

Correspondence received by the
Concord Select Board

Week Ending – July 1, 2024

1. Sara Seager - 28 Devens Street
2. Concord Municipal Affordable Housing Trust -
Keith Bergman, Chair - 56 White Avenue
3. Joe Palumbo - 90 Black Horse Place
4. Concord Diversity, Equity, and Inclusion
Commission - Andrea Foncerrada, Co-Chair -
41 Commonwealth Avenue

From: Prof. Sara Seager <profsaraseager@gmail.com>

Sent: Sunday, June 30, 2024 9:24:52 AM

Subject: Oppose cell tower at Emerson Umbrella and High School
To: Mark Howen <markhowen@concordma.gov>; Mary Hartman <mhartman@concordma.gov>; Terri Ackerman <tackerman@concordma.gov>; Cameron McKennitt <cmckennitt@concordma.gov>; Wendy

Some people who received this message don't often get email from profsaraseager@gmail.com. [Learn why this is important](#)

Dear Concord Select Board

I am a Concord resident at 28 Devens St. Although my own children have grown up, I very strongly oppose a cell antenna at Emerson Umbrella or the High School. We do not have a full understanding of the negative effects radiation can cause to growing children or any human being. I am a physics and aerospace professor at MIT. I support the Keyes Rd. location.

The town already voted in favor of the landfill site. This entire issue was already discussed and the Emerson Umbrella Cupola rejected about 5 years ago. Why are you wasting taxpayers dollars by ignoring that?

Sincerely

Prof. Sara Seager

—

Sara Seager, O.C.
Massachusetts Institute of Technology
Professor of Planetary Science
Professor of Physics
Professor of Aerospace Engineering
Class of 1941 Professor
54-1718, 77 Mass. Ave.
Cambridge, MA 02139
<http://seagerexoplanets.mit.edu>

Subject: CMAHT's FY 2024 Fiscal Year End Report to Select Board per CMAHT Bylaw §7

To: Concord Select Board
From: Concord Municipal Affordable Housing Trust
CC: Housing Roundtable partners, Town staff
Date: June 30, 2024
SUBJ: CMAHT's FY 2024 Fiscal Year End Report to Select Board per CMAHT Bylaw §7

The Concord Municipal Affordable Housing Trust is grateful for the Select Board's leadership and support—as well as for the support from all of our Housing Roundtable partners and the Concord community as a whole.

Pursuant to §7 of the CMAHT Bylaw, the Trust is pleased to submit to the Select Board the attached annual report on Trust fund activities for the fiscal year ending June 30, 2024. As indicated therein, revenues totaling \$4,151,914 have been received since Town Meeting began setting aside funds for the Trust in 2019. Of that total, \$2,091,405 has been committed for support or creation of 63 affordable units. As of June 30, 2024, the Trust has an uncommitted fund balance of \$2,060,509. In FY 2025, that sum will increase by the \$500,000 in CPA funds approved by the 2024 Annual Town Meeting.

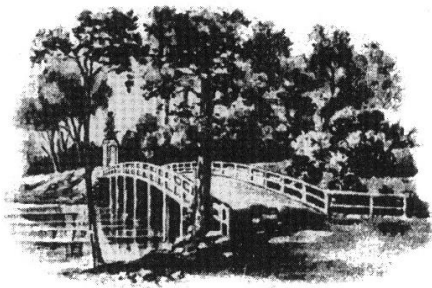
As discussed therein, the next Concord Housing Roundtable is being planned for the month of August 2024—ahead of CPC's September 13th FY 2026 funding deadline.

Please let us know what questions you have about the Trust's report.

Thanks, all, for your support.

Keith Bergman, Chair

[Concord Municipal Affordable Housing Trust | Concord, MA \(concordma.gov\)](https://concordma.gov)



OLD NORTH BRIDGE

TOWN OF CONCORD

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

To: Concord Select Board
From: Concord Municipal Affordable Housing Trust¹ c/o chair Keith Bergman
CC: Housing Roundtable partners CHA, CHDC, CHF, CPC, PB c/o chairs; Town staff
Date: June 30, 2024
SUBJ: FY 2024 Fiscal Year End Report to Select Board per CMAHT Bylaw §7

The [Concord Municipal Affordable Housing Trust](#)² is grateful for the Select Board’s leadership and support—as well as for the support from all of our Housing Roundtable partners and the Concord community as a whole. Pursuant to §7 of the [CMAHT Bylaw](#)³, the Trust is pleased to submit to the Select Board this annual report on Trust fund activities for the fiscal year ending June 30, 2024. As indicated in the attached spreadsheet, revenues totaling \$4,151,914 have been received since Town Meeting began setting aside funds for the Trust in 2019. Of that total, \$2,091,405 has been committed for support or creation of 63 affordable units. As of June 30, 2024, the Trust has an uncommitted fund balance of \$2,060,509. In FY 2025, that sum will increase by the \$500,000 in CPA funds approved by the 2024 Annual Town Meeting.

The guiding affordable housing policy document for the Town of Concord is the [FY 2023-2028 Housing Production Plan](#) (HPP), which was unanimously adopted by the Select Board and Planning Board in December 2022 and approved by the State in January 2023-- with unanimous support of the Concord Housing Authority, Concord Housing Development Corporation, Concord Housing Foundation, and the Trust. As the Concord Housing Roundtable, those six boards plus the Community Preservation Committee are charged with coordinating implementation of HPP strategies, and are convened quarterly by the Regional Housing Services Office to monitor progress. CMAHT’s report to the April 10, 2024 Roundtable is [available online](#). The next Roundtable is being scheduled for August 2024, as discussed below.

As described in [CMAHT’s funding guidelines](#) adopted on September 26, 2023, the Trust maintains and periodically updates-- in coordination with its Roundtable partners-- a list of HPP priority production projects for which the Trust allocates or reserves available and projected Trust funds. The Trust invites priority project sponsors to submit funding applications to the Trust on a rolling basis as each project becomes ready to proceed. In FY 2024, the Trust voted to commit a total of \$1,108,405 in Trust funds for these 4 projects creating 53 affordable units:

- **CHDC Small Grant Program:** On November 7, 2023, \$50,000 in CMAHT non-CPA funds were awarded to the Concord Housing Development Corporation to continue for two years

¹ Trustees are Mary Hartman, Kerry Lafleur, Mike Lawson, Linda Escobedo, Rich Feeley, and Keith Bergman.

² CMAHT was established in 2021 to provide for the preservation and creation of affordable housing in Concord for the benefit of low- and moderate-income households and for the funding of community housing, as defined in CPA.

³ CMAHT Bylaw §7 provides, in part, that “The Trustees shall keep a record of its activities and at the close of every fiscal year, shall make a report thereof to the Select Board. The report shall include a description and source of funds received and expended and the type of affordable housing programs or properties assisted with the funding.”

its Small Grant Program to provide financial assistance to preserve existing housing units occupied by income eligible households for health and safety purposes.

- **CHA Property Acquisition Program:** On November 21, 2023, \$400,000 in CMAHT CPA funds were awarded to CHA Local Properties LLC to help fund its Property Acquisition Program to purchase an existing market rate condo to add to its affordable rental portfolio. On January 31, 2024, those funds were used towards CHA's acquisition of 78 Forest Ridge Road, Unit 204 for \$549,900.
- **CHDC Buy Down Program:** On December 5, 2023, \$266,120 in CMAHT CPA funds were awarded to the Concord Housing Development Corporation to help fund its Buy Down Program to create an affordable housing unit through the buy- down or conversion of an existing market rate unit. For its program, CHDC is combining this grant with \$233,880 in 2021 CPA funds, for a total of \$500,000.
- **NOVO Sewer Improvement Fee:** On March 26, 2024, \$392,285 [\$378,135.76 in CMAHT CPA funds and \$14,149.24 in CMAHT non-CPA funds] was awarded to NOVO Riverside Commons LLC for the sewer improvement fee for the 51 affordable units in its 201-unit 40B approved by the Zoning Board of Appeals in its decision filed on April 16, 2024. That filing served to increase Concord's Subsidized Housing Inventory from 9.997% to 12.80%-- above its 10% goal under MGL Chapter 40B. At the Trust's request, NOVO had agreed to comply fully with the Town's Fossil Fuel-Free Bylaw—a condition which was included in ZBA's decision. CMAHT's grant agreement with NOVO provides that the Trust will pay the \$392,285 to the Town when the sewer improvement fee becomes due.

Next Housing Roundtable: August 2024 - The next quarterly meeting of the Concord Housing Roundtable is planned for this August, and topics to be discussed should include the following:

- Update list of HPP priority projects to reflect Select Board's FY 2025 goals, and upcoming opportunities. On the list now are CHDC's Assabet River Bluff and Junction Village, surplus State property at 91B Main Street, and supporting CHA and CHA Local Properties LLC.
- Explore future funding sources for affordable housing in Concord, in light of the legislature's failure to adopt a real estate transfer fee. This could include reaching consensus on housing applications to file for CPC's FY 2026 funding round due Friday, September 13, 2024; and to ascertain whether there will be any opportunity to apply for Town ARPA funds this year.
- Updates on zoning to promote affordable housing, including status of MBTA Communities Zoning passed by 2024 Town Meeting, and any planning proposals for 2025 Town Meeting.
- MCI Concord and 2229 Main Street – updates on the Town's planning efforts.
- HPP informational addendum – To inform DCAMM, EOHLC and others on changes in local circumstances since HPP's adoption in 2022, RHSO could produce a 3-5 page “informational addendum” to the HPP which would reflect: (a) 2020 U.S. Census data issued in May 2023; (b) MBTA Communities Zoning adopted in April 2024; (c) outcome of both NOVO and Residences at Thoreau 40B applications received in 2023; and (d) the outcome of the MCI Concord public engagement process, which could be reflected in the HPP.⁴

Thanks again for your leadership and support. Please let us know what questions you have.

Enclosure

⁴ MCI Concord is not listed in the FY 2023-2028 Housing Production Plan.

CONCORD MUNICIPAL AFFORDABLE HOUSING TRUST FUND, 6/30/2024

FUND ACTIVITY BY DATE

| <i>Date</i> | <i>By</i> | <i>Purpose</i> | <i>Applicant</i> | <i>Amount</i> | <i>Balance</i> | <i>Status</i> |
|--|---------------------|--|------------------|----------------|------------------------|---------------------|
| <u>CONCORD SELECT BOARD</u> | | | | | | |
| 7/1/2019 | Town Meeting | 2019 ATM, Article 23 | | \$ 500,000.00 | \$ 500,000.00 | appropriation |
| 7/1/2019 | Select Board | 930 Main St - Assist in purchase (2 units) | CHDC | (150,000.00) | 350,000.00 | SHI 1/1/2022 |
| 7/29/2019 | Select Board | Gerow - Design feasibility (1 unit) | CHA | (50,000.00) | 300,000.00 | |
| 9/13/2020 | Town Meeting | 2020 ATM, Article 14 | | 500,000.00 | 800,000.00 | appropriation |
| 1/4/2021 | Select Board | Gift of Eric Green & Carmin Reiss to AHTF | | 25,000.00 | 825,000.00 | donation |
| 2/22/2021 | Select Board | Emerson Annex - Preserve 1 unit | Town | (100,000.00) | 725,000.00 | completed |
| 6/1/2021 | Select Board | 100 Elm Brook Buydown - Create 1 SHI unit | CHDC | (570,000.00) | 155,000.00 | committed |
| 7/1/2021 | Town Meeting | 2021 ATM, Article 17 | | 500,000.00 | 655,000.00 | appropriation |
| 11/22/2021 | Select Board | Emerson Annex - return unused balance | Town | 5,000.00 | 660,000.00 | returned to article |
| <u>CONCORD MUNICIPAL AFFORDABLE HOUSING TRUST (CMAHT)</u> | | | | | | |
| 12/6/2021 | Select Board | Transfer fund balances to CMAHT fund | | | \$ 660,000.00 | |
| 12/16/2021 | CMAHT | Assabet River Bluff land - deposit | CHDC | \$ (50,000.00) | 610,000.00 | |
| 1/3/2022 | Select Board | 100 Elm Brook Buydown - decommit | CHDC | 570,000.00 | 1,180,000.00 | decommitted |
| 1/6/2022 | CMAHT | Assabet River Bluff property for 5 SHI units | CHDC | (600,000.00) | 580,000.00 | |
| 7/1/2022 | Town Meeting | 2022 ATM, Article 24 | | 500,000.00 | 1,080,000.00 | appropriation |
| 10/4/2022 | CMAHT | Christopher Heights 83 SHI units | CHDC | (1,000,000.00) | 80,000.00 | committed |
| 10/25/2022 | CMAHT | Christopher Heights 83 SHI units - decommit | CHDC | 1,000,000.00 | 1,080,000.00 | decommitted |
| 2/22/2023 | Town Finance Dep't | Accumulated interest through 2-22-2023 | | 12,472.85 | 1,092,472.85 | interest |
| 4/18/2023 | CMAHT | 135 Baker Ave - buy down 1 unit - by 7/6/23 | RHSO | (38,000.00) | 1,054,472.85 | |
| 4/30/2023 | Town Meeting | 2023 ATM, Article 29 Town transfer | | 1,000,000.00 | 2,054,472.85 | transfer |
| 5/26/2023 | Town Finance Dep't | Resale fee: 127 Old Bedford Rd, #1 | | 6,280.00 | 2,060,752.85 | RHSO resale fee |
| 6/20/2023 | CPA grant agreement | 2023 ATM, Article 28 CPA fund transfer | | 1,044,255.76 | 3,105,008.61 | transfer |
| 6/26/2023 | Town Finance Dep't | Incremental interest through 6-26-2023 | | 18,131.74 | 3,123,140.35 | interest |
| 11/7/2023 | CMAHT | CHDC Small Grant Program | CHDC | (50,000.00) | 3,073,140.35 | non-CPA funding |
| 11/21/2023 | CMAHT | CHA LLC Property Acquisition Program | CHA LLC | (400,000.00) | 2,673,140.35 | CPA funding |
| 12/5/2023 | CMAHT | CHDC Buy Down Program | CHDC | (266,120.00) | 2,407,020.35 | CPA funding |
| 1/28/2024 | Town Finance Dep't | Incremental interest through 1-28-2024 | | 22,819.75 | 2,429,840.10 | interest |
| 3/26/2024 | CMAHT | NOVO 40B Sewer Improvement Fee | NOVO RC LLC | (392,285.00) | 2,037,555.10 | CPA, Town funds |
| 6/25/2024 | Town Finance Dep't | Incremental interest through 6-25-2024 | | 22,954.14 | 2,060,509.24 | interest |
| <u>UNCOMMITTED BALANCE</u> | | | | | \$ 2,060,509.24 | |

PROGRAMMATIC SUMMARY

CMAHT 6/30/2024

SHI

Non-CPA Funding

CPA Funding

Total Funding

REVENUES

REVENUES BY FUNDING SOURCE

| | | | | |
|--|--|------------------------|------------------------|------------------------|
| 2019 ATM, Article 23 | | \$ 500,000.00 | | \$ 500,000.00 |
| 2020 ATM, Article 14 | | 500,000.00 | | 500,000.00 |
| Donation to AHTF | | 25,000.00 | | 25,000.00 |
| 2021 ATM, Article 17 | | 500,000.00 | | 500,000.00 |
| 2022 ATM, Article 24 | | 500,000.00 | | 500,000.00 |
| Accumulated interest through 2-22-2023 | | 12,472.85 | | 12,472.85 |
| 2023 ATM, Article 29 Town transfer | | 1,000,000.00 | | 1,000,000.00 |
| Resale fee: 127 Old Bedford Rd, #1 | | 6,280.00 | | 6,280.00 |
| 2023 ATM, Article 28 CPA fund transfer | | - | \$ 1,044,255.76 | 1,044,255.76 |
| Incremental interest through 6-26-2023 | | 18,131.74 | | 18,131.74 |
| Incremental interest through 1-28-2024 | | 22,819.75 | | 22,819.75 |
| Incremental interest through 6-25-2024 | | 22,954.14 | | 22,954.14 |
| Total | | \$ 3,107,658.48 | \$ 1,044,255.76 | \$ 4,151,914.24 |

FUNDS COMMITTED

FUNDS COMMITTED BY PROJECT

| | | | | |
|--|-----------------------|--------------------------|--------------------------|--------------------------|
| 930 Main St - Assist in purchase (2 units) | 2 CHDC | \$ (150,000.00) | | \$ (150,000.00) |
| Gerow - Design feasibility (1 unit) | 1 CHA | (50,000.00) | | (50,000.00) |
| Emerson Annex - Preserve 1 unit | 1 Town | (95,000.00) | | (95,000.00) |
| Assabet River Bluff property for 5 SHI units | 5 CHDC | (650,000.00) | | (650,000.00) |
| 135 Baker Ave - buy down 1 unit - by 7/6/23 | 1 RHSO | (38,000.00) | | (38,000.00) |
| CHDC Small Grant Program | 0 CHDC | (50,000.00) | | (50,000.00) |
| CHA LLC Property Acquisition Program | 1 CHA | - | (400,000.00) | (400,000.00) |
| CHDC Buy Down Program | 1 CHDC | | (266,120.00) | (266,120.00) |
| NOVO 40B Sewer Improvement Fee | 51 NOVO RC LLC | (14,149.24) | (378,135.76) | (392,285.00) |
| Total | 63 | \$ (1,047,149.24) | \$ (1,044,255.76) | \$ (2,091,405.00) |

UNCOMMITTED BALANCE

\$ 2,060,509.24

\$

-

\$ 2,060,509.24

Mary, Terri, Mark, Wendy and Cam

Thank you very much for your support of this weekend's Pride event. It was emotionally uplifting and powerful for so many residents and families in our community. People from ages 95 to less than 1 came out for this weekend of joy and celebration.

[Here are some beautiful pictures](#)

- Over 150 people attended the flag raising
- CFPL Maker's Space had over 300 people stop in to make crafts
- The library gave out over 600 "Pride stamps" to reading logs that day alone

It was a very popular event and many folks talked about how next year our goal will be to make it bigger and better.

We appreciate your continued support as we work to make Concord an ever more welcoming and inclusive community.

We want everyone to know that You Belong In Concord!

Have a great day.

Joe and Andrea

Joe Palumbo
90 Black Horse Place

Subject: DEI Commission's Response to School Naming Decision-For your information

Dear Select Board Members,

I hope this email finds you well. I am writing to you in my capacity as Co-Chair of the Concord Diversity, Equity, and Inclusion Commission.

As you are aware, our town has been engaged in a lengthy and passionate process regarding the naming of our new middle school. The recent decision by the School Committee to name it the "Ellen Garrison Building at the Concord Middle School" has prompted an official response from our commission and given the significant public interest and engagement in this issue, we want to make you aware of our stance.

Our letter addresses the following key points:

1. Our disappointment with the School Committee's decision
2. Concerns about the committee's understanding of true inclusion
3. Our plans to ensure Ellen Garrison is appropriately honored
4. The importance of adhering to the community's expressed values

We believe that this letter will serve the public interest by:

1. Providing transparency on the DEI Commission's position
2. Continuing the important community dialogue on inclusion and representation
3. Ensuring accountability in the implementation of the School Committee's decision

I have attached our letter for your review. We welcome any thoughts you may have on this matter and appreciate your ongoing support for diversity, equity, and inclusion in our town.

Sincerely,

Andrea Foncerrada
41 Commonwealth Avenue
Co-Chair, Concord Diversity, Equity, and Inclusion Commission



Town of Concord Diversity Equity and Inclusion Commission

Dear Members of the School Committee,

We are writing to express our deep disappointment and concern regarding the recent decision to name the new middle school. This decision reveals a fundamental misunderstanding of what inclusion truly means. Inclusion is about fully embracing and elevating the stories, struggles, and triumphs of those who have been historically marginalized. Ellen Garrison's life—her courage in challenging segregation, her resilience in the face of adversity—embodies the very principles we aim to instill in our students.

We are particularly alarmed by the manner in which the naming process was conducted. The process lacked transparency and rigor, with a noticeable absence of evidence-based debate. Instead, it was marred by personal opinions and groupthink, without critical reasoning or evaluation of the consequences or alternatives (<https://www.youtube.com/watch?v=EvYrhrrcV7s>), undermining the principles of inclusion and representation that we, as a community, strive to uphold.

Moreover, the misappropriation of the term "inclusion" by the committee is troubling. To suggest that naming the school "Concord Middle School" is inclusive of all residents, while sidestepping the specific recognition of the African American community, demonstrates a fundamental misunderstanding of what inclusion and representation entail.

The offer to name the building "The Ellen Garrison Building at Concord Middle School" has been presented as a significant compromise. However, we believe this gesture falls short of the meaningful recognition that Ellen Garrison deserves and fails to address the broader issue of representation.

In light of these concerns, we are compelled to publicly register our disapproval of both the decision and the process that led to it. It is imperative that our objections are noted on the record to ensure accountability and transparency. The people of Concord have a right to understand that their elected School Committee has, in our professional

assessment, fallen short in interpreting and implementing their clearly expressed values. Our town voted resoundingly to fully honor Ellen Garrison, not to offer her a partial acknowledgment.

Given the current outcome, we formally request full participation and inclusion in the following:

1. The signage of the name on the building to ensure it truly honors Ellen Garrison and does not inadvertently offend her legacy.
2. Our participation in the naming ceremony, including the opportunity to speak about Ellen Garrison's life and contributions.
3. The creation of a working group dedicated to supporting the inclusion of narratives like Ellen Garrison and other underrepresented Concord voices throughout the Middle School Program.

We look forward to your prompt response and to working collaboratively to honor Ellen Garrison appropriately.

Sincerely,

The Diversity, Equity, and Inclusion Commission of the Town of Concord

CC Select Board
CC Concord Bridge