

Concord Affordable Housing Trust Study Committee

Meeting Minutes: October 17, 2019 meeting Revised 11.11.19

Committee members present: Keith Bergman; Lee Smith; Jim Terry; Holly Darzen, Linda Miller

Also present: Linda Escobedo, Select Board Liaison; Liz Rust, Director, Regional Housing Services Office

1. Linda Miller introduced herself and her background
2. Liz Rust handed out a Calendar listing upcoming meeting dates and other key dates for hearings, deadlines, etc. Linda asked when Town Counsel review of the proposed Trust bylaw would happen. This should take place in early December or between submission of warrant article language and the January warrant closure.
3. Liz reviewed the Concord landscape with respect to affordable housing, and the various agencies and groups involved. She also stated that MHP has a staff member, Shelly Goehring, who will come to our meeting either 11/4 or 11/11 to advise on bylaws.
4. Regarding getting Town support for the bylaws, it was reiterated that we would need to present our document at public hearings, to the Select Board, and to the Finance Director.
5. Lee Smith raised a question about what developers could get funding from the Trust. It was noted that a private developer is doing the Junction Village project, which is funded in part with Town and CPA funds. CHDC, CHA, and Habitat for Humanity are also groups involved in Concord's affordable housing projects. Linda Miller asked about including language requiring funded projects to maintain the character of Concord. This will be discussed further either with discussion of the Trust's powers or later by the Trust itself.
6. Liz Rust provided a preliminary partial draft of bylaws for the Trust which was discussed. All voted in favor of the name being Concord Municipal Affordable Housing Trust, referred to as "the Trust". After some discussion, it was decided that the Trust shall have no more than 7 members, and no fewer than 5. One member must be a Select Board member, and the Town Manager may be a member of the Trust. Liz will make other revisions to her document (e.g. removing "Purpose" language referencing community housing in accordance with Chapter 44B, staggered terms and term limits) and redistribute it.
7. Liz will do a graphic showing the money flow from the Town revenue sources into the Trust and out to affordable housing developers, to be used in presentations to the public.
8. It was decided that we should meet with the CPC, discussing the relationship of the two groups (how they want to engage) and funding. Keith will contact the CPC chair to arrange that.
9. Meetings will be 1 ½ hours long. The next meeting will be **11/6/19 at 8:30 AM** at 55 Church Street unless notified otherwise.
10. All voted to adjourn.

Respectfully submitted
Holly Darzen