

property constituting a house lot at 201 Independence Rd., on which a new house is now being built, and transferred the remainder of the acreage to the Land Trust for permanent conservation.

For some 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 Land Trust is grateful to Chandler and Barbara Gifford for their gift this year of five acres of land between Monument Street and the Estabrook Woods. The preservation of this land completes a series of generous gifts by the Giffords and their son Peter that conserve a total of fifteen acres. This land provides a wildlife corridor running from the Woods toward the Concord River. It is accessible to the public from Two Rod Rd., which runs along the eastern boundary of the Estabrook Woods.

The Land Trust was saddened this year by the death of Nat Marden, our long-time property manager. Nat lived in the Bay House, which sits in the midst of the Wright Woods, our largest holding. He loved the Woods and Fairhaven Bay, over which they looked. Nat was a faithful steward for all of the Land Trust's properties. We will not attempt to replace Nat immediately but will instead attempt to have trustees and other volunteers perform property management, thereby freeing operating funds to retain experts such as foresters and naturalists to provide advice as to how to manage our properties to foster both wildlife habitat and public 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. This is particularly so after Nat's loss. CLCT's only paid employee is Nancy Cowan, who on weekday mornings staffs the Land Trust's small office

on Sudbury Rd. near the railroad crossing.

The Land Trust held its annual meeting on November 4 at the Ripley School. The meeting followed a walk around Gowing's Swamp and along connecting portions of the National Park's Battle Road Trail.

From time to time throughout the year, the Land Trust organizes walks on several of our properties to encourage their use by our membership. During 2012, 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

Mary Johnson, Chair  
Nancy Crowley  
Rochard Eifler  
Linda Escobedo  
John Finigan  
Judith Lincicum, Director

The Concord Housing Authority owns and manages 141 units of public housing in the Town and administers 85 Section 8 Housing Choice vouchers. These units and Vouchers provide affordable rents and subsidy to families, elders and disabled of low and moderate incomes.

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

Terry Rothermel, President  
Nancy McJennett, Treasurer  
Charles Phillips, V. P. and Clerk  
Al Armenti  
Steve Carr  
Jim Craig (Emeritus)  
Tom Conway  
Tina Labadini  
Barbara Powell  
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. 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.