

baths. The first phase of construction will have 24 second and third floor units (including one studio unit) to be followed by four additional units on the first floor as funding allows. Funding for this major project has been provided through private funds donated from the sale of Belknap House; CPA funding; DHCD public housing funds and Affordable Housing Trust funds from the private side of DHCD. In addition to this future development, the CHA leases 52 units at the adjacent Everett Gardens and Everett Gardens Expansion development. The CHA has relocated all former residents of Peter Bulkeley into other available units or issued Section 8 Vouchers to tenants for subsidized units in Concord and surrounding communities. Asbestos remediation and demolition will be completed during the winter of 2010-11 to be followed by the public bidding process for a General Contractor later in the winter. Construction is expected to begin in the spring of 2011.

The CHA was able to secure Federal weatherization (ARRA WAP) funding in the amount of \$130,000 for boiler replacement at our family units located on Bedford Street, Strawberry Hill Road and Thoreau Street. Installation will be completed before the end of winter.

Through the Federal government, the CHA administers 85 Housing Choice Vouchers, giving rental assistance to elders and families. We also own and manage eighteen units of Federal Family Public Housing: six units on Powder Mill Road and 12 single or multi-family Scattered Site homes in the community. HUD REAC inspections determined that these units were in very good shape, as CHA scored a 92 on the most recent inspections. CHA is also considered by HUD to be a "High Performer" on their SEMAP (Section 8 Management Assessment Program).

The Elderly Support Services Program at Peter Bulkeley Terrace and Everett Gardens continues to provide high quality services to residents. Funding for this program is generously funded with a grant from Concord Carlisle Community Chest. Susan Koury continues to adapt her Activity Program with exciting new projects and increased participation. While PBT is undergoing renovation, her program is being held at Hunt Gym.

Serious cutbacks in State funding again this year are limiting the amount of improvements that the CHA

is able to complete. However, a new State Formula Funding program will allocate resources for Capital Improvements at our State developments. The CHA has submitted a Capital Improvement Plan to DHCD for approval and when approved, the CHA will be replacing a failed septic system, replace roofs at two developments, repave Everett Gardens, renovate bathrooms at a "689" facility and complete some smaller projects at family units.

CONCORD HOUSING FOUNDATION

Terry Rothermel, President
Charles Phillips, V. P. and Clerk
Nancy McJennett, Treasurer
Al Armenti
Steve Carr
Tom Conway
Jim Craig (Emeritus)
Constance Putnam
Fred Watriss

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.

CHF has undertaken five fundraising campaigns on behalf of Lalli Woods, Walden Condominiums, senior housing on Old Bedford Road, affordable family units on the Burke Land, Baker Homes, and Elm Brook Homes with total receipts over \$500,000. Over 350 households, businesses, and churches have contributed to these various campaigns. In addition to targeted capital campaigns, CHF relies on a stream of annual donations from our "Friends of Housing" to defray the costs of the newsletter, fundraising, and other mailings, as well as for the annual filings required of charitable organizations.

The Foundation's newsletter, *The Concord Housing News*, is published in the spring and fall and covers topics related to affordable housing, including the activities of the Foundation, the Concord Housing Authority, and the Concord Housing Development Corporation.

Following Town Meeting and the consideration of the Southfield Neighborhood Warrant Article, a committee

was established to review Zone C building regulations and to propose appropriate modifications. CHF undertook an opinion survey of all Zone C neighborhoods on the issues that the Southfield Neighborhood was facing. The results were shared with the Planning Board and the Zone C committee. As a result, the Planning Board will bring a Zone C Warrant Article before Town Meeting in 2011.

CHF welcomed Steve Carr as a new Director and Constance Putnam as a renewed Director. Jim Craig, our founding president, moved to emeritus status. 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 Beuwkes, Nan Conway, Nancy Cronin, Holly Darzen, Carrie Flood, Art Fulman, Phill Gross, Mary Johnson, Jay Keyes, Toby Kramer, Sally Schnitzer, Norma Shapiro, Gordon Shaw, Steve Steinberg, Kate Villers, Phil Villers, Alec Walker, Elliott Wilbur, and Win Wilbur.

CONCORD HOUSING DEVELOPMENT CORPORATION (CHDC)

David Hale, President
 Donald Lashley, Secretary/Treasurer
 Barbara Morse
 Erik Jarnryd
 Amy Barrett
 Alan Bogosian
 Hope Beckman
 Jack McBride
 Jerome Gentile, emeritus

The Concord Housing Development Corporation (CHDC) is a non-profit entity established by a special act of the Massachusetts Legislature in 2006. Its bylaws were approved by the Board of Selectman in 2007 and it assumed the responsibilities of the Concord Affordable Housing Committee. IRS approval for Recognition of Exemption from federal income tax under Section 501(c)(3) was granted in 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 to add several directors to the board whose expertise has made it possible to tackle the difficult work of managing a full-scale development. It will continue to seek additional members to complement the existing Board. The goals for 2011 are to increase fund raising activities and collaboration with other affordable housing groups, and to increase awareness and understanding of the Corporation's activities among Town residents to help ensure sufficient resources for the CHDC to meet Concord's needs.



One of the condominium units located at 1245 Elm Street.

Activities during 2010

The main activity of the CHDC has been the development of 8 one and two family condominiums at Lalli Woods, located at 1245 Elm Street. Following a very successful lottery in September, three units have been sold to families meeting income guidelines of 80% of Boston-area median income, one at 100%, and two at 110%. Two additional units will be sold at the market price. 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. There is also an application pending to the Concord Garden Club for landscaping funds.

In addition to the project at 1245 Elm St., the CHDC recently received a commitment to transfer 12 acres from the Commonwealth specifically for affordable housing and open space preservation. This acquisition was facilitated with help from the Walden Woods Foundation. Preliminary engineering studies have been initiated; additional steps are underway to allow the CHDC