



Concord Municipal Affordable Housing Trust
Wednesday, June 7, 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 Elizabeth Rust, Director of the Regional Housing Services Office (RHSO). The chairs of the individual committees called their meeting to order, to determine whether a quorum was present. Chair Keith Bergman called the CMAHT meeting to order at 7:00 pm with a roll call of members present: Linda Escobedo, Mike Lawson, and Keith Bergman.

Discuss MBTA Communities Zoning and Outreach

Elizabeth Hughes, Town Planner, introduced Lily Linke from the Citizens' Housing and Planning Association (CHAPA).

Ms. Linke presented an overview of MBTA Communities. The full presentation can be viewed [here](#).

Stephanie Chrobak, Chair of the Concord Housing Authority, asked what full compliance looks like for the Town by December 31, 2024.

Select Board member Mary Hartman asked what type of messaging the Town should be prepared to express to support MBTA Communities, especially when speaking with a resident in opposition. Ms. Hartman also asked in other communities who is coordinating the work that goes along with the advocacy and implementation of MBTA Communities.

Ms. Linke responded that she has materials regarding messaging that she can share with the Housing Roundtable groups and that she is aware of the Concord Planning Department already working on one-page information flyers, Frequently Asked Questions, etc.

Ms. Hughes noted that the MBTA Communities webpage on the Town's website is also live, though information posted here will be fluid as new information becomes available. The MBTA Communities webpage can be viewed [here](#).

Keith Bergman, Chair of the Concord Municipal Affordable Housing Trust, noted that not only is MBTA Communities compliance part of the law, but that it is also a strategy of the recently adopted Housing Production Plan.

Stephan Bader, Vice-Chair of the Concord Housing Authority, suggested that the MBTA Communities webpage be added to the “Notify Me” portion of the Town website, so that residents that wish to be notified when new information is posted on the MBTA Communities webpage can be made aware.

Ms. Hughes responded that this will be implemented.

Ed Lerner of the Concord Housing Authority and Community Preservation Committee noted that Ms. Linke’s presentation did not mention seniors, but that there are many seniors in Concord with a need for low-income housing and seniors should be part of the audience considered.

Julie McClure of the Concord Housing Development Corporation asked if Ms. Linke could speak more regarding informal outreach strategies for groups that must comply with Open Meeting Law.

Ms. Linke noted that one way to not be subject to Open Meeting Law is for Town staff to host an event.

Erin Stevens, Transportation Planner, noted that she has worked with Town committees before where they have attended an event and posted it as a meeting, so that it is clearly open to the public, but do not take any votes and post brief meeting minutes regarding the event. Ms. Steven’s then presented on communication and outreach strategies for MBTA Communities specific to Concord. The full presentation can be viewed [here](#).

Elizabeth Rust, Director of the Regional Housing Services Office, asked how residents can get involved to bring community engagement to the next level.

Ms. Stevens responded that one place to begin is for residents to email planning@concordma.gov to ask questions, to get involved with outreach, and to work together on messaging of support.

Mr. Bergman suggested an outreach volunteer bootcamp.

There was support from several attendees regarding this idea.

Ms. Chrobak noted that it will be critical to keep the messaging as simple as possible.

Win Wilbur noted that the zoning districts are still not clear to her and voiced concern that homeowners and business owners in these areas will not be supportive due to confusion as well.

Ms. McClure echoed Ms. Wilbur’s comments regarding the zoning district maps causing confusion on the webpage.

Select Board member Mark Howell reiterated what the messaging and action items should be from tonight’s discussion and noted that the messaging should be clear on the MBTA Communities webpage.

Ms. Hartman added that one of the takeaways of the discussion for her is that this is about all forms of housing, not necessarily just affordable housing.

Deputy Town Manager Megan Zammuto introduced herself to the Housing Roundtable groups and voiced support of a steering committee throughout this process.

Mr. Bader asked if there was a time and location for the Planning Board's Public Work Session on MBTA Communities on June 28, 2023.

Ms. Hughes responded that the meeting will be held at the Harvey Wheeler Community Center Auditorium from 6:30 PM to 8:30 PM on June 28, 2023.

Michael Lawson of the Concord Municipal Affordable Housing Trust suggested that perhaps the Select Board would take on a series of public hearings regarding MBTA Communities in general, not necessarily about a specific plan.

Mr. Bergman noted that the groups present need to start thinking about what being below the required 10% SHI means for Concord and that this will provide important input for the Municipal Affordable Housing Trust moving forward.

Select Board Chair Dane agreed with Mr. Bergman's remarks and continued that in the past, radical changes to the Town's zoning structure have helped to examine additional possibilities for housing.

CMAHT Chair Keith Bergman invited a motion to adjourn the Trust's meeting, with a motion made by Linda Escobedo and seconded by Mike Lawson, which passed unanimously (3-0). The meeting adjourned at 9:00 pm.

Meeting Materials:

[Concord Housing Roundtable Packet for June 7th](#)

[Concord Housing Roundtable Meeting Recording from June 7th](#)