

**CONCORD HOUSING AUTHORITY**  
**REGULAR MEETING-February 4, 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 (entered at 6:10 p.m.)  
Edward Larner  
Charles Phillips  
Hester Schnipper

**MEMBERS ABSENT**

**OTHERS PRESENT**

Marianne Nelson  
Matt Johnson,  
Select Board

2. CONSENT AGENDA

- a. To approve minutes of Regular meeting of January 7, 2021 and Special Meeting of January 26,2021
- b. To approve Fee Accountants Financials- December 2020
- c. To review quarterlies, December 2020
- d. To approve bills and checks paid in January 2021.
- e. Director's Notes

Upon motion made by Hester Schnipper and seconded by Charles Phillips it was **VOTED:** to approve the consent agenda

**Resolution 020421.2**

**OLD BUSINESS:**

Rick updated the Board on the ED Search. There are currently 32 applicants. The application deadline is Monday, February 8. The next meeting is scheduled for February 11. It will begin with an Open Session and then move onto Executive Session to protect the privacy of those applying. It will then move back into an Open Session. The hope is that the committee will have three good candidates to recommend to the Board for interviews.

Marianne reported that the Select Board approved the PILOT agreement for the HUD units that will become Section 8 Project based units, keeping the formula the same but the SB did not approve an affordable deed restriction should HUD not renew the HAP

contract in twenty years. Marianne is ready to submit the application to HUD and will seek final Board approval at the March meeting.

Rick updated the Board on the Commonwealth Ave. project. We have received a design proposal from Andy Brockway and will hold a special meeting for Board approval shortly.

The Draft report of the Starmet Reuse Planning committee was presented to the Board. The Committee has asked for CHA Board comment around the use of this land for affordable housing. Public comment was allowed at this time. Some attendees of the meeting and members are concerned about the risk perception of putting only affordable housing on this site and that it would be best to consider mixed use, if any housing were to be considered at all. A broader use of town land, including relocating some town departments and services that are currently on land and in more centrally located parcels was suggested and might be considered. These lots are closer to town centers and public transportation as well as local businesses and might make more sense for housing development. The CHA by its mission and commitment to affordable housing always appreciates being included in conversation when any property or land may available for developing more affordable housing and supports the town's efforts in making this a priority but is hesitant to commit to any specific plan at this time. Hester offered to draft a letter expressing the CHA's support for discussion around this topic

At the town caucus, three people announced their intentions to run for the three vacant board seats on the HA.

Marianne spoke about the vaccine roll out. The CHA is working on plans to host a clinic with the Concord BOH for those 75 and over as soon as next week and the CHA has partnered with West Concord Pharmacy to host an onsite clinic for all residents and staff of Everett Gardens and PBT as soon as they become eligible, potentially within the next few weeks.

Committee update on CPC from Hester - CPC has wrapped up for the year and will present their recommendations for funding at the 2021 town meeting. The Timothy Wheeler House application for renovations has been recommended.

Both Ed and Stephen updated the Board on both condo meeting attended.

**VOTED:** to adjourn the meeting at 7:25 p.m.

Respectfully submitted by:

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Marianne Nelson  
February 4, 2021

Summary of Documents referenced include the following:

- Regular Board minutes of January 7, 2021 and January 26, 2021
- Bills and Checks paid in January 2021
- State Grievance Policy-Final
- Starmet Reuse Draft
- Vaccine rollout information
- Directors Notes