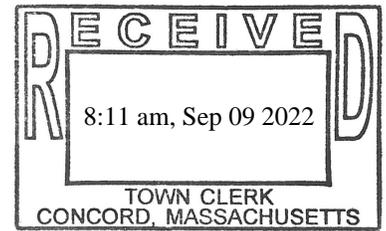


Concord Municipal Affordable Housing Trust
Wednesday, August 24, 2022 at 3:00 pm
[Virtual Meeting via Zoom](#)
Approved Meeting Minutes



1. *Call to Order / Roll Call* – Chair Keith Bergman called the meeting to order at 3:01 pm on Zoom. Roll call of members present: Linda Escobedo, Frank (“Rich”) Feeley, Kerry Lafleur, and Keith Bergman. Also present were Regional Housing Services Office Director Liz Rust, Concord Director of Planning and Land Management Marcia Rasmussen; Concord Housing Authority member Stephan Bader; and Finance Committee member Ray Andrews. The chair announced that the meeting would have a hard stop of 4 pm due to time commitments of attendees.

2. *Approval of minutes* - Rich Feeley moved to approve the meeting minutes of [August 10, 2022](#), as amended; and the meeting minutes of [August 15, 2022](#); seconded by Linda Escobedo; and approved by unanimous vote (4-0).

3. *Christopher Heights/Junction Village – project update, prepare for Select Board meeting, outreach to all town boards and potential partners* - The chair reported that, pursuant the Trust’s vote of August 15, 2022, the letter from CMAHT to the Select Board in support of funding for the Christopher Heights/Junction Village project¹ had been emailed to each of the Select Board members and to the chairs of all town boards, who were asked to distribute it to all of their board members. The letter is [posted on the Town website](#), and is linked to [CMAHT’s webpage](#). One question about the letter from the August 17, 2022 Concord Chairs Breakfast was where the project was located, so the chair began today’s discussion by displaying a locus map, which is attached to these minutes. [Junction Village](#) is a 12.8-acre parcel located at 6X Winthrop Street, bordered on the north by MCI Concord; east, by Assabet River; and west, by the Bruce Freeman Rail Trail. The property was conveyed by the Commonwealth to the Concord Housing Development Corporation (CHDC) in 2013 for affordable housing and open space purposes.

Liz Rust announced that the State’s Department of Housing and Community Development (DHCD) has not yet issued an invitation for proposals for its next funding round. DHCD’s program manager Kate Racer has made herself available for a meeting on September 1, 2022 to discuss this funding opportunity and what local matching funds would be needed. DHCD’s next funding round might be October, rather than September, so CHDC will request time on the Select Board agenda for later in September.

Wastewater issues for the Junction Village site will be discussed at a staff-level meeting with the Concord Department of Public Works and its sewer consultant on August 26, 2022. Marcia Rasmussen said there is a technical issue of whether there is sufficient size in the existing sewer

¹ That letter said that CMAHT “continues to view the Christopher Heights/Junction Village project as the highest and best use of any Town funds for affordable housing. It is the most cost-effective way of adding 83 countable units to the Town’s Subsidized Housing Inventory (SHI), and essential for the Town to maintain compliance with its 10% goal under State Chapter 40B. Without this project, the Town faces ineligibility for certain State programs--- including a fossil fuel free demonstration project included in the recently-enacted clean energy legislation---while inviting “unfriendly 40B” development at locations and densities not of the Town’s choosing.”

collection system serving this area to be able to handle additional flow; and that must be addressed before the policy issue of whether to extend the sewer district to include this site could be acted upon. Liz Rust indicated that, if no sewer connection is possible and an on-site disposal system is required for this site, it could take up to a year to obtain a permit from the State's Department of Environment Protection (DEP). That DEP permit is a necessary prerequisite in order to pull a building permit for the project; and the building permit is required to be able to count the project's 83 units on the Town's Subsidized Housing Inventory.

Liz Rust raised the issue of affordable housing requirements for the Town's participation in the fossil fuel-free construction demonstration project in recently enacted climate bill, [Chapter 179 of the Acts of 2022](#). Chair Keith Bergman reported that Senator Mike Barrett's legislative director Lexi Concannon had called back to say that the Senator is contacting the State's Department of Energy Resources (DOER) to urge them to get the demonstration project started, and suggested that the Town of Concord do likewise. Concord's letter could seek to put a best case forward by indicating in writing how the Town qualifies as one of the ten communities eligible to participate under that program-- by indicating the date on which [Concord's home rule petition](#) for fossil fuel-free development was filed (September 1, 2021), and how it satisfies the statutory provision that a "city or town that met the 10 per cent affordability threshold as of December 21, 2020, shall be deemed to have satisfied the requirements of this paragraph." Concord was 10.5% according to [DHCD's SHI inventory dated December 21, 2020](#). However, the regulations DOER issues by July 2023 might impose additional requirements on the ten participants, including these from Section 84(c) of the act: "If said city or town fails to: (i) meet the 10 per cent housing affordability threshold or receive safe harbor status within 18 months of the effective date of this act [i.e., by February 11, 2024]; or (ii) approve such a multifamily zoning ordinance or by-law within 18 months of the effective date of this act, said application shall expire and be deemed void" See table compiled by the chair, attached to these minutes, indicating dates home rule petitions were filed, and status of the affordable housing measures cited above.

4. Concord Housing Roundtable - Tuesday, August 30th at 7 pm – reaching consensus on affordable housing funding priorities for use of Trust, ARPA, CPA funds – The chair reminded members that the Concord Housing Roundtable would take place on Tuesday, August 30, 2022 at 7 pm on Zoom, with one of the discussion items being to reach consensus on affordable housing funding priorities for use of available funding sources. The chair summarized that the Trust's discussions with fellow housing partners in recent weeks had indicated that as a top priority Christopher Heights/Junction Village for its 83 SHI units; followed by Assabet River Bluff's 5 affordable units. Both projects would be best advanced by tapping ARPA and/or CMAHT funds available this fall (FY 2023) without further town meeting appropriation. Liz Rust had indicated that some \$1.3-million is needed for Christopher Heights, with \$50,000 needed for a design phase for Assabet River Bluff. Rich Feeley indicated that the Concord Housing Foundation had \$50,000 which could be tapped for the Assabet design.

CMAHT member Mike Lawson joined the meeting at 3:34 pm, and the chair gave a brief recap.

For funding by the May 2023 Town Meeting [FY 2024], there could be requests for Community Preservation Act funds for Concord Housing Authority properties; for further advancing

CHDC's Assabet River Bluff project; and for the Town of Concord's housing expenses, including Regional Housing Services Office. As to a separate appropriation for CMAHT's trust fund, Kerry Lafleur reported that the Town's revenues from last year [FY 2022] had come in higher than estimated, so the Trust's annual \$500,000 appropriation at the May 2023 town meeting [FY 2024] could come from Free Cash [certified as of July 1, 2022]. Members thanked Kerry for this welcome news.

The Community Preservation Committee's application deadline is Friday, September 16th at 4 pm for CPA funding from the May 2023 Town Meeting. Mike Lawson and Linda Escobedo reported that CPC indicated on August 23, 2022 that it would be looking to review the status of projects with unexpended funds after many years, which includes Christopher Heights.

5. Housing Production Plan community forum – Wednesday, September 14th at 7 pm – input on proposed goals and strategies - The Concord Housing Roundtable on August 30th would also be reviewing preliminary goals and strategies for the Housing Production Plan public forum. Housing Production Plan virtual public forum on Wednesday, September 14th at 7 pm. To attend, register at <https://tinyurl.com/ConcordHPPForum2> More information is online at <https://www.concordma.gov/3152/Housing-Production-Plan>

6. Public Comment - Stephan Bader asked about the upcoming HPP public forum.

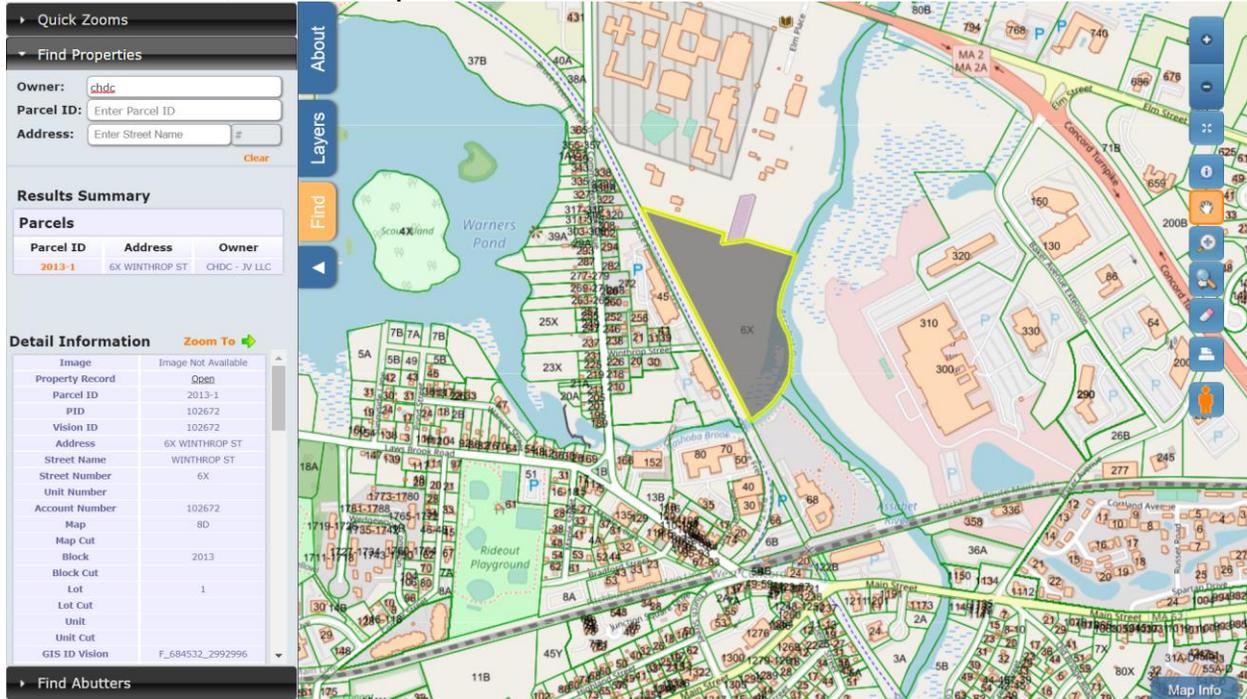
7. Schedule next CMAHT meeting – Members agreed to meet next on Thursday, September 8, 2022 at 4 pm on Zoom. Other upcoming events include the Concord Housing Roundtable on Tuesday August 30th at 7 pm; the Housing Production Plan community forum on Wednesday, September 14th; and CPC's funding application deadline of Friday September 16th at 4 pm.

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 3:51 pm.

Documents attached

- Locus Map: Christopher Heights/Junction Village site, 6X Winthrop Street
- Table: Fossil Fuel-Free Demonstration Project: Communities filing home rule petitions, status of affordable housing measures

Locus map: Christopher Heights/Junction Village site
Parcel ID 2013-1; 6X Winthrop Street, Concord, MA



Source: [Webmap - Concord MA - SimpliCITY Mapping by PeopleGIS \(mapsonline.net\)](http://www.mapsonline.net)

Table: Fossil Fuel-Free Demonstration Project

Communities filing home rule petitions, status of affordable housing measures

	<i>Community</i>	<i>Home Rule</i>	<i>Date filed</i>	<i>SHI %</i>	<i>HPP expires</i>	<i>Safe Harbor?</i>	<i>** By right Multi-family?</i>
1	Arlington	Bill H.3750	4/22/2021	5.70%	10/6/2021	9/16/2022	
2	Lexington*	Bill H.3893	5/5/2021	11.20%	6/5/2019	No	
3	Brookline	Bill S.2473	6/1/2021	10.20%	10/10/2021	No	
4	Acton*	Bill S.2515	8/27/2021	10.50%	6/21/2025	No	
5	Concord*	Bill H.4117	9/1/2021	10.50%	1/18/2021	No	
6	Cambridge	Bill H.4705	4/6/2022	14.80%	No HPP	N/A	
7	Lincoln*	Bill S.2840	4/19/2022	14.00%	6/19/2008	No	
8	Newton	Bill H.4730	4/20/2022	7.80%	No HPP	N/A	
9	Aquinnah	Bill S.2940	6/14/2022	20.90%	No HPP	N/A	
10	West Tisbury	Bill S.2941	6/14/2022	0.90%	6/11/2024	No	
11	Boston	N/A	N/A	20.60%	N/A		

* Regional Housing Services Office communities;

** By right multi-family zoning status not available

Source: information compiled from linked state websites