

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



*Richard Eifler, Asst. Treasurer; Christopher Corkery, Vice-Chair; Mary Johnson, Chair; Nancy Crowley, Treasurer; John Finigan, Contract Officer.*

Judith Lincicum, Director

The role of the Concord Housing Authority (CHA) is to provide housing for families of low and moderate income and individuals who are elderly, disabled or handicapped. CHA owns and manages 141 units in Concord and administers 85 Housing Choice Vouchers, providing subsidy for individuals and families to rent in the private market.

CHA operates 27 State family residences: 8 on Bedford St.; 6 on Strawberry Hill Rd.; 2 barrier-free units on Thoreau St.; 1 Emerson Annex condominium; 1 condominium at Westvale Meadows; 2 condominiums on Bartkus Farm Rd.; 6 units on Walden St. and 1 barrier-free unit on Grove St. In addition, the CHA administers

2 management contracts with DMR/DMH on Thoreau St. The CHA also owns and manages 2 Local Properties: a condominium at Forest Ridge Rd. and a single family home on Commonwealth Ave.

This year, the CHA constructed a new development of 4 one-bedroom units for the elderly on Old Bedford Rd., and all are fully occupied. These are “local” units, not funded by the State or Federal government. Funding for these units was partially donated through the generosity of Community Preservation Act, voted by Town Meeting in previous years.

The CHA State elderly/disabled/handicapped program consists of 36 units of independent/shared living located at Peter Bulkeley Terrace building and 52 units at the adjacent Everett Gardens and Everett Gardens Expansion development. With a generous donation from the sale of Belknap House, the CHA, in conjunction with Department of Housing and Community Development (DHCD), will be renovating the Peter Bulkeley building and converting the current single room occupancy units into one bedroom apartments with some studios. DHCD has committed \$3 Million dollars in matching funds to do this comprehensive modernization. It is anticipated that remaining funding will come from Community Preservation, private funding and other public funding sources. Since the summer, the CHA has been relocating current residents to other available units or issuing Section 8 Vouchers in order to vacate the building for construction. The majority of our funding is in place and Schematic Design will be sent into DHCD in the fall. Construction Bids will be requested over the winter and CHA expects construction to begin in the spring of 2010.

An Electrical and Fire Alarm Upgrade was completed this year at Everett Gardens/Expansion. A program offered by DHCD allowed the CHA to replace existing toilets with water-saving 1.6 gallon toilets in our family and elderly units.

Through the Federal government, the CHA administers 85 Housing Choice Vouchers, giving rental assistance to elders and families. We also own and manage 18 units of Federal Family Public Housing: 6 units on Powder Mill Rd. and 12 single or multi-family Scattered Site homes in the community.

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 provided by a grant from Concord Carlisle Community Chest. The Activity Program is enhanced with exciting new projects and increased participation. The Council on Aging runs Wellness programs for the residents of Peter Bulkeley and the Everett Gardens developments. These programs assist in enhancing the quality of life for the CHA's elderly residents, as well as continuing their ability to live independently.

Despite serious cutbacks in State funding this year, the CHA still manages to improve and support public housing units in Town.



*New senior units on Bedford Street*

## CONCORD HOUSING TRUST

Nan Conway  
 Holly Darzen  
 Peter Farrow  
 Carrie Flood  
 Edie Fruscione

Concord Housing Trust, Inc. is pleased to report that, due to generous community support, its hole in the ground at 335 Walden Street, previously reported, has been filled.

Walden Homes, in addition to financing from Middlesex Savings Bank both to purchase the land and for construction, received approximately \$385,000 of CPA funds plus donated funds with the help of Concord Housing Foundation, which when combined with significant services donated by CHT meant that all five

units could be sold to moderate income families (folks whose income does not exceed 80% of area median income) for prices ranging between \$155,000 to \$173,700 (depending on the number of bedrooms). The homes were under agreement later in 2008 and construction began early in 2009. It turned out to be a challenging Spring for construction, and Concord Housing Trust was pleased to have Elizabeth Contracting, which does not get discouraged. Their persistence, and Middlesex Bank's financing to several buyers, meant that homeowners could move in during August and early September in time for the new school year. Five families with children now live within walking distance of both Alcott School and CCHS.

The serendipitous part was that the Town, acting through the Natural Resources Commission, had the opportunity to purchase the rear portion of the land from CHT, adding over 2 ½ acres of public open space to contiguous Town-owned land, in addition to protecting significant wetlands resources.



*The Grand Opening celebration for the 335 Walden Street Housing development. This was the last project by the Concord Housing Trust and was completed with CPA funding approved at the 2008 Town Meeting.*

As CHT members move on to other activities, we thank the Town for more than a decade of support for Elm Brook Homes, Baker Homes, Burke Farm Homes and Walden Homes, that brought 27 affordable homeownership units to Concord through volunteered services and community support. We ask that the same reliable long-term support for future affordable housing projects be given to Concord Housing Development Corporation, to whom we are pleased to pass the baton.