

## CONCORD HOUSING FOUNDATION

Terry Rothermel, President  
Nancy McJennett, Treasurer  
Charles Phillips, V. P. and Clerk  
Al Armenti  
Steve Carr  
Jim Craig (Emeritus)  
Tom Conway  
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. In 2010-11, over 100 households and institutions contributed \$40,000 to CHF on behalf of the Concord Housing Development Corporation and its Lalli Woods development. Early in the project, the CHF also provided a loan of \$25,000 to help with cash flow. 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 needs for Concord's housing programs. This past year, for example, the CHF assisted in two situations. We provided \$5000 to the Concord Housing Authority for a special condo assessment for its Emerson Annex unit, and later we voted \$2000 to the Town of Concord in support of "buying down" a unit in Elm Brook Homes to a better level of affordability. This amount supplemented the \$59,000 that came from the Concord Housing Trust as it wound down its operations.

The Foundation's newsletter, The Concord Housing News, is published in the spring and fall. The newsletter covers topics related to affordable housing, including the current activities of the Concord Housing Authority, and the Concord Housing Development Corporation, in addition to housing issues at Town Meeting and the work of the CHF itself.

We continue to be concerned about the construction of larger homes in Concord neighborhoods with small lots. At the April 2011 Town Meeting, several amendments to bylaws for Residence Zone C neighborhoods (lots of less than 1/4 acre) were passed. These new bylaws revise how the maximum building height of 35 feet will be measured, namely to the peak (not the midpoint) of the roof, and from the original ground level (not a mounded level). Rules for side-yard setbacks were also altered. The Planning Board will be considering modifications to the bylaws for Residence Zone B neighborhoods (lots between 1/4 and 1/2 acre), probably at the 2013 Town Meeting. To assist the Planning Board, CHF mailed a survey in November 2011 to the almost 1500; of these, 273 surveys were returned. This 18% return reflects a level of interest similar to the 20% return of an earlier CHF survey of Zone C households in 2010. CHF thanks those who responded with their opinions on this important issue.

During 2011, CHF welcomed Pat Sinnott as a new Director. A Board of Advisors also supports the Foundation. The Advisors meet semiannually with the Directors and provide valuable counsel. The current members of the Advisory Board are: Nancy Beeuwkes, Nan Conway, Nancy Cronin, Holly Darzen, Carrie Flood, Art Fulman, Phill Gross, Mary Johnson, Jay Keyes, Toby Kramer, Tina Labadini, Sally Schnitzer, Norma Shapiro, Gordon Shaw, Steve Steinberg, Kate Villers, Phil Villers, Alec Walker, Elliott Wilbur, and Win Wilbur.

## CONCORD HOUSING DEVELOPMENT CORPORATION

David Hale, President  
Donald Lashley, Secretary/Treasurer  
Barbara Morse  
Erik Jarnryd  
Amy Barrett  
Alan Bogosian  
Jack McBride  
Greg Higgins  
Dean Atkins

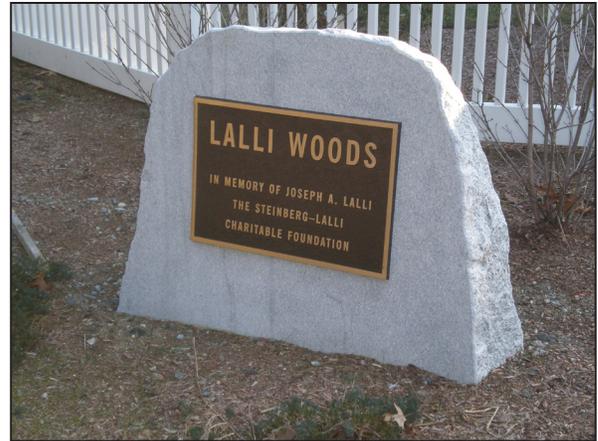
The Concord Housing Development Corporation (CHDC) is a non-profit entity established by a special act of the Massachusetts Legislature in August 2006. It assumed the responsibilities of the Concord Affordable Housing Committee, and its bylaws were

approved by the Board of Selectman in June 2007. IRS approval for Recognition of Exemption from federal income tax under Section 501(c)(3) was granted in November 2008. The CHDC is charged with facilitating the preservation and creation of affordable housing to meet the needs of low and middle income persons, on behalf of the Town. The Corporation works closely with all Town boards, committees and departments to support the Town's goal of housing diversity.

The CHDC was fortunate in 2011 to add two additional directors to the board. These new board members have brought fresh ideas and thinking to the CHDC as it moves from the completion of its first large development to addressing the broader aspects of its charge from the Town. In addition, the goals for 2012 are to research and pilot two new programs aimed at assisting current low and moderate income residents of Concord through a small grants home repair program and a rental subsidy program. The CHDC will collaborate on these pilot programs with the Town's other affordable housing groups (the Concord Housing Authority and the Concord Housing Foundation), increasing awareness and understanding of the Corporation's activities among Town members and helping to ensure sufficient resources for the CHDC to meet Concord's needs. It will also continue to pursue the possibility of new construction on land which the Commonwealth has made available specifically for affordable housing, and will actively pursue the retention of existing affordable properties.

#### *Activities during 2011*

All eight units of the CHDC's first major development, Lalli Woods, were completed, sold, and are occupied. A Grand Opening was held in June of 2011, attended by owners, Town representatives and committee members, representatives of the Steinberg-Lalli Foundation which donated the land to the CHDC, and others who had been involved in the development. Lalli Woods is now entirely independent of the CHDC and operates under its own Condominium Association board. The success of this development is due to a combination of support from the Steinberg-Lalli Charitable Trust, the Town of Concord through the Community Preservation Act, and the Concord Housing Foundation.



In addition to Lalli Woods, the CHDC purchased and has just finished renovating one unit at Emerson Annex. The deed has been rewritten to guarantee affordability in perpetuity, and the unit is under tentative agreement as of Dec. 31, 2011. The Board continues to do pre-development work on a 12 acre parcel designated (from the Commonwealth) specifically for affordable housing and open space preservation. An application has been submitted to the Community Preservation Committee to continue to allow the CHDC to purchase and renovate affordable units in Concord. The Board will also pursue two new pilot programs. One, a small grants program to assist low and moderate residents with home repairs necessary for health and safety, is modeled after a very successful program in Sudbury. The second, a rental subsidy program, will be investigated with the Concord Housing Authority, and is designed to increase the number of subsidized rental units in Concord.

### **2229 MAIN STREET OVERSIGHT COMMITTEE**

Pam Rockwell, Chair  
Paul Boehm  
Ray Bruttomesso  
Kerry Diskin  
Len Rappoli  
Fred Seward  
Steve Verrill

The 2229 Main Street Oversight Committee was formed to monitor the cleanup at Starmet, formerly Nuclear Metals, Inc. (NMI), a former defense contractor that is now a superfund site. The Environmental Protection Agency (EPA) is the agency in charge of the cleanup. Currently EPA is overseeing a Remedial