



Concord Municipal Affordable Housing Trust  
Thursday, February 17, 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, and Keith Bergman; Kerry Lafleur was absent. Also present were Planning Board member Linda Miller; Finance Committee member Ray Andrews; and Concord Housing Authority Executive Director Jennifer Polito, member Stephanie Chrobak, and chair Rick Eifler.

2. *Approval of minutes* – Mike Lawson moved to approve the meeting minutes of January 27, 2022, February 3, 2022, and February 10, 2022, as amended; seconded by Rich Feeley; motion approved by unanimous vote (4-0).

3. *Further review of CMAHT Guidelines proposed for Select Board approval* – On February 10, 2022, the Trustees had voted to approve the Concord Municipal Affordable Housing Trust’s proposed set of Interim Guidelines for Use of Funds, as amended, subject to approval of the Select Board under CMAHT Bylaw Section 6, Item 18. Following that vote, those proposed Interim Guidelines were circulated to housing stakeholders and staff for comments by today’s meeting. Written comments were received from Linda Miller and Stephanie Chrobak, who discussed them with the Trustees. Jennifer Polito made introductory comments and Rick Eifler responded to questions about the Gerow property. Rich Feeley volunteered to prepare an updated iteration of the Interim Guidelines based on input from today’s meeting, for discussion and a vote on February 24, 2022 at 1:30 pm.

4. *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 appropriation* – Trustees discussed financial articles in the 2022 Annual Town Meeting warrant pertaining to the Trust. Article 24, Appropriate Funds for Affordable Housing Development, would raise and appropriate or transfer from Free Cash \$500,000 to fund the Trust; Article 25, Assabet River Bluff Preservation Project, would authorize an appropriation or borrowing of \$500,000 towards the acquisition of the Assabet River Bluff land acquisition project; and Article 26, Community Preservation Committee Appropriation Recommendations – Item F, Town of Concord – Assabet River Bluff Preservation and Housing – Land Acquisition – recommends \$300,000 for community housing and \$700,000 for open space. Mike Lawson moved that the Concord Municipal Affordable Housing Trust vote to recommendation affirmative action on May 1, 2022 Annual Town Meeting Articles 24, 25, and 26; seconded by Rich Feeley; motion approved by unanimous vote (4-0). Trustees discussed Article 33. Zoning Map & Thoreau Depot Business District, which includes a provision of inclusionary zoning and proportional in-lieu payment to the Trust. Rich Feeley volunteered to draft a proposed motion supporting this article for a vote at the Trustees next meeting.

5. *Use of Trust funds. Assabet River Bluff land acquisition project status* – For this meeting, trustees requested an update from the Concord Housing Development Corporation on the status

of the purchase & sale agreement for the Assabet River Bluff land acquisition project. CHDC Chair Lee Smith emailed that the P&S is still being negotiated, and forwarded this update from Delia Kaye: "We learned that the Town doesn't need to hold the fee interest in Parcel B for purposes of grant reimbursement, but it was so late in the process that we left it with the Town holding the fee in the grant. COLF will purchase Parcel B with a bridge loan from SVT, then convey to the Town if we receive the grant, with CLCT and SVT co-holding the CR. If we don't get the grant, then CLCT will hold the fee, with the CR held by the Town and SVT. I still like the idea of CLCT holding the fee but we didn't want to muddy the grant waters late in the game."

6. *Public Comment* – No public comment.

7. *Future Meetings* – Thursday, March 3, 2022 Finance Committee hearing on ATM articles; Monday, March 7, 2022 Trustees meet with the Select Board re: trust guidelines; Wednesday, March 9, 2022 at 4 pm is the Concord Housing Roundtable & Housing Production Plan update kickoff; Tuesday, March 8, 2022 Planning Board hearing on zoning articles, and Thursday, March 24, 2022 with Finance Committee re: trust guidelines.

8. *Adjournment* – Mike Lawson made a motion to adjourn the CMAHT meeting, seconded by Rich Feeley. Motion passed unanimously (4-0). The meeting adjourned at 3:00 pm.