Housing Commission Minutes February 15, 2011 8:00 AM Chamber of Commerce

Present: Heard, Arndt, Kilchenstein, Walker, Sink

Minutes from the January meeting were distributed.

The committee continued discussion on a demonstration project in the South End. Rosemary will apply to Concord 2020 for a grant. Funds will be used to hire a consultant to facilitate a charette. The goal of the charette will be to look at a particular property and, assuming no code or zoning restrictions, what type of housing could be developed. The idea is that the Commission would hire a consultant (such as Jeff Taylor) to conduct a site charette for the development of cottage type housing in Concord. A few sites in the South End were discussed, however, it is hoped that if this type of development is feasible that it could be recreated into a prototype that could occur in other parts of the community.

"Cottage housing" refers to smaller, single family units on relatively small plots, creating a certain level of density and housing affordability appropriate for first time buyers, retirees and people of moderate income means. It is not meant to be "low income" as this relates to subsidized housing.

Claudia reported that she has spoken to Paul Provost regarding the Rolfe and Rumford property, and that there is interest.

The commission discussed the real estate market in general. The recession has resulted in increased housing inventory and lower sale prices, although rent costs are up. Some unit development is underway after a multi year hiatus. Development costs have been increasing, and taxes (both state and local) make private sector housing development difficult. While interest rates are at a historical low, rates are expected to begin to rise.

The commission discussed expected turnover in some planning board members with considerable institutional memory. A few suggestions were made relative to potential candidates.

Respectfully submitted,

Tim Sink