

CONCORD HOUSING FOUNDATION

Terry Rothermel, President
Charles Phillips, V. P. and Clerk
Nancy McJennett, Treasurer
Al Armenti
Tom Conway
Jim Craig
Fred Watriss

The Concord Housing Foundation, Inc., (PO Box 751, Concord, MA 01742-0751) is a 501(c)(3) non-profit charitable corporation. Founded in 2001 and run by a volunteer Board of Directors the Foundation's purpose is to engage in fundraising, community outreach, education, and policy initiatives to support affordable housing development in Concord.

The Foundation is supported by a Board of Advisors. The Advisors meet semiannually with the Directors and provide valuable counsel. The members of the Advisory Board are: Nancy Beecher, Nancy Beeuwkes, Nan Conway, Nancy Cronin, George Dallas, Art Fulman, Phill Gross, Mary Johnson, Jay Keyes, Toby Kramer, Pat Lauzon, Constance Putnam, Sally Schnitzer, Norma Shapiro, Gordon Shaw, Steve Steinberg, Eric Van Loon, Kate Villers, Phil Villers, Alec Walker, Elliott Wilbur, and Win Wilbur.

The Foundation has undertaken five fundraising campaigns for total receipts of over \$500,000. Over 300 households and organizations have contributed to our various campaigns over the years. In 2008-09, our funds were targeted to the Concord Housing Trust's Walden Condominium development.

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 activities of the Foundation, the Concord Housing Trust, the Concord Housing Authority, and the Concord Housing Development Corporation.

In 2004, the Directors and the Board of Advisors decided that the Foundation should take a more active role to support the Town's affordable housing initiatives. During 2005 Town Meeting, the Foundation introduced amendments to three articles in support of affordable housing. These amendments were approved by Town Meeting. At the 2008 Town Meeting, the Foundation successfully sponsored Article 35, "to establish a process

whereby, when land acquisitions involve Town funds, affordable housing is considered as one possible use of the land before any final commitments are made."

In addition to targeted capital campaigns, the Foundation relies on a steady 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.

CONCORD HOUSING DEVELOPMENT CORPORATION (CHDC)

John McBride, Chair
Donald Lashley, Secretary/Treasurer
Michael Malouf
Robert Waldeck
Jerome Gentile
David O'Brien
Barbara Morse
Yonina Goorno

The Concord Housing Development Corporation (CHDC) is a non-profit entity established by a special act of the Massachusetts Legislature in 2006. It assumed the responsibilities of the Concord Affordable Housing Committee, and its bylaws were approved by the Board of Selectman in 2007. 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.

An important goal is to increase the number of directors as the demands of the Corporation grow, particularly to add members whose expertise will be needed in upcoming development projects. Increased fund raising activities will also be necessary to assure sufficient resources for the CHDC to meet the needs for affordable housing in Concord.

Activities during 2009

The main activity of the CHDC was the acquisition of and planning for development of 1.4 acres of land at 1245 Elm St. The purchase of this land was made possible through a generous donation (a total of \$500,000)

from the Steinberg Lalli Charitable Foundation, for increasing affordable housing in Concord. In addition, Town Meeting approved \$75,000 in funds from the Community Preservation Act towards development costs. The plan is to build 8 two- and three-bedroom condominiums to be sold at Concord affordable rates (up to 150% of median income) through a lottery system. Funds were expended for site engineering, design, planning, environmental studies and a new septic system for the existing structure. Plans have been presented to the Board of Selectmen, the Planning Board, the Community Preservation Committee, the Natural Resources Commission and the Zoning Board of Appeals.

In addition to the project at 1245 Elm St., the CHDC has also been pursuing another land acquisition in Concord with the help of the Walden Woods Foundation. It has cooperated with the Town in maintaining affordable housing at Emerson Annex, and with the other housing groups in Concord. In the fall, it assumed the tasks of the Concord Housing Trust as the Trust completed its final project at 335 Walden St.

2229 MAIN STREET OVERSIGHT COMMITTEE

Pam Rockwell, Chair
Paul Boehm
Ray Bruttmesso
Kerry Diskin
Deborah Farnsworth
Len Rappoli
Fred Seward

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 Investigation and Feasibility Study (RI/FS). The investigation will determine the extent of the contamination at the site and the pathways by which the public may be exposed. The feasibility study will develop possible cleanup strategies. The EPA has hired the consulting firm de maximis inc. to conduct the RI/FS.

During 2009, de maximis inc. began using the soil and water sampling data collected over the past few years

to define areas of risk at the site. During the spring, the Committee commented on adequacy of the data collection, and suggested that certain areas be tested for PCBs. In December, the EPA released a preliminary version of the baseline human health risk assessment – the next step in determining what areas of the site are contaminated enough to require remediation. This site is contaminated with depleted uranium, beryllium, and other laboratory chemicals. There are also PCBs located in most of the areas where there is uranium contamination in surface soil, which means that these areas will definitely trigger a remediation action. (These areas are all close to buildings and enclosed by fences.) A major plume of uranium in the ground above the bedrock has also been identified heading from the former holding basin, under the buildings, and towards the Assabet River. The Committee is currently developing comments about the risk assessment.

The Committee continued to advocate with the EPA to remove the buildings at the Starmet site. There is radioactive contamination in all parts of the buildings, including offices, due mostly to a leaky roof and standing water. In some areas, water is above the level of the electrical outlets. This is a particular danger to emergency workers who might have to respond to the site. The Commonwealth of Massachusetts filed a complaint in Suffolk Superior Court against Starmet alleging that Starmet violated a 2007 Administrative Consent to permanently vacate the site. The complaint sought a permanent injunction ordering Starmet to vacate the site by June 31, 2009. At the end of 2009, Starmet had still not complied. The State is slated to file a Summary Judgment motion in early 2010 with the Court to have Starmet comply. In February 2009, the United States District Court determined that Starmet was responsible for the remediation costs. The EPA is negotiating with the principal responsible parties (mostly the US Army) to pay the costs of the removal of the buildings.

More information about the Starmet cleanup can be found at the following websites, (the committee does not have control over the content of these sites):

- www.nmisite.org is the website created by the contractor de maximis. It includes a list of the current activities at the site, including data and maps from the sampling that has been completed.