

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.



The Shaw land is a five acre-parcel of old horse pasture gifted to the CLCT

CONCORD HOUSING AUTHORITY



From left: Christopher Jane Corkery, Mary Johnson, Chair; Nancy Crowley, Richard Eifler. Not pictured: John Finigan, Judith Lincicum, Executive Director

The Concord Housing Authority continues to provide housing for families of low and moderate income and individuals who are elderly, disabled or handicapped. The Concord Housing Authority owns and manages one hundred forty one units in the Town of Concord and administers eighty-five Housing Choice Vouchers, providing subsidy for individuals and families to rent in the private market.

The Housing Authority operates twenty-seven 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.

The Housing Authority is in the process of a comprehensive modernization at the Peter Bulkeley Terrace building on Stow Street. This building will be converted from 36 single rooms to completely independent one-bedroom units with modern kitchens, living rooms and

baths. The first phase of construction will have 24 second and third floor units (including one studio unit) to be followed by four additional units on the first floor as funding allows. Funding for this major project has been provided through private funds donated from the sale of Belknap House; CPA funding; DHCD public housing funds and Affordable Housing Trust funds from the private side of DHCD. In addition to this future development, the CHA leases 52 units at the adjacent Everett Gardens and Everett Gardens Expansion development. The CHA has relocated all former residents of Peter Bulkeley into other available units or issued Section 8 Vouchers to tenants for subsidized units in Concord and surrounding communities. Asbestos remediation and demolition will be completed during the winter of 2010-11 to be followed by the public bidding process for a General Contractor later in the winter. Construction is expected to begin in the spring of 2011.

The CHA was able to secure Federal weatherization (ARRA WAP) funding in the amount of \$130,000 for boiler replacement at our family units located on Bedford Street, Strawberry Hill Road and Thoreau Street. Installation will be completed before the end of winter.

Through the Federal government, the CHA administers 85 Housing Choice Vouchers, giving rental assistance to elders and families. 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 the most recent inspections. 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 services to residents. Funding for this program is generously funded with 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 Hunt Gym.

Serious cutbacks in State funding again this year are limiting the amount of improvements that the CHA

is able to complete. However, a new State Formula Funding program will allocate resources for Capital Improvements at our State developments. The CHA has submitted a Capital Improvement Plan to DHCD for approval and when approved, the CHA will be replacing a failed septic system, replace roofs at two developments, repave Everett Gardens, renovate bathrooms at a "689" facility and complete some smaller projects at family units.

CONCORD HOUSING FOUNDATION

Terry Rothermel, President
Charles Phillips, V. P. and Clerk
Nancy McJennett, Treasurer
Al Armenti
Steve Carr
Tom Conway
Jim Craig (Emeritus)
Constance Putnam
Fred Watriss

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.

CHF has undertaken five fundraising campaigns on behalf of Lalli Woods, Walden Condominiums, senior housing on Old Bedford Road, affordable family units on the Burke Land, Baker Homes, and Elm Brook Homes with total receipts over \$500,000. Over 350 households, businesses, and churches have contributed to these various campaigns. In addition to targeted capital campaigns, CHF relies on a stream of annual donations from our "Friends of Housing" to defray the costs of the newsletter, fundraising, and other mailings, as well as for the annual filings required of charitable organizations.

The Foundation's newsletter, *The Concord Housing News*, is published in the spring and fall and covers topics related to affordable housing, including the activities of the Foundation, the Concord Housing Authority, and the Concord Housing Development Corporation.

Following Town Meeting and the consideration of the Southfield Neighborhood Warrant Article, a committee