and the Concord Affordable Housing Funding Task Force.

Each Board/Committee called the meeting to order at 7:30.

CHDC MEMBERS PRESENT

Barbara Morse, Phil Posner, Lee Smith, Amir Viskin

Additionally there were 18 members of the public.

The meeting was structured in a panel design with the following panelists: Marianne Nelson (CHA), Linda Escobedo, Chair of the Concord Housing Authority (CHA), Lee Smith (CHDC), Charles Phillips (Concord Foundation), Barbara Morse (CHDC, Comprehensive Long Range Plan Committee), Todd Benjamin (CHA, Affordable Housing Funding Task Force), and Elizabeth Rust, Regional Housing Services Office (RHSO) as moderator.

The overall agenda was an overview of each group's current projects and initiatives, leading to joint actions

Sample Topic Questions were posed to the panelists :

1. What is the strength of your group and How does your group contribute to Concord's housing landscape using that strength?
2. Broader view: what types of housing does Concord need the most? What population groups face the greatest barriers to finding suitable housing they can afford in Concord? Ownership v rental, moderate income, low income?
3. How might Concord balance the desire for affordable housing versus the municipal concerns of cost and congestion/traffic, with the backdrop that the denser the project, the less per unit cost?
4. Specific action: This is the housing 'family' as aptly put last fall. What opportunities do you see for further collaboration? How often should this group meet?
5. Land Acquisition – When the Town is offered, or is considering land purchases, how should the housing family be involved?
6. Your group: What specific initiatives – development or outreach or advocacy – are in your short-term goals. How can this group help?

Specific points covered:

- Barbara Morse – Provided an update on the CLRP, and an overview of the housing aspect

- Todd Benjamin – Provided an update on the work of the AHFC and what funding options are under discussion
- Lee Smith– Provided an update on Junction Village, and other CHDC efforts
- Linda Escobedo and Marianne Nelson – Provided an update on the CHA and highlighted the need for preservation of their older housing units.
- Charles Phillips - the relationship between the town and the National Parks to rent homes to farmers

Questions and comments were received from the public, including a general discussion of the Decision Process for Land Acquisition (APP #54) and the proposal to purchase the Gerow land in West Concord, specifically whether the process had been followed. A member of the Select Board (Tom McKean) reported that the CHDC had been notified and had declined interest; Lee Smith from the CHDC responded that the CHDC had in fact not been notified by the Town. All agreed that further review of the process with the Select Board was needed.

Other questions/comments included topics: Town Meeting housing –related articles, SHI and the number of affordable units in Concord, Accessory Apartment requirements, Housing Committees.

All groups agreed that the meeting made for a helpful and necessary dialog and the plan is to meet again in the fall prior to the submission of town meeting/CPC articles.