

## **Concord Affordable Housing Funding Committee**

Meeting Minutes: July 10, 2018 meeting

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

Others Present: Linda Escobedo (Select Board), Karlen Reed (League of Women Voters), Rob Carter  
journalist

1. The 6/19/18 minutes were approved.
2. APP #54 (the process for including affordable housing groups in the Town's consideration of land acquisitions) was discussed, along with Terry Rothermel's proposed wording changes. Holly described the process as it has been for the town's purchase of the Gerow property at Warner Pond, for which there was an effort led by Terry Rothermel to find a way to keep the existing house there or at least include one affordable home on the property. It was felt that the various housing groups need to meet to discuss any consideration of land for use as housing. We need a time frame for responses to proposed land acquisition and discussion about how the affordable housing would be developed on the land in consideration.
3. Regarding funding strategies, Holly will scan Vince Carlson's two affordable housing funding papers he submitted so we have electronic copies for the file. Todd & Sue are reviewing the idea of large local corporations funding affordable housing since corporate taxes were substantially lowered this year. Todd will send out information about Seattle's failed effort to do this. Regarding a sales tax on tourists, it was noted that there is currently a local sales tax on meals (yields ~\$380,000 per year) and on hotel rooms (yields ~\$550,000 per year). This \$900,000 goes into the annual general fund.
4. We again discussed whether to have one or multiple strategies in our Town Meeting petition. Holly recently spoke with Tom Tarpey (Finance Committee) who said he personally strongly recommends only one strategy, and in his opinion the real estate transfer tax is most preferable. Linda Escobedo reiterated that Mike Lawson (Select Board) clearly stated that he feels multiple strategies are preferable to spread the burden. She also noted that Tom McKean feels that revisions to the zoning code to allow for more affordable housing is an important strategy. It was decided that our committee should send an email to Tom McKean and Tom Tarpey with the PowerPoint presentation asking for their groups' recommendations regarding the preferred strategies and if multiple or single strategies are best for the Town Meeting petition.
5. Community Outreach: Karlen Reed reported that The League of Women Voters is inviting our committee to participate in their First Friday event on October 5 from 9:15 – 11 AM (or November, but we felt October was better) at Fowler Library. There will be a social time from 9:15 – 9:30, then the presentation, then discussion. Karlen will get us on the schedule. Karlen also mentioned the 7/23 League of Women Voters Candidates Forum, which is a good place to get to know them and how they feel on the issues, including affordable housing.
6. Elevator Pitch: This should cover why do we need a stable fund for affordable housing and how it could be achieved. Holly's was as follows:

*The citizens of Concord value diversity, and realize that affordable homes, central to that diversity as well as to economic growth, is sorely lacking. Our committee has studied many options to achieve this, specifically with annually recurring revenue to fund the building of new affordable units. Those we felt are most promising include new fees, such as an across the board building permit fee surcharge, on a sliding scale depending on project size, a real estate transfer fee increase, payments by nonprofits in lieu of real estate taxes, and an annual budget line item, which might be a portion of free cash. We look forward to sharing our ideas widely in our community and determining how best the Town might address our need for wider affordability of homes in Concord.*

Email your statements to Todd Benjamin.

7. He created a Googledocs spreadsheet for organizations who are targets for outreach. He mentioned Mike Barrett, Cory Atkins, and Jamie Eldrige. He will send the PP presentation to Rob Carter.
8. Linda Escobedo suggested that a good model to look at is the work of the Funding Committee for Junction Village, on the website for the Junction Village Advisory Committee.
9. Todd will send out information regarding his availability for the next.
10. The committee voted to adjourn.

Respectfully submitted,  
Holly Darzen clerk