

## **Concord Affordable Housing Funding Committee**

Meeting Minutes: July 24, 2018 meeting Revised 10.22.18

Committee members present: Holly Darzen (clerk), Todd Benjamin (chair), Sue Myers, Vince Carlson

1. The 7/10/18 minutes were approved with the addition of Rob Carter (journalist) as present.
2. Sue Myers will talk to Dorrie Kehoe about how to get input from the league of women voters prior to Town Meeting. We will not make a presentation at their First Friday event.
3. Regarding Vince's Reverse Mortgage document, Sue questioned how funding would come to the Town of Concord from this, since the Town is not set up to do what banks do. One alternative would be for the Town to set up a process for forgoing real estate tax on a property in return for the property becoming deeded at an affordable level. The town would also have to add a percent onto the calculation for losing annual revenue. Vince said he would run some numbers for an example of a reverse mortgage.
4. Todd mentioned a meeting the Town of Weston is having to discuss/develop Payments in Lieu of Taxes or Services in Lieu of Taxes. He suggested that Concord follow up with them about how they are proceeding.
5. Vince expressed some concern about Junction Village going forward.
6. September 8 is Agriculture Day. The question was raised about connecting with that regarding farmworker housing. Holly reported that the Concord Housing Foundation has begun a conversation with the National Park which owns a few currently unoccupied farm houses. However the head of the park is new, and not ready for that yet. The Harrington Wheeler house was mentioned.
7. John Thompson, who is involved with the Assabet Valley Boys & Girls Club was mentioned as a possible new member for the committee. Todd will reach out to him.
8. Todd will send the Power Point to both the Select Board and Finance Committee for specific input as to which strategies they are in favor of, and if they feel the Committee should proposed more than one at the 2019 Town Meeting (note Warrant is due at the end of 2018).
9. Sue requested members to send any revisions to their text on the different strategies by August 22. She will send around the report introduction. The committee agreed it should define affordability and include a target quantity of new affordable homes per year (10 was suggested by Marcia Rassmussen). The report should designate the Select Board be charged with distributing money to the group developing the new homes, e.g. the CHDC or CHF.
10. The Committee voted to adjourn.

Respectfully submitted,  
Holly Darzen clerk