

The Foundation's newsletter, *The Concord Housing News*, is published in the spring and fall. Last year's newsletters were our tenth edition. 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, it covers 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 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) at the 2013 Town Meeting. To assist the Planning Board, CHF mailed a survey in 2011 to the almost 1,500 units; 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. We support the current thinking of the Planning Board and would hope that future Town Meetings will further refine limits on new homes built on small lots.

During 2012, CHF elected Tina Labadini and Barbara Powell as new Directors. 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, Sally Schnitzer, Norma Shapiro, Gordon Shaw, Steve Steinberg, Kate Villers, Phil Villers, Alec Walker, and Win Wilbur. We would like to remember the service of Elliott Wilbur, who had been one of our advisors, for his many contributions to Concord's affordable housing efforts.

CONCORD HOUSING DEVELOPMENT CORPORATION

David Hale, Chair
Barbara Morse, Co-Chair
Donald Lashley, Secretary/Treasurer
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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 2006. It assumed the responsibilities of the Concord Affordable Housing Committee, and its bylaws were approved by the Board of Selectman in 2007. IRS approval for Recognition of Exemption from federal income tax under Section 501(c)(3) was granted in 2008. The CHDC is charged with facilitating the preservation and creation of affordable housing to meet the needs of low and middle income persons, on behalf of the Town. The Corporation works closely with all Town Boards, Committees and Departments to support the Town's goal of housing diversity.

The CHDC will be adding a new director to the board in late 2012/early 2013, pending approval by the Board of Selectmen. As an architect, we anticipate that this member will be especially important as we move towards new building projects in 2013. The goals for 2013 are to fully implement our new small grant program aimed at assisting current low and moderate income residents of Concord, and to begin planning for new construction on land which the Commonwealth has made available specifically for affordable housing and open space. As always, we will continue to actively pursue the retention of existing affordable properties and the creation of new ones.

Activities during 2012

Two major activities have occupied CHDC during 2012. The final steps towards the transfer of land off of Winthrop St. from the Commonwealth of Massachusetts to the CHDC are nearing completion. After almost three years, and extraordinary efforts on the part of the CHDC and many departments in the State government, 12 acres will be available to Concord for

both affordable housing and open space preservation. Once the land has transferred to the CHDC, planning can begin with Town officials, West Concord planning groups, the Concord Housing Authority and the Concord Housing Foundation, the local neighborhood, and others in the Town to determine the best use of this space. An application to the Community Preservation Committee will allow reimbursement for some of these planning costs.

In the fall, the CHDC launched a Small Grant Program to assist low to moderate income residents of Concord make repairs to their homes necessary for the health and safety of the homeowners. The program is modeled after similar ones in Sudbury and Acton, and was developed with the assistance of the Regional Housing Program and the Town Planning Office. The application requires only a simple form, three estimates of the work to be completed, and proof of income verification. Three rounds of applications will be reviewed each year. The first round of applications is due at the end of January for review by February 28. The remaining ones are due at the end of May and September, with reviews and awards made by the end of the following months. Further information is available on the Town website or from the Town Planning Office.

The CHDC continues to monitor and respond to the maintenance of existing affordable units, refurbishing and rewriting deeds as necessary to help maintain Concord's housing inventory. We also continue to collaborate with other committees in the Town, supporting efforts in which housing that comes to market might be made available for affordable uses, including in this past year, the McGrath Farm house and several other privately owned homes. Even though the Town has reached the State-required 10% affordable housing guideline (through the opening of the Concord Mews rental complex), the CHDC recognizes that Concord remains an expensive town in which to live. We will continue to seek out and support responsible additions to the Town's inventory to help maintain and increase our housing diversity.

2229 MAIN STREET OVERSIGHT COMMITTEE

Pam Rockwell, Chair
Paul Boehm
Kerry Diskin
Len Rappoli
Fred Seward
Steve Verrill

The 2229 Main Street Oversight Committee was formed to monitor the cleanup at the site previously occupied by Starmet, formerly Nuclear Metals, Inc. (NMI), a former defense contractor. This site was put on the EPA national priorities list in 2001 and is now a superfund site. Currently the Environmental Protection Agency (EPA) is overseeing a Remedial Investigation and Feasibility Study (RI/FS) for remediating the contamination at the site. The investigation will determine the extent of the contamination at the site and the pathways by which the public and wildlife may be exposed to risk. The feasibility study will develop possible cleanup strategies. EPA has hired the consulting firm de maximis inc. to conduct the RI/FS.

The first part of the Remedial Investigation is mostly completed and has determined that the site is contaminated with depleted uranium in the soil and water, beryllium inside the buildings, and other laboratory chemicals in water and soil. There are also PCBs located in most of the areas where there is uranium contamination in surface soil, which means that these areas will definitely trigger a remediation action. (These areas are all close to buildings and enclosed by fences.) A deep, slow moving plume of uranium in the ground above the bedrock has also been identified heading from the former holding basin, under the buildings, and towards the Assabet River. The level of the organic chemical dioxane in bedrock under the site is also substantial enough to require remediation.

Work has begun on a 3 year program to disassemble the buildings at the site. At the request of the Committee and the environmental organization CREW, EPA hosted an informational meeting about the building removal process on March 14 at the Harvey Wheeler Community Center. Contractors working on the project, committee members, Fire Chief Cotreau, and about 25 local residents attended. Bruce Thompson, the