



**Concord Housing  
Development Corporation**  
CHDC Meeting Agenda, *revised*  
**Monday January 8, 2024, 8am**  
**Virtual Meeting**

Please click the link below to join the virtual CHDC Meeting:

<https://us02web.zoom.us/j/3497197633>

For audio only, call the number below and enter the Meeting ID on your phone keypad:

Call In Number: 1 929 205 6099, Meeting ID: 349 719 7633

**Administrative Matters**

1. Assabet River Homes: RFP Review and approval
2. Assabet River Homes: Other Updates, including driveway naming
3. Governor's [housing bond bill \(H.4138\)](#) – CHDC support in general and its real estate transfer fee for affordable housing in particular?

*Details: Sections 19 and 20 of the Governor's bill add a new Section 55D of MGL Chapter 44, described in the Governor's cover letter to the Legislature (attached) as "Establishing a local option real estate transfer fee of 0.5% - 2% paid by the seller of property on the portion of the sale over \$1 million, or the county median home sales price, whichever is greater. Revenue raised through a real estate transfer fee would be required to be used for affordable housing purposes, including for public housing, through a community's municipal affordable housing trust fund."*

*Concord's home rule petition has requested 1%. This [calculator](#) indicates Concord would get about \$2 million per year from a 1% fee where the first \$1,000,000 of value is exempted. The Governor's bill allows up to 2%.*

Other Topics Not Reasonably Anticipated by the Chair 48 Hours in Advance

**Public Comment**

*PLEASE NOTE: The listings of agenda items are those reasonable anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*