

## **Concord Affordable Housing Funding Committee**

Meeting Minutes: June 19, 2018 meeting

Committee members present: Holly Darzen (clerk), Todd Benjamin (chair), Sue Myers (by phone), Ray Andrews, Vince Carlson.

Others Present: Linda Escobedo (Select Board), John Hickling (Finance Committee)

1. The 6.6.18 minutes shall be revised to insert Dorrie Kehoe in #4. They were approved with this correction.
2. Vince Carlson has been nominated to join the committee, and needs Select Board approval. He submitted two papers he wrote on affordable housing funding: New Sources of Funds and a New Organizational Approach During a Period of Long Term Change, and Reverse Mortgages Under Town Stewardship. Members will read these for the next meeting and discuss them further at that time. These need to be posted on the committee page of the Town website.
3. Sue Myers will pursue the idea of how the corporate tax reduction might help leverage affordable housing.
4. Todd will look further into large employers in the Town, as well as institutions like the town, prison, and Emerson Hospital regarding revenue and need to house their employees. John Hickling noted that Emerson does pay property tax on their real estate that is not held by the 501C3 corporation. The finance director can provide more information on this.
5. Sales taxes: Ray talked to Kerry LaFleur who said that new sales taxes would need a home rule petition approved by the state (subsequent to Town Meeting approval) to be levied. This is similar to some other revenue generating strategies, such as the building permit surcharge and an additional real estate transfer fee. We discussed some sort of tax on tourists coming to Concord, such as a hotel tax or tour bus fee. John Hickling stated that a hotel tax is already levied in Concord. Ray will look into this further with Kerry, and will also see if the Town of Salem gets extra tourist revenue from taxes or fees. It was generally thought that this might not generate enough revenue to make it worth the process of getting approval.
6. Community outreach was discussed: churches' social action committees, Hugh Cargill trust. Holly will talk to Marcia Rasmussen about any progress on zoning changes allowing more accessory dwellings. Ray noted that voters need to understand the real numbers of affordable homes in Concord (under the various defined levels); Liz Rust has information on the actual affordability in Concord. It was brought up that we need a realtor connection. Todd reached out to John Thompson and will follow up.
7. Holly reminded all that if there are any elements of the individual strategies as currently described in our presentation that need to be cleaned up or corrected for accuracy, this should be done for the next meeting. Sue reiterated that we should all think about a synopsis or elevator pitch for our recommendations. Todd stressed that we should refer to it as affordable homes rather than housing. The synopsis should note that we need annual funding. We are all to write a 30 second synopsis for next meeting.

8. Linda Escobedo mentioned that the Planning Board is working on goals for next year now. She also noted that a Long Range Plan hearing is coming up and someone from our committee should be there. She stated that she felt it was good to keep a range of options open at this time and that it might be useful to send an email to Tom McKean for specific feedback on the options presented to the Select Board.
9. The committee agreed it was very helpful to get input from the Select Board and Finance Committee and thanked those members for attending, encouraging them to do so often.
10. The next meeting will be 7/10 at the Assessors Office.

Respectfully submitted,  
Holly Darzen clerk