

Concord Affordable Housing Funding Committee

Meeting Minutes: September 11, 2018 meeting

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

Visitors: Linda Escobedo (Select Board); Stephan Bader, Evin Phillips, Ardis Bordman, Ingrid Detweiler, Clare Gordon, Dorrie Kehoe (all League of Women Voters of Concord Carlisle), Mary Hartman (Finance Committee)

1. Visitors from the League of Women Voters explained they will have a First Friday discussion from 9 – 11:15 AM devoted to affordable housing (all aspects, not just funding) in November. They asked if we had any specifics we wanted covered. The definition of affordable housing will be discussed, as will the benefit to the town and Concord Preference with regard to affordable housing lotteries. We will send the League of women voters the definition of affordable housing as we will be using it in our report. Note that there are also definitions of affordable housing with respect to CPA and to the Housing Production Plan. It was suggested they review the history of affordable housing in Concord and the list of advocacy groups. They asked about funding strategies and listened to our summary discussion of all the ones we have considered. Todd Benjamin asked that they help us get the word out about our effort to examine a broad range of revenue generating ideas. It was noted that Acton was having a vigorous conversation about the need for more affordable housing.
2. Exemplifying the need for more affordable homes in Concord, Sue related how her mother, who needs home health aid, is unable to find help with this because there is no available housing affordable to health aide professionals. Todd reiterated that there is a clear case for the economic benefit to the town affordable housing would bring.
3. Linda Escobedo relayed the Select Board's request that our committee provide the Board with our top 2 or three preferred funding strategies, with our reasons for selecting them. There was some discussion about whether our committee or the Select Board creates the actual Warrant Article language, when there is agreement on the strategy. This is to be determined. We will be sending the report Sue is compiling to the Select Board.
4. The Committee ran down the list of funding strategies. Note completion of summaries must be to Sue by this **Friday 9/14**. The list and associated committee members preparing summaries is:
Predictable, sustainable
 1. Building permit fees - Holly
 2. TO DO: Community Preservation Act funds - Holly
 3. Local real estate transfer fee - Sue
 4. TO DO: Local sales tax - Ray
 5. Town budget line item / Special warrant article at TM - Ray
Opportunistic
 1. TO DO: Corporate donations - Todd
 2. Free Cash – Todd
 3. TO DO: Federal Low Income Housing Tax Credit program (no one assigned)
 4. TO DO: Payments in Lieu of Units (PILU) – (not assigned; wait until after TM on Black Birch PILU)
 5. TO DO: Payments in Lieu of Taxes (PILOT) – Todd
 6. TO DO: Reverse mortgage fees through town-operated program - Vince
5. We discussed the stabilization fund that would be used to hold money. Mary Hartman suggested we discuss this with Kerry Lafleur.

6. Holly suggested we review our preferred strategies with Mike Barrett (our state senator) and possibly Tami Gouveia (running for representative for Concord area) for any input on state legislature pitfalls. Todd has already discussed PILOTs with Barrett's office, particularly with regard to Weston's use of this strategy.
7. Those who have written elevator pitches should send them around again to committee members.
8. Our next meeting will be 9/26.
9. The committee voted to adjourn.

Respectfully submitted,
Holly Darzen clerk