

Concord Affordable Housing Finding Committee

Meeting Minutes March 14, 2019

Committee members present: Todd Benjamin (chair), Holly Darzen (clerk), Ray Andrews, Sue Myers, Vince Carlson

Others present: Linda Escobedo, Lois Suarez, Steve Irza

1. Meeting notes from 1/10, 2/7, and 2/20 were approved
2. Public hearings: Planning Board met 3/13 and a case was made for our warrant articles and a presentation was made by Chris Kluchman describing the need for affordable housing and the state's Housing Choice Initiative. Comprehensive Sustainable Energy Committee 4/1.
3. Todd distributed a list of town committees, to which we should send a 1 page summary of warrants asking for members' support at the committee level and to vote for them at Town Meeting. The summary and request for support should be shared on social media and with all our committees friends.
4. There was some discussion about 40B but no consensus to bring it up in hearings.
5. Reg Article 25: Steve Irza proposed his amendment on a \$500,000 exemption from the proposed transfer tax. We could, alternatively just exempt lower price properties. Although either would cut the revenue a lot and the committee would prefer it not be adopted, it was agreed that if this is necessary to get the transfer tax approved in TM, it would be good to propose it, but not at the beginning of the discussion on this article. Lois noted that in her experience, compromise helps warrant articles to be accepted. Todd noted that transfer tax revenue could lead to more properties being developed. Adding commercial property to Article 25 is probably not possible because it would be an expansion of taxation from the printed article without notice to those affected by it. Todd will confirm with Carmin
6. Re Article 26: Todd will also ask Carmin if a minor change to the text could be made changing the reference to square footage to construction value. Todd will also discuss with her the amount of time allotted to introduction and individual warrant article presentation.
7. Todd read CHDC's positions on the warrant articles, which they will not be supporting.
8. Select Board will be deciding if they support the articles Monday night 3/18. Linda Escobedo noted that affordable housing was added to the Board's goals, and also that Envision Concord is very clear it is a highly desired goal. The finance committee also does not support the warrants.
9. Committee members should send Todd any responses to the real estate board's document
10. Only 13% of town and school employees live in the town currently. Some live in CHA units. It would be helpful if fire fighters or police or the teachers' union would support the articles in Town Meeting. Lois noted that non-resident employees can get the moderator's permission to speak in town meeting. She also reminded us of all the other employees we see in our daily routine that can't afford to live in town.

11. Vince raised the short term rental legislation, which is to provide some funding for affordable housing.
12. Lois stressed that we should tell people to come on the Tuesday TM night and stay until the end.
13. Action items: Communicate to Todd on who you reach out to for support; everyone should draft the one page summary/request for support. Todd will talk to Carmin about presentation. We should let CHDC know about the proposed amendment. All should go to the Select Board hearing Monday night. Circulate FAQ suggestions.
14. Next meeting is 3/21 at 7PM

Respectfully submitted
Holly Darzen