

In recent years, the Land Trust has become more active in taking the initiative in land preservation. The combination of development pressure resulting from Concord's desirability as a place to live and the limited space available for development means we have a small window for preserving the existing balance of land uses in the Town. As a result, the Land Trust now makes an effort to preserve from development, by purchase if necessary, virtually every large property that comes on the market, parcels that abut or link other open areas and properties in areas of the Town where open space is scarce.

The recent acquisition by COLF of property behind the Ridge will result in the protection in its entirety of Gowing's Swamp, which is Concord's principal bog. Neighbors and other members of the public will now be able to use, as of right, portions of trails leading to and around this unique habitat that previously had been available for use only with permission of private landholders. Also in 2011, the Land Trust assisted the Town in its acquisition of the Rogers Land between Harrington Avenue and the Assabet River in West Concord. It is our hope that a portion of this recently-farmed property, which offers fine riverine views, will be restored to an agricultural use.

Despite increasing landholdings and consequent burdens of stewardship, the Land Trust remains an organization that relies in principal part on the volunteered services of our trustees, COLF's directors and our members. The only individuals whom CLCT pays for services on an ongoing basis are Nat Marden, who for many years has provided excellent service as the Land Trust's property manager under a contractual arrangement, and Nancy Cowan, who on weekday mornings staffs the Land Trust's small office on Sudbury Road near the railroad crossing.

The Land Trust held its annual meeting on October 30, 2011 at Gordon and Joy Shaw's house next to the Nashawtuc Sledding Hill. The meeting followed a walk along Squaw Sachem Trail, neighboring fields and the Simon Willard Woods. The walk included a remembrance of Marian Cameron Korbet, whose generosity was instrumental in the preservation of this extensive tract of woodland along the Assabet River.

From time to time throughout the year, the Land Trust organizes walks on several of our properties to encourage their use by our membership. Once again during 2011, the Land Trust and Harvard University collaborated in sponsoring a public lecture program and related seminar series for students at Concord-Carlisle Regional High School, the Middlesex School and Concord Academy. The program was organized, and the Harvard lecturers selected, by Andy Biewener, a Concord resident who is a Professor of Biology at Harvard and the director of the University's Concord Field Station, which administers the Harvard property that forms the core of the Estabrook Woods.

The Land Trust is grateful to the many residents of Concord who have been so generous in donating both land or conservation restrictions on land and the funds necessary to acquire and maintain conservation land. We are privileged to live in a Town that places such a high value on maintaining a balance of land uses characteristic of the traditions of a New England Town. The Land Trust acquires and holds property not as museum pieces but for use by the public. Our properties are available for hiking, skiing, picnicking and, in most cases, horseback riding. We hope that all of you will join us in using and enjoying the properties you have helped us to preserve.

CONCORD HOUSING AUTHORITY



From left: KC. Winslow, Richard Eifler, Mary Johnson, Chair; Christopher Corkery, Nancy Crowley

Judith Lincicum, Director

The Concord Housing Authority owns and manages 141 units in the Town of Concord and administers 85 Housing Choice Vouchers, providing subsidy for individuals and families to rent in the private market. Despite severe cutbacks in funding for seven out of the last nine years, the Housing Authority continues

to provide affordable housing for families of low and moderate income and individuals who are elderly, disabled or handicapped.

The Housing Authority operates 27 State Family residences: eight on Bedford Street; six on Strawberry Hill Road; two barrier-free units on Thoreau Street; one condominium on Stow Street (Emerson Annex); one condominium at Westvale Meadows; two condominiums on Bartkus Farm Road; six units on Walden Street and one barrier-free unit on Grove Street. In addition, the CHA administers 2 “689” programs (Management contracts with DMR/DMH) on Thoreau Street. The CHA also owns and manages three Local Properties: a condominium at Forest Ridge Road (Riverbend); a single family home on Commonwealth Avenue; and four local one bedroom units on Old Bedford Road, partially funded by Town Meeting and the Community Preservation Act.

After a long and arduous design and funding process, the Housing Authority has approved the Low Bidder for the Comprehensive Modernization at the Peter Bulkeley Terrace building on Stow St. The low bid was \$5,299,000 and construction will begin in early 2012. This building will be converted from 36 single rooms to 23 completely independent one-bedroom units and one studio with modern kitchens, living rooms and baths. The first phase of construction will include all units on the second and third levels along with laundry facilities, generous community spaces, kitchen and restrooms. Of the 24 units, four will be handicapped accessible. As funding allows, four additional units will be built on the first level in the rear of the building. Funding for this major project has been provided through private funds donated from the proceeds of the sale of Belknap House; Community Preservation Act funding; DHCD public housing funds and Affordable Housing Trust funds from the private side of DHCD. So that air conditioning could be kept as part of this package, local agencies (Concord Housing Development Corporation) and banks (Middlesex Savings Bank) stepped up to provide funding of almost \$100K. The Town of Concord has also been most supportive of our modernization efforts. In addition to this development, the CHA manages 52 units at the adjacent Everett Gardens and Everett Gardens Expansion development. Construction at Peter

Bulkeley is expected to be completed in the winter of 2013.

Boiler replacements were completed at the family units located on Bedford Street, Strawberry Hill Road and Thoreau Street with furnaces that exceed 92% efficiency. Funding came from the State ARRA Weatherization Program. Our State Agency, DHCD, has rolled out a Capitalization and Modernization Plan known as “Formula Funding” which allows housing authorities to plan and execute their modernization needs for future capital improvements. This year, the CHA will be replacing roofs at Bedford Street and Strawberry Hill Road and renovating a bathroom at TILL House on Thoreau Street to make it ADA compliant for their clients.

The CHA administers 85 Housing Choice Vouchers, giving rental assistance to elders and families in Concord and other communities. We also own and manage eighteen units of Federal Family Public Housing: six units on Powder Mill Road and 12 single or multi-family Scattered Site homes in the community. HUD REAC inspections determined that these units were in very good shape, as CHA scored a 92 on our most recent inspections. This rating as a High Performer for our public housing program will give the housing authority “bonus funds” in next year’s Capital Fund allocation. In addition, the CHA is also considered by HUD to be a “High Performer” on their SEMAP (Section 8 Management Assessment Program).

The Elderly Support Services Program at Peter Bulkeley Terrace and Everett Gardens continues to provide high quality activities to residents. Funding for this program is generously donated by a grant from Concord Carlisle Community Chest. Susan Koury continues to adapt her Activity Program with exciting new projects and increased participation. While PBT is undergoing renovation, her program is being held at the CHA office in the late afternoon or Friday after office hours. Off-site activities for special events are held monthly and in-house entertainment is enjoyed by participating residents. During the year, CHA staff invites the tenants to the office for Holiday parties; winter soup and sandwich luncheons; holiday cookouts and Casserole Day. These occasions are equally enjoyed by residents, staff and Board members who attend.

CONCORD HOUSING FOUNDATION

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Steve Carr
Jim Craig (Emeritus)
Tom Conway
Constance Putnam
Pat Sinnott

The Concord Housing Foundation, Inc. (CHF), (PO Box 751, Concord, MA 01742-0751) is a 501c(3) non-profit charitable corporation. Founded in 2001 and run by a volunteer Board of Directors. CHF's purpose is to engage in fundraising, community outreach, and education in support of affordable housing in Concord.

To date, the CHF has undertaken six capital campaigns with total receipts now over \$550,000. In 2010-11, over 100 households and institutions contributed \$40,000 to CHF on behalf of the Concord Housing Development Corporation and its Lalli Woods development. Early in the project, the CHF also provided a loan of \$25,000 to help with cash flow. Over 350 households, businesses, and churches have contributed to these capital campaigns over the last decade.

In addition to its capital campaigns, the CHF relies on annual donations from our "Friends of Housing" to defray the costs of the newsletters, fundraising, and annual legal filings, as well as other needs for Concord's housing programs. This past year, for example, the CHF assisted in two situations. We provided \$5000 to the Concord Housing Authority for a special condo assessment for its Emerson Annex unit, and later we voted \$2000 to the Town of Concord in support of "buying down" a unit in Elm Brook Homes to a better level of affordability. This amount supplemented the \$59,000 that came from the Concord Housing Trust as it wound down its operations.

The Foundation's newsletter, The Concord Housing News, is published in the spring and fall. The newsletter covers topics related to affordable housing, including the current activities of the Concord Housing Authority, and the Concord Housing Development Corporation, in addition to housing issues at Town Meeting and the work of the CHF itself.

We continue to be concerned about the construction of larger homes in Concord neighborhoods with small lots. At the April 2011 Town Meeting, several amendments to bylaws for Residence Zone C neighborhoods (lots of less than 1/4 acre) were passed. These new bylaws revise how the maximum building height of 35 feet will be measured, namely to the peak (not the midpoint) of the roof, and from the original ground level (not a mounded level). Rules for side-yard setbacks were also altered. The Planning Board will be considering modifications to the bylaws for Residence Zone B neighborhoods (lots between 1/4 and 1/2 acre), probably at the 2013 Town Meeting. To assist the Planning Board, CHF mailed a survey in November 2011 to the almost 1500; of these, 273 surveys were returned. This 18% return reflects a level of interest similar to the 20% return of an earlier CHF survey of Zone C households in 2010. CHF thanks those who responded with their opinions on this important issue.

During 2011, CHF welcomed Pat Sinnott as a new Director. A Board of Advisors also supports the Foundation. The Advisors meet semiannually with the Directors and provide valuable counsel. The current members of the Advisory Board are: Nancy Beeuwkes, Nan Conway, Nancy Cronin, Holly Darzen, Carrie Flood, Art Fulman, Phill Gross, Mary Johnson, Jay Keyes, Toby Kramer, Tina Labadini, Sally Schnitzer, Norma Shapiro, Gordon Shaw, Steve Steinberg, Kate Villers, Phil Villers, Alec Walker, Elliott Wilbur, and Win Wilbur.

CONCORD HOUSING DEVELOPMENT CORPORATION

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Greg Higgins
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The Concord Housing Development Corporation (CHDC) is a non-profit entity established by a special act of the Massachusetts Legislature in August 2006. It assumed the responsibilities of the Concord Affordable Housing Committee, and its bylaws were