

## Concord Affordable Housing Trust Study Committee

Meeting Minutes: Monday, August 31, 2020 Revised 9.11.20

Committee members present (by zoom): Keith Bergman, chair; Lee Smith; Holly Darzen, Linda Miller, Jim Terry

Also present: Linda Escobedo, Select Board Liaison; Liz Rust, Director of Regional Housing Services Office, Karlen Reed, public attendee

1. Keith Bergman called the meeting to order at 2:02 PM
2. Jim Terry moved to approve the 8.25.20 minutes, and Linda Miller seconded. The minutes were approved unanimously via rollcall vote.
3. Review of Town Meeting Articles. Considering other Articles regarding affordable housing on the Warrant, Keith Bergman asked if our committee has a role to play in supporting Articles beyond Article 13, the Trust bylaw we submitted. Liz Rust reported that Marcia Rasmussen said that she was unaware of any prohibition regarding taking a role in adopting other articles. Lee Smith said CHDC has supported affordable housing articles other than their own. Liz Rust recalled that the Affordable Housing funding Committee did take positions on other housing articles beyond their funding articles. Jim Terry stated that his position was that our committee doesn't have the specific expertise on other housing articles to support them. Keith Bergman said that he feels we are a "hybrid" of both affordable housing and finance backgrounds represented by the members of the committee which suits us to take a position on other articles, and Holly agreed. Keith asked what will happen with the 2020 calculation of affordable homes in Concord if Junction Village does not go ahead, and Liz stated that Concord would probably fall below the 10% threshold that avoids 40B. Keith felt the consensus was to proceed with reviewing and voting on each affordable housing Article separately.
4. Article 13. Holly Darzen moved to recommend Article 13; Jim Terry seconded. In a rollcall vote, all committee members voted in favor of the motion.
5. Article 14. Lee Smith moved to recommend Article 14 regarding the \$500,000 appropriation for affordable housing; Linda Miller seconded the motion. This item is on the consent calendar. Keith noted that the Select Board decides if this money will be held by the Trust or if it goes to some other affordable housing project/group. In a rollcall vote, Holly, Linda, Lee, and Keith voted in favor and Jim abstained; the motion carried 4 for – 0 against – 1 abstention.
6. Article 16, regarding the Tax Incentive Financing (TIF) agreement for Junction Village. There was more discussion about whether our committee should take a position on support for this Article. Lee Smith said that as a member of the CHDC, he would leave it to the rest of the committee to decide about whether to vote on support for Article 16. Linda Miller noted that she has deep experience with the TIF agreement since it first came up when she was a member of the Finance Committee, and she felt our committee had the expertise to consider support for this article. Holly Darzen reported that there was a revised TIF agreement on the town website, which made the terms more favorable to the Town, and moved that the committee recommend Article 16 to the Town in its latest (August 28) form. The motion was seconded by Linda Miller. Liz explained that the TIF has been shortened from 17 years to 15

years, and that in the latest version the exemption has been reduced from 77% to 69.21%, decreasing the total tax discount. Karlen Reed directed the committee's attention to the fact that there is an amendment that places a lower limit on the total exemption than the original version of the TIF. She stated that if the revised (August 28) version of the TIF is accepted by the Select Board, she would withdraw the aforementioned amendment. Keith reminded the committee that written recommendations are due tomorrow, and that presented a procedural problem – we could be voting on something made moot if the Select Board no longer approves the TIF. Jim Terry pointed out that since the revised TIF improves the Town's finances, it was very likely the Select Board would approve it, and all agreed that we could have another meeting if needed. Keith Bergman called the vote as moved. In a rollcall vote, Holly, Linda, Lee, and Keith voted yes, Jim abstained. The motion carried 4 for -0 against – 1 abstention.

7. Article 32, regarding changing the zoning code language to facilitate small accessory dwellings. Liz Rust explained that this would ease the permitting process for approval of smaller units, and would increase housing diversity, although it did not explicitly lead to affordable units that qualified for the SHI. Linda Miller expressed concern about short term rentals. The language change for the zoning code in the Article references limitations on B&Bs, but these are not the same as short term rentals. Holly moved the committee support recommendation of Article 32, Lee seconded the motion. In a rollcall vote, Holly, Lee, and Keith voted yes; Jim and Linda abstained. The motion carried 3 for-0 against-2 abstentions.
8. Article 44 regarding CPA funding. This is part of the consent agenda and includes funding for historic preservation, recreation, and open space in addition to affordable housing. No motion was made for recommending support on this article.
9. Karlen Reed thanked the committee for their work. Jim Terry thanked Keith and Liz for their efforts getting us to where we are, and Linda Escobedo for her guidance throughout the process.
10. Jim Terry moved that we allow the Chair to review and approve the minutes of this meeting. Linda seconded the motion. In a rollcall vote, all voted in favor.
11. Jim moved to adjourn; Linda seconded. In a rollcall vote, all voted in favor. Meeting was adjourned at 3:14 PM

Respectfully submitted  
Holly Darzen