



Concord Municipal Affordable Housing Trust
Wednesday, April 12, 2023 at 7:00 pm
[Virtual Meeting via Zoom](#)
Approved Meeting Minutes

Concord Housing Roundtable –

Joint Meeting of the Select Board, Planning Board, Concord Housing Authority, Concord Housing Development Corporation, Concord Housing Foundation, Concord Municipal Affordable Housing Trust, and Community Preservation Committee.

Roll Call:

The meeting was opened by Liz Rust, Director of the Regional Housing Services Office (RHSO), and then Keith Bergman (Chair CMAHT) at 7:00 pm. Following those introductions, the chairs of the individual committees called their meeting to order, if a quorum was present. Chair Keith Bergman called the CMAHT meeting to order with a roll call of members present: Linda Escobedo, Mike Lawson, Frank “Rich” Feeley, and Keith Bergman.

There were approximately 50 people in attendance, most in person and ~10 on the zoom. There were a number of staff persons present.

Facilitator Elizabeth Rust from Regional Housing Services Office opened the discussion first with a kind tribute to Marcia Rasmussen as she is retiring. And then Ms Rust welcomed all of the housing groups to comment on the Housing Production Plan goals & strategies relevant to their area, and any other affordable housing initiatives they are pursuing.

Concord Municipal Affordable Housing Trust: Chair Keith Bergman reported on the status of the Transfer Fee and Building Surcharge legislation, and the upcoming articles at Town Meeting which would transfer funds to the CMAHT. Mr. Bergman urged everyone to attend Town Meeting.

Concord Housing Development Corporation: Chair Lee Smith reiterated that the mission of the CHDC is to preserve and create affordable housing, and that available funds was a major obstacle. He referenced Junction Village as an example. Mr. Smith also gave an update on the Assabet River Bluff housing development.

Select Board: Chair Matt Johnson acknowledged the termination of the Christopher Heights project and offered that it allowed a reset and re-energized commitment to affordable housing. He further acknowledged the recent efforts by the CHDC on Main St, the CHA on Commonwealth Avenue, and noted the potential for the new parcel on Main St, and potential in the Baker Avenue area with the Assabet River bridge and the backdrop of the 3A/MBTA zoning which provides promise for expedited permitting. Other priorities for the Select Board include green development and increased capacity in Concord’s wastewater treatment capacity.

Concord Housing Authority: Ms. Stephanie Chrobak shared that the CHA priorities include 1) taking care of its existing units and tenants; 2) developing new units (Commonwealth Avenue for example); 3) providing resident services; 4) community relations and advocacy.

Community Preservation Committee: Chair Diane Proctor noted the lost opportunity to help seniors with Christopher Heights, and stressed the importance of listening to neighborhood feedback. Community engagement brought success to the Assabet River Bluff property purchase recently completed. She stressed that working together we solve the most pressing housing needs in our community.

Concord Housing Foundation: President Frank “Rich” Feeley introduced the CHF, the independent 501 C3 dedicated to education and advocacy, as well as fundraising. The CHF has a new website design and is getting ready to publish its spring newsletter.

Planning Board: Ms. Linda Miller review the status of Article 35 for Annual Town Meeting (changes to the mixed residential/business zoning), and noted that it would probably not be moved at Town Meeting. Instead, the Planning Board will regroup and focus on the MBTA zoning for 2024 spring town meeting. The Planning Board is not an advocacy group and is looking to call on the groups here at the housing roundtable to support their efforts.

At this point Mr. Bergman asked for a show of support (by hands raised) for supporting the PB over the next year – many hands raised.

Questions/comments from the public included: sewer limitation, neighbor opposition to CHA efforts at 1031 Main St, desire for more communication.

After thanking all the participants and panelists, Ms. Rust adjourned the Roundtable meeting at 8:36 pm

CMAHT Chair Keith Bergman invited a motion to adjourn the Trust’s meeting, with a motion made by Mike Lawson and seconded by Frank “Rich” Feeley, which passed unanimously (4-0). The meeting adjourned at 8:36 pm.