

Modernization work on the Peter Bulkeley Terrace building began in January. This comprehensive renovation of the former school and congregate facility will provide 23 independent 1BR units and one studio unit with modern kitchens, baths and expanded community spaces. There will be four additional handicapped accessible units and, as additional funding becomes available, four additional 1BR units will be added on the first floor. Funding for this project was provided by private donations from the proceeds of the sale of Belknap House (\$1.3M); Community Preservation Act funding (\$1M); DHCD (\$3.08M); Affordable Housing Trust Funds and MASSHousing (\$1M). Generous local donors, Middlesex Bank and Concord Housing Development Corporation were instrumental in providing sufficient funding for air conditioning in the building. The CHA is proud of this modernization effort, which removed the deteriorating front porch and exposed the original façade of the school; installed large windows to create bright and airy units; the exterior courtyard transitions into the new lobby area, creating indoor and outdoor spaces that welcome residents and visitors into a new and modern facility.

Improvements made this year to our public housing units included new roofs at Strawberry Hill Rd. and Bedford St., using Formula Funding allocated by DHCD. A new ADA compliant bathroom was renovated at TILL House on Thoreau St. to accommodate the handicapped clients in the home. The CHA had seven elderly and seven family unit turnovers during the year. Our elderly and family units are scattered throughout Town in over twenty different locations.

Board Member Christopher Corkery completed her term on the CHA Board and was succeeded by Linda Escobedo in a Town-wide election. A “No Smoking Policy” was implemented by the CHA Board at all developments during the year. Smoking is not allowed in tenant units or common areas, but tenants may smoke 20-30 feet away from the entrances to the buildings.

The Governor’s Commission on Reform and Regionalization of Public Housing continues to be a source of great consternation with small public housing agencies. The Commission has recommended that small agencies with fewer than 200-250 State-only units be “regionalized” into larger agencies with central-

ized offices, leaving limited local response to tenants concerns, work orders and day to day issues. Although the CHA does have fewer than 250 units, we also have Federal units and local units, which are not part of the planned regionalization at this time. CHA has met with the Selectmen, State Representative Cory Atkins and DHCD to impress upon them all how important “local control” of public housing units is to the Town. Over the last six years, local agencies, Town of Concord, CPA, individual donors, local banks, etc. have provided in excess of \$2,000,000 to the CHA. In contrast, DHCD (our State agency) has contributed less than \$250,000 in Operating Subsidy within the same timeframe. The CHA was deemed a “High Performer” in their Federal SEAMP and REAC programs. There were no findings in our most recent audit.

CONCORD HOUSING FOUNDATION

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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. 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 means of support for Concord’s housing programs. This past year, for example, the CHF assisted in two situations.