



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
 141 KEYES ROAD, CONCORD, MA 01742
 TEL. (978) 318-3290 | FAX (978) 318-3291

Application for CPC Funding

Due no later than 12:00 noon on Friday, September 19, 2025

Applicant*: Concord Municipal Affordable Housing Trust
 Federal Tax Id. No.*: 04-6001121 (Town of Concord)
 Co-Applicant (if applicable): _____

Project Name*: Implement Housing Production Plan strategies by advancing priority production projects
 Project Location/Address (if applicable): _____
 Purpose*: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget*:

Amount of CPC Funds Requested:	\$	<u>785,500</u>
Amount from Other Funding Sources:	\$	<u>2,148,000</u>
Total Project Budget:	\$	<u>2,933,500</u>

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|---|--|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | _____ Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Map (if applicable) | _____ Copy of IRS determination letter (Non-profit Organizations only)* |
| <input checked="" type="checkbox"/> Narrative * | _____ Completed W-9 Form (Non-profits only)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | _____ Copy of Audit or most recent Financial Information (Non-profits only)* |
| <input checked="" type="checkbox"/> Detailed Project Budget * | <input checked="" type="checkbox"/> Letters of Support (if any) |
| _____ Feasibility Assessment | |
| <input checked="" type="checkbox"/> Statement of Sustainability (if applicable) | |
| <input checked="" type="checkbox"/> Timeline * | |

Project Contact Person*: Keith Bergman, CMAHT chair
 Project Contact Address*: c/o Concord Town Manager's office
 Project Contact Phone*: 774-353-8706 Email*: Keith@KBergman.com

Authorized Signature of Applicant*: _____

Authorized Signature of Property Owner* (if different): _____

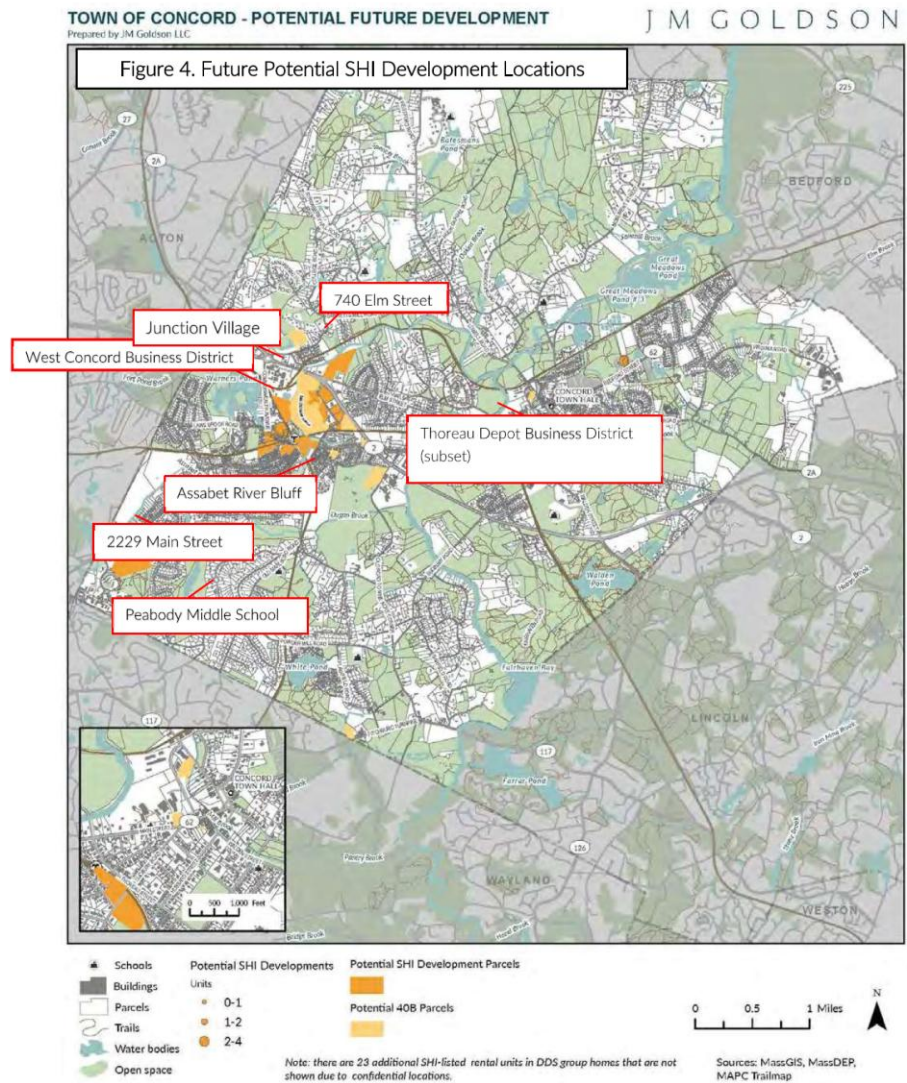
* Required

For Historic Preservation Projects Only – please check the box below left and acknowledge:

- I/We have read the **U.S. Secretary of the Interior's Standards for the Treatment of Historical Properties** and understand that planning for and execution of this project must meet these standards.

2. Brief Project Summary – The Concord Municipal Affordable Housing Trust¹ can act quickly when opportunities arise, if funding is available. For FY 2027, the Trust requests \$785,500 in CPA community housing funds for households up to 100% of AMI² to continue to implement [Housing Production Plan](#) strategies by advancing priority production projects as they become ready to proceed, in coordination with our Concord Housing Roundtable partners pursuant to [CMAHT’s funding guidelines](#). The amount requested represents 25% of the total \$3,141,998³ in unrestricted CPA funds anticipated to be available for appropriation by the April 2026 Annual Town Meeting. This would help ensure that the Select Board’s once-in-a-generation reuse and redevelopment plans for Town and State properties includes affordable housing. The Select Board FY 2026 goals support implementation of the Housing Production Plan by identifying parcels and securing financial support; and the Trust’s request is supported by the Concord Housing Development Corporation, the Concord Housing Foundation, and the Concord Housing Authority.

3. Map – On page 35 of Concord’s [FY 2023-2028 Housing Production Plan](#) is Figure 4, “Future Potential SHI Development Locations,” shown at right, which includes all HPP priority production project locations.



Concord Housing Production Plan FY2023-2028

¹ CMAHT was established in 2021, pursuant to [MGL C.44,§55C](#) and [CMAHT Bylaw](#), to provide for the preservation and creation of affordable housing for the benefit of low and moderate income households, and for the funding of community housing under the CPA Act. CMAHT’s seven members are Mary Hartman (Select Board member), Kerry Lafleur (Town Manager), Mike Lawson, Linda Escobedo, Rich Feeley, Matt Johnson, and Keith Bergman.

² In [MGL C.44B,§2](#), CPA Act defines “community housing” as “low and moderate income housing for individuals and families, including low or moderate income senior housing”; and “moderate income housing” as “housing for those persons and families whose annual income is less than 100 per cent of the areawide median income.”

³ For the 2026 ATM, CPC has announced it will have \$1.8-million in new CPA funds, plus \$1,341,998 from a budgeted reserve, for an unrestricted total of \$3,141,998. 25% of that total is \$785,500. CPC also has two reserves for which CMAHT is not eligible-- \$103,928 for historic preservation and \$250,000 for open space.

4. Narrative – The need for affordable housing in Concord continues to rise as small homes are torn down, construction costs increase, and real estate prices increase far faster than incomes. Available funding is far smaller than the need, and Concord remains a town where many who work here still cannot afford to live here.

With technical assistance from the Massachusetts Housing Partnership this year, CMAHT has refreshed its mission statement, goals, and objectives to better use its limited funds to leverage outside investment, including State funding, to address Concord’s affordable housing needs.

Funding Goal - CMAHT’s funding goal is to secure at least \$3 million over the next 5 years to support the work of the Trust, by (1) advocating for State approval of Concord’s proposed real estate transfer fee and building permit surcharge legislation, providing \$2 million per year when passed; and (2) seeking at least 25% of annual CPA revenues in the meantime.

Development Goal – CMAHT’s development goal is for the Town to add 200 more affordable units at up to 150% of AMI, through zoning and funding, so that 10% of our housing stock is restricted as “affordable.” This goal is in addition to the Chapter 40B goal of having 10% of our units as “countable” on the Subsidized Housing Inventory (which counts market rate rentals in a 40B). To achieve this development goal, the Trust has identified several strategies⁴, including:

- MCI Concord/Junction Village & Land Use Working Group – To ensure some affordable housing results from the Select Board’s reuse and redevelopment initiatives,⁵ the Trust will work closely with the Select Board, MCI Advisory Board, Land Use Working Group, and CHDC⁶ to ensure that zoning and funding mechanisms to promote affordable housing are part of Town’s negotiations with DCAMM for the site’s future.
- 91B Main Street – CMAHT looks to fund acquisition of MassDOT’s 1.45-acre surplus property at 91B Main Street by later this fiscal year, and then to subsidize development of 4 affordable ownership units there.⁷ A total local subsidy of \$1.3 million—including \$500,000 in ARPA funds-- is projected to both acquire and develop this property.
- Housing for Seniors - Concord’s population continues to age, but the supply of affordable housing for seniors has not expanded, so CMAHT will encourage identification of sites in which to invest in affordable housing for 55+ year-olds.

Now is an extraordinary time for Concord because substantial properties are becoming available for development. Affordable housing must be a part of that future.

Planning/Policy Goal – CMAHT’s planning/policy goal is to annually engage in 2-3 planning or policy efforts to further affordable housing investment in town, including (1) facilitating quarterly meetings with the Concord Housing Roundtable, (2) participating in the Land Use Working Group to influence efforts on affordable housing development; and (3) advocating for planning and legislative efforts for MCI Concord/Junction Village.

⁴ CMAHT’s development strategies: (1) Work with the town to create a housing development plan for 2-3 municipal sites that will include affordable homes; (2) Support the creation of 50 ownership homes for households earning between 80-150% AMI; 4 units @ 120% AMI at 91B Main Street; (3) Invest in at least 20 units of rental housing affordable for households earning up to 50% AMI; and (4) Invest in age-restricted housing for 55+ year olds.

⁵ LUWG is reviewing MCI Concord, 2229 Main, Peabody Middle and Ripley Schools, and other Town-owned sites.

⁶ CHDC owns the 12-acre Junction Village property which abuts the 51-acre MCI Concord.

⁷ Housing Roundtable suggested 91B Main be at 100% of AMI, so CPA and ARPA funds could be used.

Implementing Housing Production Plan production strategies – Concord’s guiding affordable housing policy document is the [Housing Production Plan](#) adopted by the Select Board and Planning Board in 2022 with unanimous support of CHA, CHDC, CHF, and CMAHT. As the Concord Housing Roundtable, those 6 boards plus the CPC coordinate implementation of HPP strategies, and is convened quarterly by the Regional Housing Services Office to monitor progress. Our focus is not just on how funds are spent-- which we do by maintaining and updating the list of priority projects to be funded—but also on what regulatory measures should be enacted for the market to produce affordable units.

CMAHT Fund Summary to Date - As shown below, the Trust has received \$5,989,342 since Town Meeting began setting aside funds in 2019. Of this, \$500,000 was from Town ARPA funds; \$3,205,086 from general fund appropriations, including earned interest income; and \$2,284,256 from Community Preservation Act funding from the 2023, 2024 and 2025 Annual Town Meetings. Of this, CMAHT has committed \$3,166,405 to support or create 63 affordable in the projects listed below. The Trust’s current total uncommitted fund balance is \$2,822,937.

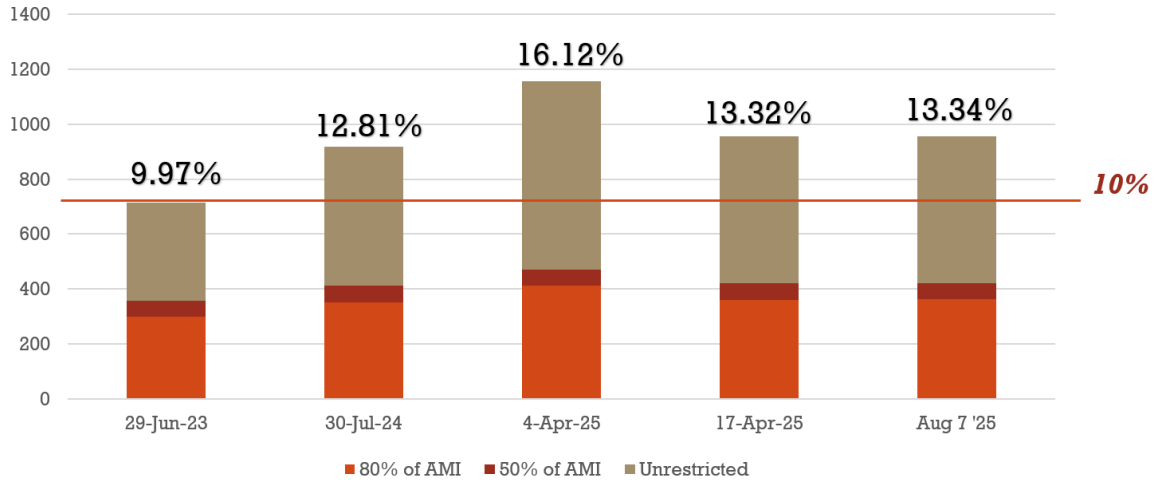
CMAHT REVENUES by source			ARPA	Non-A/C	CPA	Total
Town Appropriations* (FY 2020 to FY 2026)				\$3,000,000		
Other (CPA, interest, resale fee, donation)			<u>\$500,000</u>	<u>205,086</u>	<u>\$2,284,256</u>	
			\$500,000	\$3,205,086	\$2,284,256	\$5,989,342
EXPENSES by PROJECT to date	<i>Fund</i>	<i>SHI</i>				
CHDC: 930 Main St – assist in purchase	2	2		\$(150,000)		\$(150,000)
CHA: 367 Comm. Ave. - design feasibility	1	1		(50,000)		(50,000)
Town: Emerson Annex 58 Stow St – preserve	1	1		(95,000)		(95,000)
CHDC: Assabet River Homes, 406 OMR	5	2		(1,150,000)	(500,000)	(1,650,000)
RHSO: 135 Baker Ave - buy down	1	1		(38,000)		(38,000)
CHDC: Small Grant Program – 3 years	0	0		(75,000)		(75,000)
CHA LLC: Acquire 78 Forest Ridge Rd.	1	2		-	(400,000)	(400,000)
CHDC: Buy Down Program - TBD	1	0		-	(266,120)	(266,120)
NOVO 40B Sewer Improvement Fee Baker Ave	51	0		(14,149)	(378,136)	(392,285)
CHDC: Junction Village 6X Winthrop - planning	-			<u>(50,000)</u>	-	<u>(50,000)</u>
	63	8	<u>(0)</u>	<u>(1,622,149)</u>	<u>(1,544,256)</u>	<u>(3,166,405)</u>
UNCOMMITTED BALANCE			\$500,000	\$1,582,937	\$740,000	\$2,822,937

Subsidized Housing Inventory at 13.34%, headed to 16.14%; only 7.24% will be “affordable” - As shown in the charts below, Concord’s [Subsidized Housing Inventory](#) under Chapter 40B is officially at 13.34%, as certified by EOHLC on August 7, 2025. The first chart tracks our journey since falling below 10%-- to 9.97%-- in 2023, when the most recent US Census kicked in. That opened the door to two 40B’s with 438 total rental units of which 111 will be affordable at 80% of AMI. NOVO 40B was approved last year; Residences at Thoreau this year. Together, the two briefly brought us to 16.12%, but only days later we fell to 13.32% when NOVO did not pull its building permit within 1 year. But as the second chart shows, when NOVO does pull its building permit, Concord’s S.H.I. will rise to 16.14%, but only 7.24% of our total housing stock would

then be deed restricted—the rest will be market rate. Concord will need some 200 more restricted units to be able to say that 10% of our housing stock is “affordable.”

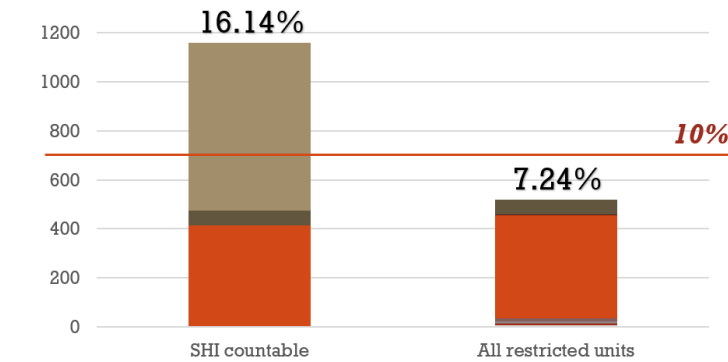
Concord Subsidized Housing Inventory (S.H.I.): 2023-2025

Countable Units by restriction status: Unrestricted (Market), Restricted at 50%, 80% of AMI



Future projection of Total S.H.I-countable units,

Total Restricted Units at 50% to 150% of AMI



TOTAL 1,158 / 7,172

519 / 7,172

All Restricted Units
473 SHI Restricted
+ 46 Non-SHI Restricted
= 519 Total Restricted
/ 7,172 Y/R HH's per 2020 US
= 7.24% of total HH's

To reach 10% Affordability:

718 10% of Y/R HHs

-519 Affordable at 16.14% SHI

199 Additional Affordables

Our best hopes for achieving 10% affordability (and not just countability) are the Select Board’s two once-in-a-generation initiatives with MCI Concord and the Land Use Working Group. The Trust must have local funds in place to help leverage outside investment. The Town and Trust continue to carry out the 2019 Town Meeting’s vision for how to fund the Trust, by pursuing State legislation for a real estate transfer fee and a building permit surcharge which might raise \$2-million per year.⁸ In the meantime, CMAHT will annually apply for CPA funding, and thanks the Community Preservation Committee for its consideration and support.

⁸ For the 2025-2026 legislative session State Representatives Cataldo and Gentile refiled Concord’s home rule petitions for a real estate transfer fee [H.3043] and a building permit surcharge [H.3042] to fund the Trust, both for up to 150% of AMI. The Local Options for Housing Affordability (LOHA) Coalition has also refiled its statewide local option real estate transfer fee, for which Rep. Gentile is a lead co-sponsor in the House [H.3056] and State Senator Barrett is a Senate co-sponsor [S.1937].

5. CPC's Selection Criteria and Needs Assessment – This project would address all of your specific use criteria for community housing projects, and serve to implement these needs identified in the Housing Production Plan: creating and developing affordable housing for moderate and low income renters or buyers; promoting smaller houses, condominiums and apartments for elderly residents, "empty nesters," people in changed circumstances due to divorce or loss of a partner, young adults, students, young families and single-person households of all income levels; promoting housing adapted for the disabled; promoting housing for artists seeking low cost live/work and work space; and promoting housing within walking distance of the village centers and public transportation.

6. Budget – CMAHT has a current uncommitted fund balance of \$2,823,937, of which \$2,148,000 is projected to be available after acquiring the 1.45-acre surplus State property at 91B Main Street from MassDOT later this fiscal year. The Trust requests \$785,500 in CPA funds to be appropriated 2026 Annual Town Meeting to have a total of \$2,933,500 with which to continue to advance Housing Production Plan priority projects.

<i>Funding Source</i>	<i>Amount</i>	<i>Comment</i>
CMAHT Trust Fund	\$2,148,000	Available uncommitted balance
Grant Funds Requested - CPA	785,500	This grant application
Total Project Budget	\$2,933,500	

8. Statement of Sustainability – All new construction and major renovations in Concord—including community housing units created with CPA funds-- will be built pursuant to the [Fossil Fuel-Free Bylaw](#) amended by the April 2024 Annual Town Meeting, which became effective July 30, 2024. Moreover, the Trust conditioned its FY 2024 CPA-funded grant to NOVO Riverside Commons LLC on NOVO’s agreement to comply with that bylaw, which was incorporated into the ZBA’s comprehensive permit decision filed on April 16, 2024.

9. Outreach Strategy – As noted above, the Housing Production Plan whose production strategies this grant would implement was adopted unanimously by the Select Board and Planning Board, with unanimous support of the Concord Housing Authority, Concord Housing Development Corporation, Concord Housing Foundation, and the Trust. Through the Concord Housing Roundtable—these entities plus the Community Preservation Committee—the Trust works to coordinate implementation of HPP housing production strategies. In recent months, the Trust has conducted a series of meetings and discussions with our housing partners, including the August 26, 2025 Concord Housing Roundtable held prior to CPC’s September 19, 2025 funding application deadline, to identify which HPP implementation production projects could move forward in the coming year, so that the Town’s affordable housing funds can be put to work.

10. Timeline – In coordination with the Concord Housing Roundtable, through quarterly meetings, and ongoing meetings and discussion with Roundtable partners, the Trust will periodically update the list of HPP priority production projects and invite funding applications on a rolling basis as those projects become ready to proceed. The Trust hopes to commit the entire amount appropriated at April 2026’s Annual Town Meeting by the end of Fiscal Year 2028.

12. Letters of Support – Support letters from the Concord Housing Development Corporation, the Concord Housing Foundation, and the Concord Housing Authority are forthcoming.