

## MUNICIPAL AFFORDABLE HOUSING TRUST

Annual Report to the Community Preservation Committee (CPC)

**Municipal Affordable Housing Trusts (MAHT) created under MGL Chapter 44, section 55c are required to report Community Preservation Act (CPA) expenditures to the CPC on an annual basis.** This form can be used to list CPA expenditures and should be filed with the municipal official responsible for completing the CPA Projects Report (CP-3). *Since the CP-3 is due to the Department of Revenue by September 15, this form should be submitted to the CPC by September 1 or another agreed upon date.*

**TRUST NAME:** Concord Municipal Affordable Housing Trust **FISCAL YEAR:** 2024

**YOUR NAME:** Keith Bergman **EMAIL:** Keith@KBergman.com

**PHONE NUMBER:** 774-353-8706

PROJECT #1	
<b>Project name</b>	CHA Local Properties LLC Property Acquisition Program
<b>Project address</b>	78 Forest Ridge Road, Unit 204
<b>Approval date</b>	11/21/2023
<b>Project status</b>	Completed
<b>Description</b>	Grantee purchased an existing market rate condominium to add to its affordable rental portfolio on 1/31/2024. 12/19/2023 grant agreement. EOHC approved restriction 5/28/2024, added SHI on 7/30/24 as ID# 10941.

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? Yes

HOUSING UNITS ANTICIPATED or CREATED	
Number of new units created	1
Number of units supported	Number of units.
LAND	
Number of acres acquired for housing	Number of acres.
AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT	
Entity holding restriction	Town of Concord
Date recorded	7/11/2024
Book and page of restriction	Bk 82989, Pg 173
Registry of Deeds	Middlesex County
<i>If no restriction, please explain why.</i>	If no restriction, please explain why.

**CPA PROJECT FUNDS FROM MAHT = \$400,000**

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds = Enter dollar amount.

Other Funds = \$149,900 Please describe other funding: CHA Local Properties, LLC

**TOTAL PROJECT COST = \$549,900**

Created by MHP with support from The Kuehn Charitable Foundation.



<b>PROJECT #2</b>	
<b>Project name</b>	NOVO Riverside Commons LLC sewer improvement fee
<b>Project address</b>	292-294 Baker Avenue
<b>Approval date</b>	3/26/2024
<b>Project status</b>	In progress
<b>Description</b>	For sewer improvement fee for 51 affordable units in Grantee's 201-unit 40B development approved by Zoning Board of Appeals on 4/16/2024. Grant agreement signed 4/8/2024. CMAHT to release grant funds to Concord Wastewater Enterprise Fund when sewer improvement fee is due and payable by Grantee. EOHC added 201 NOVO units to SHI on 4/29/24 as HLC ID# 10919. Affordable restriction to be filed at Registry of Deeds prior to issuance of occupancy permit. UPDATE for 9/1/2025: NOVO did not pull building permit for its 201-unit project within 1 year of ZBA's approval, so EOHC removed NOVO's 201 units from the SHI as of 4/17/2025. No activity by NOVO reported since then..

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? Yes

<b>HOUSING UNITS ANTICIPATED or CREATED</b>	
Number of new units created	51
Number of units supported	Number of units.
<b>LAND</b>	
Number of acres acquired for housing	Number of acres.
<b>AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT</b>	
Entity holding restriction	Name of entity holding restriction.
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<i>If no restriction, please explain why.</i>	If no restriction, please explain why.

**CPA PROJECT FUNDS FROM MAHT = \$378,135.76**

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds: Enter dollar amount.

Other Funds = \$14,149.24 Please describe other funding: CMAHT non-CPA funds

**TOTAL PROJECT COST = \$392,285**

Created by MHP with support from The Kuehn Charitable Foundation.



<b>PROJECT #3</b>	
<b>Project name</b>	Concord Housing Development Corporation buy-down program
<b>Project address</b>	To be determined
<b>Approval date</b>	12/5/2023
<b>Project status</b>	In progress
<b>Description</b>	To help fund CHDC's buy down program to create at least 1 affordable unit through buy-down/conversion of existing market rate/unrestricted unit(s) to restricted/affordable. UPDATE for 9/1/2025: No activity since award of \$233,880 by CMAHT to CHDC on 12/5/2023

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? Yes

<b>HOUSING UNITS ANTICIPATED or CREATED</b>	
Number of new units created	1
Number of units supported	Number of units.
<b>LAND</b>	
Number of acres acquired for housing	Number of acres.
<b>AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT</b>	
Entity holding restriction	Name of entity holding restriction.
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<i>If no restriction, please explain why.</i>	If no restriction, please explain why.

#### **CPA PROJECT FUNDS FROM MAHT = \$266,120**

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds: Enter dollar amount.

Other Funds = \$233,880 Please describe other funding: 2021 CPA funds

**TOTAL PROJECT COST = \$500,000**

Created by MHP with support from The Kuehn Charitable Foundation.

