

Concord Municipal Affordable Housing Trust
Thursday, March 24, 2022 at 1:30 pm
[Virtual Meeting via Zoom](#)
Approved Meeting Minutes

1. *Call to Order / Roll Call* – Chair Keith Bergman called the meeting to order at 1:31 pm on Zoom. Roll call of members present: Linda Escobedo, Mike Lawson, Frank (“Rich”) Feeley, and Keith Bergman. Kerry Lafleur was absent.

2. *Approval of minutes* – Rich Feeley moved to approve the meeting minutes of March 3, 2022; seconded by Mike Lawson; approved by a vote of 3-0-1, with Rich, Mike, and Keith in favor, and Linda abstaining.

3. *Follow up from Select Board meeting on CMAHT Interim Policy Guidelines* – At its meeting on March 7, 2022, the Select Board unanimously voted pursuant to CMAHT Bylaw Section 6, Item 18 to approve the Concord Municipal Affordable Housing Trust’s proposed set of Interim Policy Guidelines for Use of Funds, as approved by the Trust on February 24, 2022. These [interim guidelines are posted online](#) at the [Trust’s webpage at the Town website](#).

On March 16, 2022, chair Keith Bergman made a presentation on recent housing efforts in Concord—including development of CMAHT’s guidelines-- at an MHP (Massachusetts Housing Partnership) webinar on helping multiple entities work collaboratively. Video and slide decks from the MHP webinar series are [available online](#).

The chair will be attending the [Finance Committee’s meeting tonight at 7 PM](#) to brief FinCom, at its request, on the Trust’s Interim Policy Guidelines for Use of Funds as approved by the Select Board. Other Trust members may be attending by Zoom. Members thought it important to communicate to FinCom that progress is being made at the legislature with Concord’s home rule petitions for dedicated funding sources for the Trust—real estate transfer fee and building permit surcharge—but that continued interim funding is necessary for the Town to be able to benefit from the Trust’s ability to act quickly when opportunities arise. The Trustees have asked the Select Board for \$500,000 either from a town meeting appropriation or from federal ARPA funds, and understand that the Select Board will make a determination on our ARPA funding request before town meeting.

4. *Sources of Trust funds. Updates on real estate transfer fee & building permit surcharge legislation; use of ARPA funds; exploring additional/alternative funding sources; annual town meeting articles and appropriations* –

Trustees discussed an [op-ed appearing in today’s Boston Globe](#) in support of the real estate transfer fee requested by several communities, including Concord.

Trustees had previously voted to support 2022 Annual Town Meeting Article 24, Appropriate Funds for Affordable Housing Development; Article 25, Assabet River Bluff Preservation Project; and Article 26, Community Preservation Committee Appropriation Recommendations;

and to submit comments to the Planning Board on Article 33, *Thoreau Depot Article 33, Zoning Bylaw Amendment – Zoning Map & Thoreau Depot Business District* or Article 35, *Zoning Bylaw Amendment – By Citizen Petition*. After discussion, the Trustees took no further action on town meeting articles.

5. *Use of Trust funds. Assabet River Bluff land acquisition project status* – Keith Bergman shared that Concord Housing Development Corporation chair Lee Smith has forwarded the signed purchase and sale agreement for acquisition of the 7-acre Assabet River Bluff property. The Trust has voted to approve a total of \$650,000 towards this project. \$50,000 of that amount has been released by the Town and deposited by the CHCD in its account. CHDC's check of \$50,000 was then used towards the \$140,000 refundable deposit paid to the seller by the two buyers, CHDC and CLCT (Concord Land Conservation Trust). Linda Escobedo suggested that the Trust may want to require that our grant recipients acknowledge the Trust as a source of funding, just as the Concord Community Preservation Committee requires of its grant recipients. This item will be scheduled for future discussion, perhaps as a requirement of a grant agreement with Trust fund grant recipients.

6. *Public Comment* - Karlen Reed asked whether the consent calendar for Town Meeting had been established yet; Trust members did not think it had.

7. *Future Meetings – Finance Committee, 3/24/22 @ 7 PM; schedule next meeting* - Trustees agreed to set a next meeting date for Thursday, April 14, 2022 at 1:30 PM.

8. *Adjournment* – Mike Lawson made a motion to adjourn the CMAHT meeting, seconded by Rich Feeley. Motion passed unanimously (4-0). The meeting adjourned at 2:03 pm.