

**Concord Housing Roundtable – Joint Meeting**

**CONCORD HOUSING AUTHORITY**  
**CONCORD HOUSING FOUNDATION**  
**CONCORD HOUSING DEVELOPMENT CORPORATION**

**September 5, 2019**

**MINUTES**

**Roll Call:**

The meeting was called to order at 7:30 p.m. by the Chair of each Housing Group in attendance. Lee Smith of the Concord Housing Development Corporation, Richard Eifler of the CHA, and Charles Phillips of the CHF

**CHA:**

**MEMBERS PRESENT**

Richard Eifler  
Todd Benjamin  
Edward Lerner

**MEMBERS ABSENT**

Fatima Mezdad  
Hester Schnipper

**CHDC:**

**MEMBERS PRESENT**

Lee Smith  
Jerry Evans  
Jim Burns  
Yannis Tsitsas  
Peter Lowitt  
Doug Bacon

**MEMBERS ABSENT**

**Concord Housing Foundation:**

**MEMBERS PRESENT**

Charles Phillips  
Holly Darzen  
Nancy McJenett  
Steven Carr

**MEMBERS ABSENT**

[unknown]

**Other staff and elected persons present, as self-identified**

Marianne Nelson – CHA Staff  
Elizabeth Rust – RHSO Staff  
Elizabeth Valenta- RHSO Staff  
Linda Escobedo – Select Board  
Marcia Rasmussen – Town Staff  
Stephan Badar-LWV

Facilitator Elizabeth Rust from Regional Housing Services opened the discussion by welcoming all of the housing groups to update the several different affordable housing initiatives.

**2229 Main St.:** The 44 acre site, formerly NMI/ Starmet, is in the final stage of remediation and has been cleaned up to residential standards. Working with the EPA, a committee has been formed to discuss the reuse of this land which could include commercial, municipal, open space, recreational and residential. Jim Burns from CHDC is on this committee and welcomes any housing related ideas or questions. A public forum is scheduled in October.

**HOME Program Consolidated Plan-** Liz Valenta of the RHSO facilitated the West Metro HOME Consortium FY21-25 Consolidated Plan materials, as the citizen participation component of this planning effort. Concord is a member of this consortium that includes 13 other communities. The goal of the Consolidated Plan is to assess the housing needs of member communities and identify worthy projects that meet these needs. She identified past projects such as CHA's Peter Bulkeley Terrace and Thoreau St. handicapped family housing. Concord's Junction Village development will be the target of the consolidated plan project, providing 83 units of restricted senior housing.

**Junction Village, Christopher Heights of Concord-** The project will contain 83 assisted living units for age 62+ with staggered affordability. Most funding has been secured. State funding has been denied twice but according to DHCD all signs are positive that the award will go forward and the project will be funded next summer.

**Affordable Housing Task Force-** This task force will be set up to appropriate and make recommendations for establishing the Affordable Housing Trust as authorized under Article 24.

**930 Main St.-** CDC has acquired the house form previously appropriated CPC funds, town funds appropriated under Article 23 at town meeting, the Concord Housing Foundation funds, funding from Habitat for Humanity and the CHDC. The project is planned for a duplex development with Habitat for Humanity.

**Gerow Property-** Rick Eifler gave an update on the Gerow property. The Mass DOT has still not sent an official access agreement for the easement of the BF Rail trail and the Town has not yet received an accurate appraisal. Both must occur before the land can be transferred over to the CHA. The Select Board did approve \$50,000.00 at their July 29 meeting for preconstruction costs from funds made available under Article 23, contingent upon formalized gifting and acceptance of the parcel. The CPA application for the construction of a two- bedroom single family home has been completed and approved by the Board for submission.

The meeting was adjourned at 8:27 p.m.

Respectfully submitted by:

Marianne Nelson, September 5, 2019

Summary of Documents referenced include the following:  
Regional Housing Services- Home Consolidated Plan FY2021-2025 handout  
Concord Enhanced Inventory SHI and Restricted Units