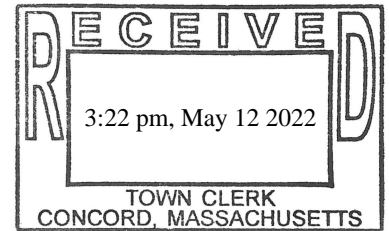


Concord Municipal Affordable Housing Trust
Thursday, April 14, 2022 at 1:30 pm
[Virtual Meeting via Zoom](#)
Approved Meeting Minutes



1. *Call to Order / Roll Call* – Chair Keith Bergman called the meeting to order at 1:34 pm on Zoom. Roll call of members present: Linda Escobedo, Mike Lawson, Frank (“Rich”) Feeley, Kerry Lafleur, and Keith Bergman.

2. *Approval of minutes* – Mike Lawson moved to approve the meeting minutes of March 24, 2022 as amended; seconded by Rich Feeley; approved by unanimous vote (5-0).

3. *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* - The Select Board voted unanimously on March 28, 2022 to take affirmative action on Article 24, Appropriate Funds for Affordable Housing. Interim Town Manager Kerry Lafleur has clarified that free cash would be the funding source at town meeting, but that federal ARPA funds would be used to reimburse free cash. The Finance Committee has also voted to recommend favorable action on Article 24.

4. *Use of Trust funds. Assabet River Bluff land acquisition project status* – The Select Board and the Finance Committee have now both unanimously voted to support Article 25 and Article 26 with funding for the Assabet River Bluff land acquisition.

5. *Reports/Handouts on Annual Town Meeting Articles*

- *Article 24, Appropriate Funds for Affordable Housing Development*
- *Article 25, Assabet River Bluff Preservation Project*
- *Article 26, Community Preservation Committee Appropriation Recommendations - Item F, Town of Concord – Assabet River Bluff Preservation and Housing – Land Acquisition*

On February 17, 2022, the Concord Municipal Affordable Housing Trust Board of Trustees had voted unanimously (4-0) to support 2022 Annual Town Meeting Articles 24, 25, and 26. The chair then notified the Town Moderator; chairs of the Select Board, Finance Committee, Community Preservation Committee, Concord Housing Development Corporation and others. Town Moderator Carmin Reiss has since written the chair on asking to prepare CMAHT’s recommendations as a handout for Annual Town Meeting and submit to her for review and approval. Trustees reviewed draft text for the handout. Following that discussion, Rich Feeley moved that the Trustees authorize the chair to submit to the Town Moderator proposed language for CMAHT’s handout in support of 2022 Town Meeting articles 24, 25, and 26, as discussed and amended, subject to any modifications that may be required by the Moderator. Motion seconded by Mike Lawson; and approved unanimously approved (5-0).

6. *Public Comment* – Lois Suarez thanked the Trustees for their efforts. Marge Daggett suggested that all funding sources for Assabet River Bluff be made clear to town meeting.

7. *Schedule Next Meetings* – The next meeting of the Concord Municipal Affordable Housing Trust will be on Thursday, May 12, 2022 at 1:30 PM on Zoom—the first meeting scheduled for after the 2022 Annual Town Meeting.

Also, the Housing Production Plan Steering Committee—on which Keith Bergman and Mike Lawson serve as CMAHT representatives-- will be holding meetings on Zoom at 4 pm on May 18, June 15, July 27, October 19, and December 7, 2022. HPP consultant JM Goldson will also be convening a series of focus group meetings on April 20-28, 2022.

8. *Adjournment* – Mike Lawson made a motion to adjourn the CMAHT meeting, seconded by Rich Feeley. Motion passed unanimously (5-0). The meeting adjourned at 2:48 pm.

Document attached

- CMAHT handout for May 2020 Town Meeting in support on Articles 24, 25 & 26

Concord Municipal Affordable Housing Trust supports Articles 24, 25 & 26.

Funding for the Trust

Article 24, Appropriate Funds for Affordable Housing Development, sponsored by the Select Board, seeks \$500,000 for the Concord Municipal Affordable Housing Trust, to provide further interim annual funding while the Town's two home rule petitions for dedicated funding sources for the Trust continue to make their way through the state legislature. Both the real estate transfer fee and the building permit surcharge were recently reported out favorably by committee as an initial step in the state legislative process. So to continue to be able to make progress on Concord's affordable housing goals in the meantime, Town Meeting has annually appropriated \$500,000 for Fiscal Years 2020, 2021, and 2022, for which we are grateful. For FY 2023, the Trust requests to continue this current funding level. For this year, free cash used for this article will be reimbursed by federal ARPA funds. The Trust thanks the Select Board and Finance Committee for their support of Article 24.

Funding for Assabet River Bluff Articles

- **Article 25, Assabet River Bluff Preservation Project**, sponsored by the Interim Town Manager, would authorize borrowing of \$500,000 as needed to successfully acquire the 7-acre Assabet River Bluff property.
- **Article 26, Community Preservation Committee Appropriation Recommendations**, includes funding in Item F, Assabet River Bluff Preservation and Housing – Land Acquisition, totaling \$1,000,000, of which \$300,000 would be for community housing and \$700,000 for open space.

The Trustees fully support the \$2.9-million Assabet River Bluff project which would acquire 6 acres for open space (\$1.9-million) and 1 acre for affordable housing (\$1-million)-- including an existing 2-family structure-- for a total of 5 affordable housing units. For the \$1-million affordable housing component, CMAHT has already approved \$650,000 in Trust funds for the Concord Housing Development Corporation to acquire the 1-acre portion; the Concord Housing Foundation has approved \$50,000; and the Community Preservation Committee has recommended \$300,000 in CPA community housing funds.