

These minutes were approved, as submitted, by a unanimous vote at the CHDC meeting held on 2/12/13

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on January 8, 2013.

The meeting was convened at approximately 7:38 AM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Chairman; Barbara Morse, Co-Chairman; Amy Barrett; Greg Higgins; Phil Posner; Don Lashley and Dean Atkins absent but participating via a conference call. Also attending was consultant Daniel Gaulin, who is assisting us on the development of Junction Village.

The first item was a discussion of the proposed development of Junction Village. Dave announced that the closing date for transfer of ownership of the land has been set for 2/4/13, since the last major step in the process, sending a copy of the pending deed to three committees of the legislature, has been completed. The name of the new owner will be CHDC-JV.LLC. Dave continued by recommending that we determine the various characteristics of the project before starting to contact various groups such as, several Town committees, the BOS and abutting neighbors, and further, that development of the project be accomplished by some entity other than the CHDC.

Dan commented that he had already prepared a list of prospective firms or individuals whom he believes are qualified; which list has been distributed to all by Dave. Then Dave stated this will be a 40B, LIP project and that the next decision should be one of rental vs homeownership. He urged everyone to review the prospective developer list and be prepared to recommend one or more at our next meeting.

In the discussion that followed Phil raised the question of the effect of a substantial interest rate rise on a for sale project. And several members commented on various sources of funds, including DHDC and individual donors. Then we discussed preparation of an RFP for either development concepts or actual construction of the project and several ways to advertise it, such as through the CHAPA website and direct contact with names on the prospective list. The discussion on rent vs sales continued for some time, including speculation on the possible impact of the prison on a for sale project. Greg mentioned the attractiveness of multifamily, two or three story, elevator buildings from a maintenance standpoint. Dave reiterated that we cannot make a lot of progress until we own the land, other than file for a ANRAD permit. The subject of how many units was postponed until the next meeting. Greg stated we should develop a list of the many contacts we need to make and he agreed to consult with Marcia Rasmussen to start that list. Upon Dave's request, Dan agreed to draft a proposed RFP and distribute it to everyone.

The draft meeting minutes for 12/17/12 were approved, as submitted, by unanimous vote.

Barbara agreed to contact Lara Kritzer for an update on any activity on the Small Grants Program.

Dave asked anyone able to attend the 1/10/13 ZBA hearing on Jack McBride's project on Elm Street.

Our next meeting was determined to be held on 2/12/13 at 7:00 PM in Dave's office.

The meeting was adjourned at 8:50 AM.

Respectfully submitted,

Don Lashley, Secretary

These minutes were approved, as submitted, by a unanimous vote at the CHDC meeting held on 3/26/13

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on February 12, 2013.

The meeting was convened at 7:05 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Alan Bogosian; Amy Barrett; Greg Higgins; Phil Posner; Dean Atkins; Marshall McLean and Don Lashley. Also attending were Selectman Steve Ng; Marcia Rasmussen, Director of CP&LM; Lara Kritzer of CP&LM; Charles Phillips of the CHF and consultant Daniel Gaulin.

The first item was a discussion of Junction Village. Dave announced that anticipated visitor, Mike Malouf, would not be able to attend, but there would be a discussion of Walden Woods and its role in procuring the land off Winthrop Street. Steve Ng stated that he had some historical letter copies provided by the BOS, but did not present them when he learned we already had received the information from Marcia. After a somewhat lengthy discussion, it seemed that the CHDC and the BOS were probably of the same position that CHDC could not comment on whether the WW involvement had fulfilled a supposed "obligation" concerning land for affordable housing. Dave said he would notify Mike to this effect. Steve commented he would advise the BOS of our position.

On the subject of our Small Grants Program, Lara distributed copies of the five applications she has received and requested we evaluate each. She suggested we consult with Beth Rust who has some experience with this type of program. Dave proposed a special meeting before our March meeting, to discuss the applications with Beth. The tentative date is 2/26 at 7:15 PM, subject to Beth's availability.

Marcia then briefly described an apparent dispute between some owners of units at Emerson Annex, one that the condominium Board has not been able to resolve. She added that a similar situation exists at Baker Homes. She suggested that the CHDC consider creating a program to educate prospective owners of condominium units so they could better understand the responsibilities of ownership. We agreed to consider this in the near future.

A vote to approve the minutes for the meeting on January 8, 2013, as submitted, was unanimous.

Dan Gaulin then distributed a list of items that he suggests should be included in a RFP to prospective bidders/developers for Junction Village. A general discussion followed including Greg's suggestion that we should try to attract a maximum number of applicants. Dan stated that based on the various comments, he will revise the list and send it to all members. Then Dave appointed a subcommittee to work with Dan on the RFP; the members are Greg, Phil and Marshall. Then Greg moved that we proceed with this project and file an ANRAD promptly. The motion passed unanimously.

Don announced that Erik Jarnryd has resigned from our Board, effective as of 2/14/13.

We agreed to hold the next regular meeting on March 11, 2013 at 7:00 PM.

The meeting was adjourned at 8:20 PM.

Respectfully submitted,

Don Lashley, Secretary

These minutes were approved, as submitted, by a unanimous vote at the CHDC meeting held on 4/30/13

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on March 26, 2013.

The meeting was convened at 7:10 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Alan Bogosian; Amy Barrett; Greg Higgins; Dean Atkins (by speaker phone); Marshall McLean and Don Lashley. Also attending were Selectman Steve Ng; Marcia Rasmussen, Director of CP&LM; and consultant, Daniel Gaulin.

The first item was a brief report by Dave on the Walden Woods Project press conference concerning the transfer of land off Winthrop Street to the CHDC, which was held February 15, 2013. Dave summarized by stating that the conference went well.

Next, was a discussion of status of the pending ANRAD for the Junction Village site and the possible revision of the current 100-year flood elevation in that area. Marcia commented that FEMA has been studying this subject since 2010 and that the Town has been conducting an outreach to affected property owners. She described the details of the current situation and stated that FEMA has said communities must adopt the new (2013) flood maps in order to remain in the National Flood Insurance Program, and further that a 90-day appeal period will precede final approval by FEMA. The Town must adopt the finalized maps at the 2014 ATM. Dave then summarized our concerns saying the potential problem is with the proposed elevation of our access road, as it is shown on the preliminary site plan. The next action will likely be at the meeting of the NRC on April 3.

Then, we received a report on our Small Grants Program by Barbara. Grants have been awarded to three of the five applicants in the current round. Don asked if anyone had a copy of the notification letters to the five individuals and Marcia stated she would ask Lara Kritzer, who had prepared those letters, to provide copies. Barbara, Alan and Marshall volunteered to act as a subcommittee to work with Lara to prepare the next round of awards.

Barbara called attention to the Peter Bulkeley Terrace Open House which is scheduled for April 10 from 4:00 to 6:00 PM. She stated that all are welcome to attend.

Next, Barbara said it is her perception that the several housing groups in town do not communicate as much as they should. In an effort to encourage better communications Dave and she proposed to hold a joint meeting of all groups, possibly in the month of May. Steve Ng offered to act as a facilitator to arrange such a meeting. And, Dean (by speaker phone) offered to prepare a list of names of the members of all groups.

At that point, Dave initiated a discussion of assisted living housing projects as they might be considered for Junction Village and he asked what type of housing the Town would prefer for our project. The question was meant for the BOS and the Planning Department. He noted that whatever we propose will require a zoning approval, either as a Ch 40B project or as a LIP. An extended discussion followed including the likely number of school-age children that might result.

Then Dan Gaulin reported that he and the subcommittee have drafted an RFP for prospective developers, to be ready once the ANRAD has been approved. It was decided that Regional Housing

Services will advertise the RFP. Marcia said she will communicate her department's recommendations as to where to place such advertisements and Dan will query some developers to learn in which publications they might expect to see RFPs. Dave and Dan agreed that we should finalize the RFP wording and advertise in mid to late May.

Then we had a brief discussion of the McGrath property, which included comments by Steve.

The draft minutes of our meeting on February 12, 2013 were approved by a unanimous vote.

The April meeting was scheduled for 4/30/13 at 7:00 PM, to be held in Dave's office.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Don Lashley, Secretary

These minutes were approved, as submitted, by a unanimous vote at the CHDC meeting on 5/22/13

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on April 30, 2013.

The meeting was convened at 7:05 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Alan Bogosian; Dean Atkins; Phil Posner; Marshall McLean and Don Lashley. Also attending were Selectman Steve Ng; Pat Sinnott, our new liaison from the CHF and consultant, Daniel Gaulin.

As the first item of business, Dan led off with a discussion of his latest draft of a Solicitation of Interest for the development of the Junction Village project on our land off Winthrop Street. Dave raised several points for consideration including the use of Dan's name and address for inquiries or responses to the Solicitation once it has been advertised. Dan distributed his list of potential developers for the future mailing/advertisement and mentioned several possible publications, including B&T, WSJ, NEREJ, and the Concord Journal. He estimated that we will publish the Solicitation in about two weeks, once everyone's comments are received by him. This could be as early as May 14. It would also be posted on our web page. A proposed site-walk for developers would likely be during the first week in June, probably on 6/1/12 at 11:00 AM. Then the deadline for the receipt of proposals would be July 12.

At this point, Dave mentioned MGL Ch 40, Art. 54A as it may apply to our project. We debated at length the wording of several sections in the draft and possible names to be placed on a mailing list. Dan said he will coordinate the ad placement after all comments are incorporated. Alan agreed to contact a reporter at the Concord Journal.

Then there was a discussion of the issue of Open Town Meeting/Conflict of Interest. Steve commented that the BOS will be dealing with these questions soon, possibly at their next meeting.

On the subject of cooperation with other housing groups, Steve offered to help organize a meeting of the various groups. We agreed to tentatively schedule such a meeting for mid-June.

Barbara gave a brief report on the McGrath land/house situation, and said that CPA funds were not used to acquire it.

The draft minutes of our meeting on March 26, 2013 were approved by a unanimous vote.

The May meeting was scheduled for 5/22/13 at 7:00 PM, to be held in Dave's office.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Don Lashley, Secretary

These minutes were approved, as submitted, by a unanimous vote at the CHDC meeting on 7/17/13

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on May 22, 2013.

The meeting was convened at 7:05 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Alan Bogosian; Greg Higgins; Marshall McLean and Don Lashley. Also attending was Pat Sinnott, of the CHF.

As the first item of business, Dave reported on the well-attended open house meeting of the West Concord Advisory Committee held on May 16. He commented that most of the local citizens who spoke were concerned about future developments, citing additional school-age children and increased traffic. Many of the negative remarks were on the proposed West Concord development by Nick Boynton. Dave stated that there were almost no remarks concerning our proposal for Junction Village.

On that subject, we briefly discussed the use of CPA funds for JV and Don offered to review monies spent to date on preliminary planning and acquisition and to start preparation of an application to the CPC for reimbursement. We also discussed possible methods of transferring the land to the selected developer when the time comes.

On the Small Grants Program, Don stated that he has received and delivered to Lara Kritzer, one application for a homeowner grant under the current next phase of the program. The deadline for submissions is June 1, 2013.

At this point we discussed the informal offer by the owner for the purchase of a dwelling at 39 Winthrop Street adjacent to the JV land. Greg distributed several pages of information on the property and he and Alan agreed to investigate this offer and report to the Board.

In response to a request by the administrative assistant to the BOS, Ruth Lauer, Don reported on our membership term limits, saying that the current terms of Alan and Amy will expire on 5/31/13. Alan said that he will contact Ruth to request the BOS appoint him for a second term. Don will notify Amy that if she wishes to be reappointed she should also contact Ruth.

Since Steve Ng did not attend our meeting, there was no report on the proposed meeting of housing groups in June.

The draft minutes of our meeting on April 30, 2013 were approved by a unanimous vote.

Selection of a date for our June meeting was inadvertently omitted and Don will contact the membership to find a mutually acceptable date.

The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Don Lashley, Secretary

These minutes were approved, as submitted, by a unanimous vote at the CHDC meeting on 7/17/13

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on June 11, 2013.

The meeting was convened at 7:15 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Alan Bogosian; Amy Barrett; and Don Lashley. Also attending was Dan Gaulin of Regional Housing Services.

We discussed the pre-proposal meeting for prospective developers of Junction Village held on June 5, 2013. Dave was the presenter with Dan assisting. CHDC members attending were Amy Barrett, Phil Posner and Don Lashley. We agreed that the meeting had gone very well with over 20 people in the audience. We commented on a number of those attending and speculated on who might submit a proposal. We also reviewed the West Concord Advisory Committee open house held on May 16. And, Alan reported that he and Greg had not completed their report on the house for sale at 39 Winthrop Street, adjacent to our land for J.V.

On the subject of CPA funds for J. V., Dave reported that our bookkeeper, Karen Gallo, has nearly finished her list of monies spent so far, including copies of invoices and checks issued, so that we can apply for reimbursement from the CPC. He also stated he and Don would review the financial situation and report at our next meeting. We agreed that we should plan to use CPA funds from each of the previous years for which the funds may be available.

On the Small Grants Program, Barbara reported that Lara Kritzer has received six applications for funds in the current round. Two of them need some clarification but Lara is working on this. Also, there remains a question about payment to one of the applicants from the previous round. And, there has been some question over the difficulty in applicants providing a minimum of three contractor bids. She stated we may wish to revise our requirement regarding bids.

There was nothing to report on Conflict of Interest and Open Meeting Law.

Barbara commented that she was fairly certain that the Joint Meeting of Local Housing Groups has been scheduled for June 26, 2013, but she would confirm the date in an email to all.

A vote on the Draft Meeting Minutes for 5/22/13 was postponed until the next meeting due to lack of a quorum.

We agreed that the next meeting would be held on July 17, subject to a polling of the membership by Don.

The meeting was adjourned at 8:20 PM.

Respectfully submitted,

Don Lashley, Secretary

DRAFT

Meeting of the Concord Housing Development Corporation (CHDC) held on July 17, 2013.

The meeting was convened at 7:10 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Greg Higgins; Dean Atkins; Phil Posner; Marshall McLean and Don Lashley. Also attending was Dan Gaulin of Regional Housing Services.

First off, we reviewed the Junction Village Submission Summary Spreadsheets which Dan had sent to everyone prior to the meeting. As of July 12 we had received submissions from nine teams, which contained 12 different development proposals. In addition to "hard copies" of the proposals, Dan brought display boards of the elevations and site plans for most of the proposals. Then he led the evaluation of all them and noted that he had worked with some of the developers, as clients. He stated he would prepare a memo listing those with which he might have a conflict of interest. Our discussion covered the probable impact on schools, traffic and the neighborhood, which will be concerns of the BOS. Dave observed the final selection of the best proposal will be largely a political one.

Dean expressed a strong preference for rental housing and was joined by Phil. Others mentioned affordable, assisted living and elderly versus family, which would be the most difficult to get approved. Project size was also mentioned with the thought that only 88 bedrooms are likely due the limits of on-site sewage disposal. At this point, Dean proposed a "straw vote" on rental versus ownership, to which a consensus was reached for rental and then a preference for mixed-income. As the next level of evaluation, Dave requested an estimate of the: number of vehicle trips per day, number of school age children, max. number of units possible, number of units to rent at 60% AMI and less, and number of building stories, for each of the proposals. Dan agreed to this and said he would forward thanks to each respondent, saying not to expect any further contact for 60 to 90 days. In a final comment, Dave said a fundamental question is going to be: which of our choices might be funded by the DHCD.

In summary, we agreed that each member should read at least three of the proposals and report at the next meeting. Barbara agreed to make the assignments and notify us by email.

A discussion of the pending CPA application was postponed until our August meeting.

Following a report by Barbara on the Small Grants Program, we agreed with the subcommittee's recommendations as to funding.

The vote to approve the Draft Meeting Minutes for 5/22/13 and for 6/11/13 was unanimous.

We agreed that the next meeting would be held on August 6.

The meeting was adjourned at 9:50 PM.

Respectfully submitted,

Don Lashley, Secretary

DRAFT/CONFIDENTIAL

Meeting of the Concord Housing Development Corporation (CHDC) held on August 6, 2013.

The meeting was convened at 7:10 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Alan Bogosian; Greg Higgins; Dean Atkins and Phil Posner by speaker phone; Marshall McLean and Don Lashley. Also attending was Dan Gaulin of Regional Housing Services.

The main order of business was an evaluation of the proposals received in response to our solicitation for development of the land at Junction Village. First off, Dave commented that all of the proposals were from good, capable developers and he was pleased that our process had been so successful. He added that he had spoken to Kate Racer at DHCD who was not encouraging that funds would be available from her organization and that the first step for us would be to determine the opinion of our Town leadership.

We then reviewed the entire list of proposals and attempted to rank them in order of most desirable and viable. Each of the 12 proposals from a total of ten developers offered a different mix of units and types of units. The different housing types were 1) all low-income family rentals, 2) mixed-income family rental, 3) mixed-income "for sale" housing and 4) affordable elder independent or assisted housing. Size ranged from a low of 32 units to a high of 150 units. We agreed that one of the proposals was the best overall and we voted to eliminate one as too large. A spreadsheet of the entire list was prepared by Dan and each was discussed in detail. Specific comments expressed at the meeting were recorded in the notes and will be available at a subsequent meeting. It was determined that Dave and Dan would prepare and circulate for member comment, a summary of the proposals and solicit the opinion of Town leaders, starting with the Town Manager, Chris Whelan. A meeting with him will be scheduled as soon as practical.

On the subject of CPA applications for this year's round of funding, Barbara will prepare an application to the CPC for funding for Junction Village.

A vote on the draft meeting minutes for 7/17/13 was postponed until our September meeting.

The next meeting was scheduled for 9/12/13 at 7:00 PM.

The meeting was adjourned at 9:50 PM.

Respectfully submitted,

Don Lashley, Secretary

DRAFT

Meeting of the Concord Housing Development Corporation (CHDC) held on September 12, 2013.

The meeting was convened at 7:15 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Amy Barrett; Greg Higgins; Dean Atkins; Marshall McLean and Don Lashley. Also attending were Selectman, Steve Ng; Pat Sinnott of the CHF and Dan Gaulin of Regional Housing Services.

The first order of business was a unanimous vote to not support a proposed modification to CH 40B as recommended by the BOS of the Town of Wareham. Don agreed to so notify Steve by email.

Next was a brief recap of the informal working session held on 8/27/13 in which Dave, Barbara, Don and Dan gave an overview of the response to our solicitation for developers for Junction Village to Steve, Chris Whelan and Marcia Rasmussen. Copies of the 5-page "Memo Re: Junction Village affordable housing development options", prepared by Dan, were distributed. Dave agreed to forward a revised copy with a few minor changes, to Chris. During the discussion Dave proposed a traffic study of pre-development conditions and said he would contact the Police Department to determine which streets should be studied. In summary, we agreed to present the information to a larger group of Town officials to include the BOS, Finance Com., School Com., Planning Board and the CHA. Since this will be another informal working session, no more than two representatives from each body will be invited. The proposed date is 9/17/13. However, Steve said at this CHDC meeting that Chris may have to reschedule the meeting and so we are awaiting his notification.

At this point, Dan produced a draft of his new presentation to Town Officials for 9/17/13, for our review and comment. A lengthy discussion followed during which a number of suggested revisions were made. Dave commented that a town sewer hook-up is now a possibility, according to Chris Whelan, and that fact should be shared with all who responded to our initial solicitation. Also, he recommended that we modify the proposal parameters to comply with "Smart Growth" standards, and in summary, he reiterated the direction we have agreed upon: "middle-income family", with "elderly" as a second choice. He then asked Dean to work with Dan to incorporate our comments in a final form for the scheduled presentation on 9/17/13. In closing the discussion, he reassured Steve that it is our intention to apply for a LIP Ch40B for this project instead of a zoning change at Town Meeting.

On the subject of our pending CPA application, which is due 10/1/13, Barbara stated that she needs the Board's agreement on a dollar amount to be requested for development of Junction Village, in the application. After a discussion we settled on \$125,000.

On the previous meeting minutes, a vote was unanimous to approve the minutes for 7/17/13, with two revisions, one concerning Dan Gaulin's previous employment and another to clarify wording in the third paragraph. Also, the vote to approve minutes for 8/6/13, as submitted, was unanimous.

The next meeting will on 10/8/13 at 7:00 PM, although we will start with a vote on these meeting minutes in order to afford Dean adequate time to arrive.

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Don Lashley, Secretary

DRAFT

Meeting of the Concord Housing Development Corporation (CHDC) held on October 8, 2013.

The meeting was convened at 7:05 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Amy Barrett; Greg Higgins; Alan Bogosian; Phil Posner; Marshall McLean and Don Lashley. Also attending were Selectman, Steve Ng; and Dan Gaulin of Regional Housing Services.

The first order of business was the inserting and applying mailing addresses to notices to assorted names on Commonwealth Avenue and Winthrop Street for the WCAC meeting on November 13 at which the CHDC will present the current status of our plans for Junction Village.

This was followed by a detailed slide presentation as a trial run of our presentation at the upcoming meeting of the WCAC. Those present commented on each slide that had been created by Dan and Dave. As a result of the numerous comments and suggestions, many of the slides will be modified and another review will be held during our meeting on November 5.

Next was a brief review of our application to the CPC for funds for Junction Village, in the next round of CPA grants. Barbara had submitted the application on 10/1/13. She commented that the first hearing for current applications will be on 11/4/13, and that a CPC site visit to the land of Junction Village is scheduled for 10/19/13.

A vote on the draft minutes for the meeting of 9/12/13 was postponed until our November meeting.

The next meeting will on 11/5/13 at 7:00 PM, although we will start with a vote on these meeting minutes and those of 9/12/13, in order to afford Dean adequate time to arrive.

The meeting was adjourned at 9:25 PM.

Respectfully submitted,

Don Lashley, Secretary

DRAFT

Meeting of the Concord Housing Development Corporation (CHDC) held on November 11, 2013.

The meeting was convened at 5:45 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Greg Higgins; Alan Bogosian; Phil Posner; Marshall McLean; Dean Atkins and Don Lashley. Also attending were Selectman, Steve Ng; and Dan Gaulin of Regional Housing Services.

The first order of business was a vote on draft minutes for two previous meetings. Minutes for meetings held on September 12 and October 8, 2013 were each approved unanimously, as submitted.

Then we approved a request by the Concord Public Works Department to allow the continued storage of plowed snow on the land of Junction Village. This approval will be subject to the CPW providing indemnification for any liabilities incurred and environmental clean-up, as well as the placement of barriers to block access for any other, non-town vehicles. Dean agreed to draft a letter to the CPW stating the conditions of our approval.

This was followed by a slide presentation as a final trial run for our presentation at the upcoming meeting of the WCAC on 11/13/13. Those present commented on the slides, some of which had been modified since our last meeting. With final changes on some slides the consensus was that we were ready for the presentation two days hence. Steve suggested that following our presentation at the WCAC we should plan to give the same show to a joint meeting of the major boards/committees in Town.

Although we did not mention a date for our December meeting, it was subsequently decided to hold that meeting on 12/10/13.

The meeting was adjourned at 7:30 PM.

Respectfully submitted,

Don Lashley, Secretary

DRAFT

Meeting of the Concord Housing Development Corporation (CHDC) held on December 10, 2013.

The meeting was convened at 7:10 PM in the offices of Omni Properties in Concord. Attending were members: Dave Hale, Co-Chairman; Barbara Morse, Co-Chairman; Greg Higgins; Phil Posner; Marshall McLean; Dean Atkins and Don Lashley. Also attending was Selectman, Steve Ng.

First, we considered supporting a draft letter by the CHF to the Planning Board in which the CHF gave its recommendations concerning proposed affordable housing requirements in combined business/residential use developments. Following a brief discussion, we voted to respond to the CHF by writing a letter of support but expressing concern over the fact that the letter proposed that no waivers be allowed.

Next, Barbara reported that only one application was received in the current round of Small Grants Program. Our subcommittee had recommended that we issue a grant of \$2,200 and it was then approved by a unanimous vote.

Dave then introduced the main concern for the CHDC at this time – a strong objection to our proposal, as presented to a meeting of the WCAC in November, to select a developer who would create between approximately 90 to 110 rental units at Junction Village (JV). This objection was put forth by the Winthrop St. – Commonwealth Ave. Neighborhood Association (WinCom) in a letter to the CPC opposing our current application for CPA funds for Junction Village. Subsequently, we have learned that Rep. Corey Atkins, who initiated the legislation that provided the land for JV, has joined in opposition to a density of more than 20 units. As we commenced a discussion of this situation, Dean Atkins offered to recuse himself from all further conversations on this subject. Meanwhile, we agreed to attempt to arrange a meeting with Corey as soon as practical.

We had an extensive discussion of this situation during which Steve reported that he, Chris Whelan and Cory were to meet prior to Monday's upcoming BOS meeting. Also, we considered attending the WCAC meeting scheduled for 12/18/13 and Dave said he would try to contact WCAC chair, Gary Klieman. Also under consideration is some type of meeting with Cory herself.

As for the upcoming CPC meeting on 12/18 to determine which requests for CPA funds will be recommended, Barbara said she would notify the CPC that we wished to withdraw our request for any funds for JV this year, but retain our request for \$125,000 for affordable housing town-wide.

In this regard, Dave mentioned that we might consider some form of donation to Peter Bulkeley to help finish four uncompleted units in its building.

By a unanimous vote we approved the draft meeting minutes for 11/11/13, as submitted.

Our next meeting was scheduled for January 14, 2014.

The meeting was adjourned at 9:05 PM.

Respectfully submitted,

Don Lashley, Secretary