

CONCORD HOUSING AUTHORITY
REGULAR MEETING-January 7, 2021

BOARD MINUTES

Roll Call:

The meeting was called to order via Zoom at 6:05 p.m. with roll call by Chair, Richard Eifler.

MEMBERS PRESENT

Richard Eifler
Stephen Dirrane
Edward Larner
Charles Phillips
Hester Schnipper

MEMBERS ABSENT

OTHERS PRESENT

Marianne Nelson
Matt Johnson,
 Select Board
Jim Burns
 CHDC, Starmet
Rod Riedal
 COA Observer
Stephan Bader
 LWV Observer

2. **CONSENT AGENDA**

- a. To approve minutes of Regular meeting of December 3, 2020 and Joint Meeting with Select Board, December 21, 2020
- b. To approve Fee Accountants Financials- November 2020
- c. To approve bills and checks paid in December 2020
- d. To approve Section 8 disbursements- January 2021
- e. Final approval of CHA State Grievance Policy
- f. Approve Kelley Cronin as Grievance Hearing Officer for a term of seven years
- g. Director's Notes

Upon motion made by Hester Schnipper and seconded by Ed Larner it was **VOTED:** to approve the consent agenda with the exception of item 'g' to be discussed under old business with one abstention from Charles Phillips
Resolution 010721.2

OLD BUSINESS:

Rick pulled the Directors Notes to remind Board members that we will need a quorum on March 1 for the Public Hearing on the State Annual Plan. Marianne informed the Board that a contractor had been chosen for the work on Bedford Ct. and we will need Board approval for that work to begin so she may need to call a quick special meeting before the month is out.

The Board was asked to review and approve the PILOT agreement that will next go to the Select Board. The formula for calculation will remain the same. A couple of changes need to be made: change the wording from 'Board of Selectman' to 'Select Board' and the address to say 34 Everett St. With those changes a motion was made by Stephen Dirrane and seconded by Edward Larner it was unanimously by roll call

VOTED: to approve the PILOT agreement

Resolution 010721.3.a

Rick updated the Board on the ED search. The AD will go out next week.

Rick updated the Board on the Commonwealth Ave. project. We received the wetlands mapping survey and it looks as though the house will fit on the lot. We are now working with Andy Brockway on a proposal for permitting and design. Once he submits that, the Board will be asked to review and approve.

Upcoming Board vacancies were discussed. Both Matt Johnson from the Select Board and Board member Charles Phillips shared some dates, updates and recent procedural changes for the upcoming election year. February 4, 2021 is the deadline to submit nomination papers and the election is scheduled for March 25. In addition, the Select Board has written to the Governor requesting an exemption to hold a caucus this year and reduce the number of required signatures needed to be placed on the ballot from 50 to 10, due to the COVID pandemic. Ed informed the Board that the legislature has recently passed the bill regarding the tenant board member appointment how that might affect this election. The Governor has ten days to sign this bill and after that we will wait to hear from the Town Clerk on how to proceed.

NEW BUSINESS

Marianne spoke about vacancy challenges this year due to both the CHAMP state wait list system and the pandemic. CHA has seen an unusually high number of vacancies and some of the units have sat empty longer than usual. Presently, all but one unit is vacant but multiple list pulls for many emergency applicants that have been non-responsive have delayed filling units. The CHA, along with several other HAs, has contracted with MassNahro to assist in the ongoing screening of applicants. This should help reduce the amount of time units remain vacant.

Jim Burns a member of the Starmet-Reuse committee and the CHDC was present at the meeting seeking input from the Board on affordable housing as a potential use for the Starmet site or if a cash contribution to affordable housing in lieu of creating restricted units on the site should be considered. Matt Johnson, from the Select Board, informed the CHA Board that a draft document is ready to be released and it might be best to wait until it has been circulated so everyone has had an opportunity to review this before commenting. There will be a lot of good information in this report. This topic will be added back to the agenda in February. The Planning Department has asked a member of the Housing Authority to attend their meeting on potential plans for the Thoreau Business

District and it's plans to include affordable housing. Charles will attend this meeting and represent the HA on January 26.

Upon motion made by Hester Schnipper and seconded by Stephen Dirrane, it was unanimously, by roll call

VOTED: to authorize Charles Phillips to attend and represent the CHA at the January 26 meeting of the Planning Board.

Hester updated the Board on CPC. The next meeting is scheduled for later this month.

There has been a lot of support for the Timothy Wheeler application, which the CHA Board previously supported and the hope that it will be fully funded.

Rick updated the Board on the recent RCAT meeting. Two down- the- road sustainability initiatives mentioned were a shade tree program and a net zero plan.

Two condo meetings will need attendance by a CHA Board member. Stephen has offered to attend the Westvale Condo meeting on January 14 and Ed will attend the condo meeting for 58 Stow St. on January 20.

Public comment from Vince Carlson was more information on the bill that passed regarding the tenant board member.

Upon motion made by Ed Larner and seconded by Hester Schnipper it was unanimously, by roll call

VOTED: to adjourn the meeting at 7:27 p.m.

Respectfully submitted by:

Marianne Nelson

January 7, 2021

Summary of Documents referenced include the following:

- Regular Board minutes of December 3, 2020
- Minutes of Joint meeting with the Select Board, December 21, 2020
- Bills and Checks paid in December
- Section 8 disbursements, January 2021
- Kelly Cronin resume
- State Grievance Policy-Final
- PILOT Agreement
- Letter from RHSO to Town Manager- deed restriction on federal units
- Wetlands Map Survey
- Starmet Reuse letter-Jim Burns
- Thoreau Business District Plans- Planning Board
- Directors Notes

