

Concord Affordable Housing Funding Committee

Meeting Minutes: November 8, 2018

Committee members present: Todd Benjamin (chair), Holly Darzen (clerk), Sue Myers, Ray Andrews, Vince Carlson Visitors: Lois Suarez

1. The committee voted to approve the 10/30/18 meeting minutes with the dates corrected in #6 and #7 to say “ask” Marcia, the Fin Com, and Liz Rust.
2. The Select Board meeting about our report is 11/13 at 5PM. The 10/29 SB meeting is online for our committee to review before the meeting, where the SB brought up use of CPC funds, double dipping of project developers funds if both line item and transfer tax are used, and Liz Rust took issue with the cost of new units. He also noted that the Select Bd. wants some time to discuss our report among themselves. Todd will email CHDC, CPC, LOWV, CHA, and Marcia Rasmussen urging them to attend, and he will ask Andrew to print out our Power Point presentation for the Select Board members. Regarding CPC, it was reiterated that we felt the increase was not worth the effort, that CPC required a specific project (there may be some disagreement with this), and that the state subsidy is decreasing. Vince said that this committees’ work has been worthwhile regardless of what happens with the Select Board or Town Meeting.
3. Holly reported that the CHF is going to send a letter to the Select Board about the Funding Committee’s report with suggestions. Holly will ask that the CHF request the budget line item be made part of the new budget, separating it from the funding Warrant Article.
4. Sue Myers suggested we communicate with our local state reps about what we are proposing.
5. Regarding how much funding we think is needed, the consensus was that if the Town needs about 10 new units a year, \$4-5 million is needed for annual funding. If it ends up that this is more than needed, the funding can be suspended for a year or two.
6. Sue reported that at the LOWV First Friday presentation our committee was mentioned. The information was mostly from the Mass Housing Partnership. No funding solutions were mentioned, but there is some money available from DHCD, possibly for project planning.
7. We discussed Ray’s email about the statistics on new households (860 new households in the last decade, while population has stayed flat for decades). General demographics, such as older households with fewer children, more rental units with fewer occupants, and new homes replacing older ones, probably accounted for this.
8. Todd will send the opening statement from the presentation to the Concord Journal and will tell Rob about the Select Board meeting.
9. Regarding the Emerson Hospital letter, we still feel PILOT should be given some consideration.
10. The 11/13 meeting will be our next meeting. Minutes will reference Select Board Minutes.

Respectfully submitted
Holly Darzen