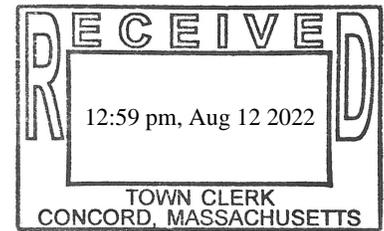


Concord Municipal Affordable Housing Trust  
Wednesday, July 20, 2022 at 4:00 pm  
[Virtual Meeting via Zoom](#)  
Approved Meeting Minutes



1. *Call to Order / Roll Call* – Chair Keith Bergman called the meeting to order at 4:00 pm on Zoom. Roll call of members present: Linda Escobedo, Mike Lawson, Frank (“Rich”) Feeley, Kerry Lafleur, and Keith Bergman. Also present were Select Board member Terri Ackerman; Concord Housing Authority chair Stephanie Chrobak, members Stephan Bader, Rick Eifler, and Ed Larder, and Executive Director Jennifer Polito; Regional Housing Services Director Liz Rust; Director of Planning and Land Management Marcia Rasmussen; Community Preservation Committee chair Diane Proctor; Finance Committee member Christine Reynolds; and Planning Board member Linda Miller. The chair noted that this meeting had first been posted as virtual, then reposted as hybrid when state authorization to hold virtual meetings was about to expire on July 15, and then reposted as virtual when authorization was restored on July 16 when signed into law by the acting governor. The chair also announced that agenda item 3d, Resale of 100 Elm Brook restricted condominium unit, would be rescheduled for a future meeting, and posted as an executive session discussion on the value of land.

2. *Approval of minutes* – Rich Feeley moved to approve the meeting minutes of June 29, 2022, as amended; seconded by Mike Lawson; approved by unanimous vote (5-0).

3a. *Status Update on Christopher Heights (Junction Village) Funding Requirements* – Chair Keith Bergman began by noting that, for today’s meeting, RHSO Director Liz Rust has provided a memo (attached to these minutes) from the Concord Housing Development Corporation to the Select Board for its July 25<sup>th</sup> meeting agenda, outlining options available to bring Christopher Heights’ 83 units online, and which of those options could be accomplished in time to count those units on the Town’s SHI by next spring. The chair began with this recap: HPP Steering Committee members had been informed on June 15, 2022 that the 2020 year-round housing unit figures would not be issued by the U.S. Census until May 2023, so the State’s DHCD would not be adjusting the denominator for calculation of Chapter 40B goals until then. However, even by that later date, the Christopher Heights/Junction Village project’s 83 units might not be countable, which would cause the Town of Concord to fall below its new 10% goal by some 8 to 20 units. This situation has greatly informed the meetings CMAHT has hosted with our fellow housing entities on June 22<sup>nd</sup>, June 29<sup>th</sup>--and again today—to discuss and coordinate affordable housing funding goals and priorities for this fiscal year, and what strategies could be pursued to stay above 10% under 2020 census. We have looked at what the Town could do stay above 10% by next spring, with Christopher Heights seeming to be the Town’s best or only option. So the trust asked to explore what specific financial and legal hurdles Christopher Heights faces, so we could knowledgeably engage the Select Board for its policy direction—and, if required, Town Meeting action-- since it is widely reported that a memorandum of agreement prohibits additional Town funding for this project.

Citing CHCD’s memo, Liz Rust reported that the State’s DHCD had paused its process for funding affordable housing projects across the state, recognizing the significant cost increases

that many affordable housing developers are facing as a result of the COVID-19 pandemic and other supply chain, economic and inflationary factors, requiring additional funds from DHCD in order to make projects financially viable. DHCD has now asked these developers to reapply for funding either in a “mini-round” this summer and fall, or in a larger funding round next year. DHCD has also made it clear that in order to be considered for funding, they expect the municipalities where the projects will be built to provide additional support for the projects. Up to \$7-million in federal ARPA would be available from the state for qualifying projects.

In the case of Christopher Heights/Junction Village. Liz reported that developer Grantham Group’s total project cost estimate has increased from \$20-million in 2020 to \$28-million today. Even with additional state assistance, the Christopher Heights would still have a budget shortfall of some \$1.3-million—the cost of an on-site wastewater disposal system. The potential to hook into the Town’s sewer system, instead, has a projected cost of \$800,000 in local funds. Three options are outlined in CHDC’s memorandum. In Option 1, the developer could seek DHCD funding in a summer 2022 round, which is identified as the only option capable of producing SHI-countable units by the spring of 2023. Option 2 proposes seeking funding a later DHCD funding round this year or next. Option 3 presents a “no-action” alternative should the Town decline to provide additional funding support for the project. Liz noted that, should the project terminate, more than 10 years of work by Town boards and staff will be lost, as well as some \$136,000 of Concord CPA pre-development funding already expended, and it will take many years before another affordable housing project could progress to this point. Even with the increased project cost, Liz Rust continued, the Christopher Heights project has a \$388,400 total per unit development cost, and \$48,000 per unit of Concord funds including the present request for funding. No other local project has had that low a per unit subsidy. The previously proposed Gerow land project had a unit cost of ~\$750,000. The Assabet River Bluff project has a \$200,000 per unit subsidy just for the land acquisition, with expected future request for additional significant construction costs.

Both Liz Rust and Marcia Rasmussen stated that Christopher Heights is the only project the Town of Concord could advance to stay above 10% by the spring of 2023. Rich Feeley expressed his support for funding for Christopher Heights. Mike Lawson asked whether there was a written requirement for a state match. Liz indicated there was not, but that a conversation with DHCD staff could answer that. Mike asked Kerry Lafleur whether sewer project expenses would be an eligible use of ARPA funds, and Kerry replied in the affirmative. The chair noted that this would mean that there were two potential local sources of funding available—the trust and Concord’s ARPA funds. Linda Escobedo asked whether the financial value of the property’s Tax Increment Financing (TIF) agreement was reflected in the cost per unit. Liz Rust replied it was not considered a development cost per se. The amount could be brought to DHDC’s attention for a fuller picture of local support. Diane Proctor asked what local preference rules applies to the project. Liz replied that there would be a local preference on initial leaseings, but not after that, in accordance with guidelines for all state funded projects? Chris Reynolds asked how the \$8-million shortfall would be covered. Liz replied that an application could be funded up to \$7-million for each funded project. Chris asked what the Town’s sunk costs on this project were? Liz replied that \$136,000 in predevelopment costs has already been spent. The majority of the \$2-million in Town funds has not been spent. Terri Ackerman asked about the timing of the application for state funding, since the Select Board will be discussing this matter at its

meeting on July 25, 2022. Liz replied that the developer is required to submit a letter of intent before then—by tomorrow, in fact (July 21, 2022). Terri indicated that the Select Board would have questions for Concord Director of Public Works Alan Cathcart about the sewer connection on July 25<sup>th</sup>. Terri asked whether Trust funds could be used for sewer costs, and those in attendance thought it could.

After discussion, Rich Feeley moved that Concord Municipal Affordable Housing Trust vote to express its support for Grantham Group’s request to the state’s Department of Housing and Community Development for additional state funding for the Christopher Heights / Junction Village project; and, further, to express to the Select Board that the Trust views this project as the highest and best use of any town funds for affordable housing, the use of which would be subject to the Select Board’s policy direction; seconded by Kerry Lafleur; approved by unanimous vote (5-0). [A memo so reporting to the Select Board is attached to these minutes.]

Rich Feeley departed the meeting at 5:08 pm.

*3b. Assabet River Bluff closing (5 affordable units) - Closing for sale of Assabet River Bluff property is now scheduled for Monday, August 8, 2022. CMAHT’s authorizing vote on June 29, 2022 to approve the form of the mortgage and promissory note subject to approval as to form by Town Counsel. No further changes were known as of today’s meeting.*

*3c. Minuteman National Park affordable rental housing opportunity - Liz Rust provided a memo (attached to these minutes) exploring whether the Town of Concord and/or CMAHT could explore affordable housing opportunities for newly renovated residential properties at Minuteman National Park. This would best be accomplished through a establishing a rental assistance program to provide funds to subsidize an amount to eligible persons. This would not include a deed restriction on the property, nor enable the property to become eligible for the SHI. MNP has the authority to non-competitively enter into a leasing agreement with the Town, allowing the Town or CMAHT to lease the property from MNP, and then sub-lease it to an eligible tenant. This topic will be on the trust’s next agenda.*

*3d. Resale of 100 Elm Brook restricted condominium unit - Liz Rust reported that the Town received a notice on July 15, 2022 which triggers 30 days to reviewed options available for 3-BR unit. As the chair had noted above, the Trust will schedule a future meeting to be held in executive session to discuss options.*

*3e. Local Initiative Program (LIP) application protocol – Liz Rust had asked the chair whether CMAHT would play a role in LIP process. DHDC refers specifically to a “local housing partnership,” which the trust is not. The chair suggested that the Housing Production Plan process be used as an opportunity to review how this function is performed in Concord.*

*4a. Continue to meet with other Concord housing entities to discuss and coordinate affordable housing funding goals and priorities for the coming fiscal year / Affordable housing development to stay above 10% under 2020 census - Concord Housing Authority member Rick Eifler reviewed a list he had prepared with his preliminary assessment of potential for additional SHI units at existing CHA properties. See list attached to these minutes.*

4b. *Affordable housing funding requests for CPA, ARPA, and town meeting* – Friday, September 16, 2022 is the Community Preservation Committee’s funding application deadline for monies available at the 2023 Annual Town Meeting. Further meetings of the trust and other housing entities should occur prior in August to try to reach consensus on what funding requests for affordable housing are to be submitted to the CPC in September.

5. *Housing Production Plan update* – HPP Steering Committee meets on Wednesday, July 27, 2022 at 4 PM on Zoom. HPP update materials are at a [dedicated page on the Town website](#).

6. *Exploring Sources of Trust Funds: Updates on real estate transfer fee & building permit surcharge legislation; exploring additional/alternative funding sources* - On July 8, 2022, the [LOHA \(Local Option for Housing Affordability\) Coalition](#) sent out an update requesting supporters of the statewide real estate transfer fee for affordable housing contact House and Senate leadership as soon as possible, so the chair sent a letter on CMAHT’s behalf, since the trust had previously voted previously to support the legislation. Rich Feeley had reported that the bill was also filed as an amendment to Economic Development Bill by Senator Comerford.

7. *Public Comment* – none.

8. *Future Meetings* – The trust will next meet sometime in August, on a date/time that staff and trust members can attend. The next quarterly meeting of the Concord Housing Roundtable will also be scheduled before Labor Day, in time for the CPC application deadline. The chair also reported that he had accepted an invitation to meet virtually with Reading’s Select Board last night (July 19, 2022) to talk about Concord’s MAHT, since that Town is exploring one.

9. *Adjournment* – Mike Lawson made a motion to adjourn the CMAHT meeting, seconded by Linda Escobedo. Motion passed unanimously (3-0). The meeting adjourned at 5:42 pm.

#### Documents attached

- Christopher Heights (Junction Village) update from CHDC to Select Board, 7/15/22
- CMAHT 7/20/22 memo to Select Board reporting today’s vote on Christopher Heights
- Minuteman National Park affordable rental opportunity – RHSO memo to trust, 7/7/22
- Concord Housing Authority list of potential additional SHI units, 7/8/22



## Concord Housing Development Corporation

July 15, 2022

TO: Matt Johnson, Select Board Chair  
FROM: Lee Smith, CHDC Chair  
CC: Keith Bergman, CMAHT Chair, CHDC Board  
RE: Christopher Heights (f/k/a Junction Village) Update

Please accept this memo as an update on the status of the Christopher Heights affordable housing development project off Winthrop Street. Earlier this week, I spoke with the developer who informed me that the Massachusetts Department of Community Development (DHCD) has paused its process for funding affordable housing projects across the state. As the result of the COVID-19 pandemic and other supply chain, economic and inflationary factors, multiple affordable housing projects in the pipeline have faced significant cost increases causing developers to request additional funds from DHCD in order to make their projects financially viable. DHCD has now asked these developers to reapply for funding either in a "mini-round" this summer and fall, or in a larger funding round next year. DHCD has also made it clear that in order to be considered for funding, they expect the municipalities where the projects will be built to provide additional support for the projects. Kate Racer, Associate Director at DHCD, has offered to meet with the Town to provide more information regarding the State's requirements and process.

The Christopher Heights project cost has increased from ~\$20 million in 2020 to ~\$28 million today. After exhausting all other efforts to bridge this gap, the project is still facing a funding gap of approximately \$1.3 million.

Until recently, the developer had been told that a connection to the municipal sewer system was not possible, thereby requiring the installation of an on-site wastewater system. Now, based on legal rulings in the context of 40B development challenges, there is a question of whether the Town may be required to allow a connection to the Town sewer. Discussions have begun regarding the viability of using a sewer connection as an alternative to an on-site treatment system. It is expected that a sewer connection could provide significant cost savings for the project.

As the result of DHCD's new requirement of additional municipal support for affordable housing projects, CHDC is asking the Select Board to consider supporting a contribution from the Municipal Affordable Housing Trust Fund to be used for the sewer connection or, if not feasible, the on-site treatment plant. It is anticipated that this additional support will be a significant factor in DHCD's consideration of the developer's new application for additional funding that would bridge the project's funding gap and enable the project to proceed in the coming months.

The Christopher Heights project will create 83 SHI-eligible units for the Town. This project is the only viable way to keep the Town's calculation of affordable housing inventory above 10% in the near-term, thereby providing "safe-harbor" under Chapter 40B. Without the Town's additional support as now required by DHCD, the Christopher Heights project will likely not be built and the Town's affordable housing inventory will drop below 10% for some number of years making it vulnerable to "unfriendly" large scale 40B projects where the Town will have limited control of what and where the projects will be built.

The Town has three options:

- (1) Provide funding and/or other municipal support in accordance with the DHCD summer funding timetable: Specifically, the Town could authorize the connection to Town sewer from either Winthrop Street or Commonwealth Road per direction of Concord Public Works/Public Works Commission. This provides an initial cost benefit to the project as well as annual operating savings. Further, the CMAHT could fund the sewer improvement fee (~\$500k) and the construction of the sewer main connection (~\$300k). This would help bridge the current project gap and provide an overall savings for the project within the required timetable.
- (2) Provide funding for a later DHCD funding round: If the Town does not/cannot accommodate connection to Town sewer, the CMAHT could provide ~\$800k (or some other amount) to the project towards the construction of an on-site wastewater



## Concord Housing Development Corporation

Page 2 of 2

treatment system. This option cannot be accomplished for the DHCD summer funding round because the DEP permit process would effectively extend beyond the requirement for a 3 month closing. The project could apply at a later date in a more competitive funding round which may or may not be successful. This option would not create units before the SHI recalibration likely resulting in the Town falling below 10% on the SHI.

(3) The Town could decline to provide any additional support for the project. This would likely result in DHCD's denial of funding requests thereby resulting in the termination of the project. Should the project terminate, more than 10 years of work by Town committees, boards and staff will be lost, as well as some amount of CPA pre-development funding and it will take many years before another affordable housing project be considered and progress to this point.

Points to consider:

- Even with the increased project cost, the Christopher Heights project has a \$388,400 total per unit development cost, and \$48,000 per unit of Concord funds including the present request for funding. No other local project has had that low a per unit subsidy. The previously proposed Gerow land project had a unit cost of ~\$750,000. The Assabet River Bluff project has a \$200,000 per unit subsidy just for the land acquisition, with expected future request for additional significant construction costs.
- We are well aware that the Town, CHDC and Grantham signed an MOU in 2017 in which the developer agreed not to request any additional financial support from the Town. This request comes from DHCD and if the funds are used for a Town sewer connection, they would, in part, be going back to the Town through the sewer connection fee. These funds would not be applied directly to the project or Grantham, but the sewer connection (with all costs) be provided to the project.
- The DHCD Notice Of Funding Availability (NOFA) requires developers submit a letter of interest by 7/21, and DHCD will then invite only seven (7) applicants to apply by 9/30, with only five projects to be awarded in November. We expect that the Christopher Heights project will be invited to apply for this summer round. Developments must have already been reviewed by DHCD, be able to close 3 months after award, and have an additional local municipality contribution. The letter of interest does not need to have a commitment for the additional local funds or support, but must indicate a positive willingness to work towards a firm commitment by 9/30. A draft letter is attached.

Thank you for your consideration of the above and I look forward to meeting with you.

July , 2022

Catherine Racer, Associate Director  
Massachusetts Depart. of Housing & Community Development  
100 Cambridge Street  
Boston, Massachusetts 02114

**RE: American Rescue Plan Act (ARPA) High Readiness Round**

Dear Kate,

On behalf of my organization the Grantham Group, it is my pleasure to transmit this Letter of Intent to inform the Department of our interest to submit the Christopher Heights of Concord Project for consideration as part of the ARPA High Readiness Round.

In June 2020, in the depths of the COVID pandemic the Christopher Heights of Concord Project received an award of LIHTC credits. At that time the Project was in possession of all its necessary regulatory approvals, notably including its 40B Comprehensive Permit (all regulatory approvals remain in place today). As you are aware that award was based upon construction budget assumptions that pre-dated the COVID pandemic (not to mention the upheavals in the construction industry and supply chain issues that accompanied it).

As one of the largest providers of housing and assisted living services to low-income frail elderly in the Commonwealth, our organization and residents were deeply impacted by the pandemic. As you can imagine the pandemic and the health and safety restrictions it required, changed the way our residents were able to experience life in our communities as we implemented our pandemic response plans. Due in large measure to the dedication of our staff and residents, our communities were not significantly impacted. Given the uncertainty prior to promulgation of the vaccine, it was determined that there was a need to pause the Concord project until the Massachusetts Executive Office of Elder Affairs eased COVID mitigation measures applicable to our facilities.

It is somewhat of an understatement to say that in the time that has elapsed between the June 2020 award and the current day, that much has changed in the construction and capital markets. Like all construction projects nationwide, Christopher Heights of Concord has been dramatically impacted by monthly escalations in construction and operational costs as well as the changes in the interest rate environment.

Since the lifting of restrictions and the resumption of development efforts in Winter of 2022, the Grantham team has been working diligently to address escalating construction costs using the existing project budget. These efforts included deferring developer fee, developer project loans into the Project as well as various value engineering activities. In addition to these efforts the

Developer and the Town have worked together to identify new options to make the project viable. One key cost savings item identified is town sewer capacity that would enable the project to forgo a previous on-site sewage treatment plant projected to cost \$1.3 million in favor of municipal sewer connection. The Concord Housing Development Corporation (CHDC) is seeking funds from the Concord Municipal Affordable Housing Trust (CMAHT) for \$800,000 which will fund the sewer connection fee and the cost of sewer construction connection. Even when factoring in municipal sewer connection and privilege fees, this connection will result in a net development cost savings of approximately \$500,000 to the project. CHDC has spoken with the chair of the CMAHT who has enthusiastic support for this funding request. The Select Board will review this request on its July 25th meeting. We'd expect all approvals to be in place by the time a full OneStop is submitted, or the project will not submit a full OneStop application to DHCD in fairness to others applying. The updated Town commitments are as follows:

- \$2,000,000 in Town CPC Funds (allocated in 2019)
- \$655,000 local HOME Consortium Funds (\$485,000 previously allocated)
- \$800,000 in Affordable Housing Trust Funds to pay the town for the connection fee and sewer construction improvements (resulting in net project savings of \$500,000 by not constructing an on-site sewage treatment plant)

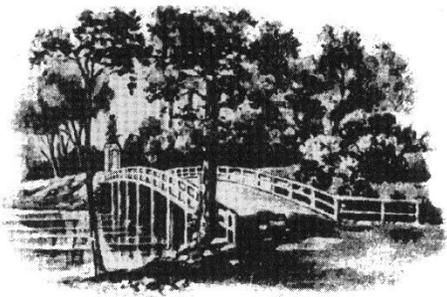
In addition to the Town's Project Commitments, the Developer has moved to contribute 70% or \$900,000 of developer fee into the Development Budget.

Despite the hurdles created by the pandemic the Project's fundamentals remain strong. The Project will create 83 units for the Town's Subsidized Housing Inventory (SHI), 43 of which will be reserved for moderate, low- and very-low-income individuals. The Project's per unit development cost of \$338,000/unit is still well below the State average and represents extremely good value for the Department. The project has all its approvals in place and would face no potential delay related to zoning, permitting, or otherwise. In addition to regulatory approvals, the Project's design and engineering will be at bid-level readiness as required for the September 30, 2022 deadline. To that end, please find as attached to this letter confirmation of this readiness from the Project Architect.

In closing, I would like to reiterate on behalf of the Grantham team and the Town of Concord, that we collectively are committed to seeing the Christopher Heights of Concord project become a reality and appreciate the Department's continued support for this Project. The Project's fundamentals are strong as is its readiness to proceed quickly to a closing. It is my ardent hope that despite the limited resources, that the Project receives consideration for inclusion in the Department's upcoming High Readiness Round.

Sincerely yours,

Walter Ohanian, Managing Director  
The Grantham Group, LLC



OLD NORTH BRIDGE

## TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535  
CONCORD, MASSACHUSETTS 01742

TO: Concord Select Board  
FROM: Concord Municipal Affordable Housing Trust c/o Chair Keith Bergman  
CC: CMAHT members, CHDC chair Lee Smith, Liz Rust, Marcia Rasmussen  
DATE: July 20, 2022  
SUBJ: Christopher Heights/Junction Village

Thank you for scheduling an agenda item for the Select Board's meeting on Monday, July 25, 2022 for a status update on Christopher Heights/Junction Village funding requirements.

Please know that, at its meeting on July 20, 2022, the Concord Municipal Affordable Housing Trust (CMAHT) Board of Trustees voted unanimously (5-0)<sup>1</sup> to express its support for Grantham Group's request to the state's Department of Housing and Community Development (DHCD) for additional state funding for the Christopher Heights / Junction Village project; and, further, to express to the Select Board that the Trust views this project as the highest and best use of any Town funds for affordable housing, the use of which would be subject to the Select Board's policy direction.

Housing Production Plan Steering Committee members had learned on June 15, 2022 that 2020 year-round housing unit figures would not be issued by the U.S. Census until May 2023, so the state's DHCD would not be adjusting calculation of Chapter 40B goals until then. However, even by that later date, the Christopher Heights project's 83 units would not be countable on the Town's Subsidized Housing Inventory (SHI), in which case Concord would fall below its new 10% goal by some 8 to 20 units.

This situation has greatly informed meetings CMAHT has hosted with our fellow housing entities on June 22, June 29 and July 20, 2022<sup>2</sup> to discuss and coordinate affordable housing funding goals and priorities for this year, and identify what strategies could be pursued to stay above 10%. Both Regional Housing Services Office Director Liz Rust and Director of Planning and Land Management Marcia Rasmussen now advise us that Christopher Heights is the Town's only option for staying above 10%, so Trust members appreciate that the Select Board will be reviewing the Concord Housing Development Corporation's update on funding requirements for that project on Monday night. Many of us will also plan to be in attendance.

Thanks very much for your consideration.

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<sup>1</sup> CMAHT's members are Linda Escobedo, Michael Lawson, Rich Feeley, Kerry Lafleur and Keith Bergman.

<sup>2</sup> CMAHT recent meetings have included members of the Concord Housing Authority, Concord Housing Development Corporation, Concord Housing Foundation, Community Preservation Committee, Finance Committee, Planning Board, and Select Board; and RHSO Director Liz Rust and DPLM Marcia Rasmussen.



# Regional Housing Services Office

Serving Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Sudbury, Wayland, and Weston

Office Address: 37 Knox Trail, Acton, MA 01720  
Phone: (978) 287-1092

Website: WWW.RHSOhousing.org  
Email: INFO@RHSOhousing.org

July 7, 2022

To: Keith Bergman, and the CMAHT  
From: Liz Rust, RHSO  
RE: Rental Assistance for National Park properties

The Concord Municipal Affordable Housing Trust is interested in exploring whether they can assist eligible households rent some of the newly renovated National Park Properties.

This would be best accomplished through a establishing a rental assistance program for this purpose. This would provide the funds to subsidize an amount to eligible persons. This would not include a deed restriction on the property, nor enable the property to become eligible for the SHI.

The initial preference was for the leasing relationship to be executed between the NPS and the individual tenant, with the CMAHT providing the funding subsidy required to meet the market value (and utilities) for individuals. However NPS has determined that they cannot restrict marketing to affordable tenants. So while a tenant with a CMAHT subsidy could apply, they would be competing with all potential tenants.

NPS did confirm though that if the leasing agreement is between the Town and the NPS, there would be considerably more flexibility in the Town identifying tenants for a sub-lease. The NPS has the authority to non-competitively enter into a leasing agreement with the Town. The NPS does approve all sub-leases, but again, there is more flexibility as the Town is who the formal relationship is with.

This arrangement would have the Town or CMAHT lease the property from NPS, and then sub-lease it to an eligible tenant. The steps for the CMAHT:

1. Determine applicant eligibility – AMI (80%-150%), other criteria.
2. Determine rental subsidy amount – flat amount, related to affordability, including utilities
3. Determine procurement process for the Town or CMAHT to lease home, and other costs
4. Determine tenant selection process – timing of applications, lottery, restriction of units (NPS)
5. Determine program documents – participation agreement, sub-lease, other.

The park is planning on putting the Burke House (Old Bedford Road) out for lease later this summer/early fall. Perhaps this could be used as a test case if the CMAHT is interested in moving quickly. They are offering that the lease could be set at a year which would give both the NPS and the CMAHT a chance to pilot a program.

	3 Bedroom		4 Bedroom	
AMI	Income	Rent*	Income	Rent*
80%	\$111,850	\$1,796	\$120,800	\$2,020
100%	\$140,200	\$2,505	\$151,500	\$2,788
120%	\$168,240	\$3,206	\$181,699	\$3,542
150%	\$210,300	\$4,258	\$227,124	\$4,678
* assumes \$1000 utility allowance				

PRELIMINARY ASSESSMENT OF POTENTIAL FOR ADDITIONAL SHI UNITS AT EXISTING CHA PROPERTIES  
 CONCORD HOUSING AUTHORITY  
 7/8/22

#	STREET	EXISTING	POTENTIAL	OBSTACLES	RECOMMENDED ACTION
399-401	Bedford Street	8 SHI	Room for 4 more similar units if existing septic system removed and new units connected to Town sewer	Deed restricted to 8 units Previous 40b approval Town sewer capacity/approval	Study feasibility of connecting to Town sewer
405	Bedford Street	1 SHI	Room for a backyard accessory unit, possibly a duplex, if existing septic system removed and new units connected to Town sewer	Town sewer capacity/approval	Study feasibility of connecting to Town sewer
365	Commonwealth Ave	1 Non-SHI	Zoning and NRC approval for adding 1 SHI unit May be possible to add existing house to SHI at changeover as well	Public housing deed restriction Insufficient public housing funding	Re-design avoiding deed restriction; re-submit for Town approvals
78	Forest Ridge	1 Non-SHI	Riverbend Condo - convert to SHI at changeover	DHCD LIP/LAU/SHI Guidelines Condo Association	Investigate as future possibility
1031	Main Street	1 SHI	Remove garage and add SHI accessory dwelling	Town sewer capacity/approval	Begin planning Request design funding
156	Peter Spring Road	1 SHI	Add 2nd floor SHI unit	On-site septic system capacity	Possible future study
151-161	Strawberry Hill Road	6 SHI	No potential	Deed restricted to 6 units On-site septic system capacity	No action
267-279	Walden Street	6 SHI	Room for another duplex at the back of the property	Driveway access Flooding potential Town sewer capacity/approval	Possible future study