

## **For the 2016 Town Report**

### **Concord Housing Authority**

Linda Escobedo, Chair

Todd Benjamin

Rick Eifler

Edward Larner

K.C. Winslow

The primary mission of the Concord Housing Authority is to develop and administer an adequate supply of rental housing for the elderly, disabled, and families of low and moderate income in Concord. Our goal is to provide decent, safe and sanitary housing opportunities to improve the quality of life for these individuals and families as well as promote economic self-sufficiency and long term stability.

The Concord Housing Authority(CHA) was established in 1961 under M.G.L. Section 121.B as a local municipal agency for the purpose of providing low income housing and is subject to state, federal and local regulations. The CHA is governed by a Board of Commissioners, four of whom are locally elected and one of whom is a state Appointee. All programs are dependent on state, federal, and vital local sources of funding and support.

The CHA operates 228 subsidized units in both Public Housing and Section 8 programs and currently serves more than 375 people. Our State/Federal Family and elderly units are scattered throughout the Town in over 20 locations.

This past year marked a year of significant change with the board's appointment of Marianne Nelson as the new Executive Director, following the retirement of Judi Lincicum. New to her position but not new to the CHA, Marianne has been with the Concord Housing Authority for more than twenty years and is well known in both town and by tenants, most recently serving as the Program Manager. She brings extensive knowledge and experience with state, federal, and local housing regulations and resources that will benefit the CHA. We all look forward to working with her in the new role as Executive Director and are indebted to the support of the entire CHA staff through this transition.

Numerous capital improvement projects have been completed or are currently in the planning or design phase. The renovation of the four new kitchens and one bath at our community- based handicapped accessible units, made possible through funds granted through the HOME Consortium, was completed in December.

With the financial support of Community Preservation Committee, West Metro HOME Consortium, the State of Massachusetts Department of Housing and Community Development (DHCD), and the Town's Affordable Housing Fund, all funding is in place for four additional units at Peter Bulkeley Terrace. (PBT) The Phase 2 PBT Project is in the final design phase and will include two handicapped units. Construction on these units is scheduled to begin in early summer. PBT also completed a much needed landscape project to grace the front of the building, thanks to generous donations from local businesses and donors.

Additional capital improvements this year have been mainly limited to the turnover of several older units in both our senior and family developments. New kitchens, flooring and painting have refreshed units that were in much need of updating. Design is in process for the replacement of the Everett Garden's roofs that suffered several leaks and ice dams as a result of years of service and last year's harsh winter.

In an effort to address sustainability options, the CHA was awarded \$100,000 for energy efficient initiatives; funding that will include air sealing and insulation for our new roofs and the installation of eight air source heat pumps for Everett Gardens. Three new energy efficient boilers will replace original boilers in the Everett Gardens Expansion in the spring. Other Energy Saving Capital improvements either completed or slated to begin in the spring include: window replacements, a new energy efficient boiler in one of our scattered site family units and a new roof in another. Other smaller projects recently completed include landscaping, fencing and tree work.