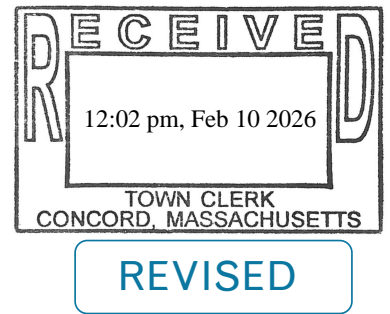


Concord Municipal Affordable Housing Trust
Tuesday, January 6, 2026 at 12:00 noon
[Virtual Meeting via Zoom](#)
Approved Meeting Minutes



1. Call to Order / Roll Call - Chair Keith Bergman called the meeting to order at noon on Zoom. Roll call of members present: Mary Hartman, Mike Lawson, Rich Feeley, Linda Escobedo, Matt Johnson, and Keith Bergman. Kerry Lafleur was not present. Also in attendance were Concord Community Development Director Alyssa Sandoval; Regional Housing Services Office (RHSO) Directors Kristin Guichard and Liz Rust; and Concord Housing Authority member Ed Larner.

2. Approval of meeting minutes - Mary Hartman moved to approve the minutes of the Trust's November 20, 2025 meeting; seconded by Matt Johnson; and approved unanimously (6-0).

3. Funding for the Trust

a. CMAHT FY 2027 CPA application for \$785,500 - The chair reported that on December 2, 2025, the Community Preservation Committee had voted to include in its FY 2027 funding recommendations to the April 27, 2026 Annual Town Meeting the full \$785,500 requested by CMAHT to implement the Housing Production Plan. CPC will be meeting on Tuesday, January 13th at 7 pm to finalize its warrant article. Mary Hartman said that CPC would be acting on the Natural Resources Commission's request for funds for a conservation fund for land acquisitions; and that NRC is drafting a conservation fund bylaw warrant article for annual town meeting. The ATM warrant then closes on Friday, January 23rd at noon. The Finance Committee's public hearing on the CPC article is scheduled for Tuesday, March 10, 2026 at 7 pm.

b. Status of proposed state legislation to fund the Trust – Rich Feeley reported that the Senate version of the LOHA Coalition's state-wide local option real estate transfer fee— [S.1937](#)-- was favorably reported out by the Joint Committee on Revenue by a 4-2 vote on November 21, 2025. On December 18th, the full Senate referred the bill to Senate Ways and Means. Joint Revenue's reporting date has been extended to Friday, February 20, 2026 for the House version of LOHA's bill ([H.3056](#)), and Concord's transfer fee home rule petition ([H.3043](#)).

c. CMAHT Fund Balance Update – The chair reviewed an updated CMAHT fund balance report, noting the Trust has received a total of \$6,026,434 since 2019. \$3,562,405 of that has been committed, leaving a current uncommitted fund balance of \$2,464,029. If the Trust were to commit \$350,000 in short-term funds for CHDC's Buy Down program, and \$629,000 for acquisition of 91B Main Street, that would leave an available fund balance of \$1,485,029. If April 2026 ATM then approves the Trust's request for \$785,500 in CPA funds, our balance as of July 1, 2026 would be \$2,270,529.

4. Housing Production Plan updates

91B Main Street Surplus State Property - The Trust continued its discussion from prior meetings on whether to acquire and subsidize development of the 1.45-acre surplus state property at 91B Main Street for 4 ownership units. With the Select Board's prior approval under the CMAHT Bylaw, the State could transfer this property directly to CMAHT as a municipal entity. No town meeting vote is required. As property owner, the Trust—assisted by the Town and RHSO-- could issue a Request for Proposals for a developer. The Trust would also need the Select Board's prior approval to transfer the property to the successful proposer. The Trust has

\$500,000 in Town ARPA funds towards the acquisition which must be expended by December 31, 2026. The Trust reviewed information RHSO had presented to the December 15th Housing Roundtable with development scenarios for 4 units at 80%, 100%, and 120% of AMI. With the highest proceeds of sale, the 120% option would require a Trust subsidy of \$1,933,040 (or \$483,260 per unit) for acquisition and development. At the 80% or 100% of AMI options, sales proceeds would be less, and the Trust subsidy higher.

First motion [fails]: Rich Feeley moved that the Concord Municipal Affordable Housing Trust vote to request the Select Board's prior approval, pursuant to CMAHT Bylaw Section 6 and subject to completion of a clean Environmental Assessment report, for the Trust to acquire from MassDOT the 1.45-acre surplus state property at 91B Main Street for affordable housing purposes at the sale price of \$600,000; and, further, to approve a project budget of \$629,000 to acquire said property, with \$500,000 thereof from CMAHT ARPA funds and \$129,000 from CMAHT non-ARPA funds; and, further, to authorize an expenditure of up to \$4,600 therefrom for completion of the required Environmental Assessment report; seconded by Mike Lawson. In discussion on that motion, Mary Hartman expressed concerns about the cost per unit and requested assurance that more units could be built on the land before seeking the Select Board's approval to acquire the property. The group debated whether to proceed with the current plan for 4 units or explore the possibility of 5-6 units, with Liz Rust and Alyssa Sandoval explaining that engineering work would be needed to determine feasibility. *On a roll call vote, the motion failed to pass, with a tie vote of 3 in favor [Rich, Linda, Matt] and 3 opposed [Mary, Mike, Keith].*

Second motion [passes]: The group discussed exploring engineering options to assess the potential for more than four units on the site. *Mary Hartman moved that the Concord Municipal Affordable Housing Trust vote to fund (1) an environmental assessment for the 1.45-acre surplus state property at 91B Main Street and (2) an engineering conceptual design, to be completed within 90 days, to explore expanding the number of units; seconded by Rich Feeley and approved unanimously (6-0).* CMAHT will discuss those work products when completed.¹

Concord Housing Development Corporation: Buy Down Program short-term funding -The chair reported that the Concord Housing Development Corporation had met earlier today and voted to submit to the Trust an application for \$350,000 in short term funding for CHDC's Buy Down program. The Trust had voted on October 23, 2025 to invite such an application. The chair suggested that CMAHT and CHDC discuss this request prior at CMAHT's next meeting. CHDC currently has a total of \$500,000 for this program— \$233,880 in CPA funds approved for CHDC by the 2021 Town Meeting plus \$266,120 approved by the Trust on December 19, 2023. CHDC has requested a 2-year extension from CPC for the CPA funds.

Planning/zoning proposals for 2026 Annual Town Meeting - Matt Johnson gave a brief update on zoning articles the Planning Board will be bringing to the 2026 Annual Town Meeting, including amendments to the MBTA Multi-family zoning bylaw. The Planning Board's public hearing on zoning articles will be held on Tuesday, March 3, 2026 at 7 pm. Matt also shared his

¹For the environmental assessment, Town Counsel had obtained a lump sum proposal from VHB for \$4,600, so the chair subsequently asked the Town to engage VHB's services on the Trust's behalf. For the additional engineering work, Alyssa Sandoval obtained a quote of \$1,000 from Dillis & Roy (who had earlier prepared a 4-unit concept plan) to complete a 6-unit concept plan, and the chair authorized Alyssa to proceed.

analysis that, statewide, housing accounts for 33% of total Community Preservation Act funding allocations. Concord is about 9% below that, Matt said.

5. 2025 Annual Town Report due January 19, 2026 - The chair had circulated to Trust members a draft of CMAHT's report for the 2025 Annual Town Report. The submission deadline in January 19, 2026. The notice from the Town to boards and departments indicates Concord has a goal to win the Massachusetts Municipal Association Annual Town Report Contest this year.

6. Massachusetts Housing Partnership – next steps to implement goals and strategies – The chair indicated that the Trust's next meeting would have more time available to discuss how to organize to implement our goals and strategies for development, planning/ policy, and funding.

7. Public Comment - Ed Larner reported that the Concord Housing Authority continues to work on its project for fire sprinklers at Everett Gardens.

8. Schedule next CMAHT meeting – date/time to be determined.²

9. Adjournment - Mike Lawson made a motion to adjourn the CMAHT meeting, seconded by Rich Feeley; and passed unanimously (6-0). The meeting adjourned at 1:31 pm.

² Next CMAHT meeting scheduled for Tuesday, February 3, 2026 at noon on Zoom.