

**CONCORD MUNICIPAL AFFORDABLE HOUSING FUND ACTIVITY BY DATE, AS OF 10/23/2025**

<i>Date</i>	<i>By</i>	<i>Purpose</i>	<i>Applicant</i>	<i>Amount</i>	<i>Balance</i>	<i>Comment</i>
<b>CONCORD SELECT BOARD</b>						
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	completed
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
<b>CONCORD MUNICIPAL AFFORDABLE HOUSING TRUST (CMAHT)</b>						
12/6/2021	Select Board	Transfer fund balances to CMAHT fund			\$ 660,000.00	non-ARPA/CPA
12/16/2021	CMAHT	Assabet River Bluff land - deposit	CHDC	\$ (50,000.00)	610,000.00	non-ARPA/CPA
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	non-ARPA/CPA
7/1/2022	Town Meeting	2022 ATM, Article 24		500,000.00	1,080,000.00	non-ARPA/CPA
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 income
4/18/2023	CMAHT	135 Baker Ave - buy down 1 unit - by 7/6/23	RHSO	(38,000.00)	1,054,472.85	non-ARPA/CPA
4/30/2023	Town Meeting	2023 ATM, Article 29 Town transfer		1,000,000.00	2,054,472.85	non-ARPA/CPA
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 @80% of AMI		1,044,255.76	3,105,008.61	CPA funding
6/26/2023	Town Finance Dep't	Incremental interest through 6-26-2023		18,131.74	3,123,140.35	interest income
11/7/2023	CMAHT	CHDC Small Grant Program	CHDC	(50,000.00)	3,073,140.35	non-ARPA/CPA
11/21/2023	CMAHT	CHA LLC Property Acquisition Program	CHA LLC	(400,000.00)	2,673,140.35	CPA funds
12/5/2023	CMAHT	CHDC Buy Down Program	CHDC	(266,120.00)	2,407,020.35	CPA funds
1/28/2024	Town Finance Dep't	Incremental interest through 1-28-2024		22,819.75	2,429,840.10	interest income
3/26/2024	CMAHT	NOVO 40B Sewer Improvement Fee	NOVO RC LLC	(392,285.00)	2,037,555.10	CPA, non-ARPA/CPA
6/25/2024	Town Finance Dep't	Incremental interest through 6-25-2024		22,954.14	2,060,509.24	interest income
7/16/2024	CPA grant agreement	2024 ATM, Article 40 CPA @80% of AMI		500,000.00	2,560,509.24	CPA funding
9/3/2024	CMAHT	Assabet River Bluff - develop 3 units	CHDC	(1,000,000.00)	1,560,509.24	CPA, non-ARPA/CPA
9/3/2024	CMAHT	Junction Villlage pre-development w/MCI	CHDC	(50,000.00)	1,510,509.24	non-ARPA/CPA
9/3/2024	CMAHT	CHDC Small Grant Program	CHDC	(25,000.00)	1,485,509.24	non-ARPA/CPA
12/10/2024	ARPA interagency	FY25 ARPA 91B Main St @120% of AMI		500,000.00	1,985,509.24	ARPA funding
12/23/2024	Town Finance Dep't	Incremental interest through 12-23-2024		38,722.61	2,024,231.85	interest income
4/4/2025	Town Finance Dep't	Incremental interest through 4-4-2025		37,763.88	2,061,995.73	interest income
6/11/2025	Town Finance Dep't	Incremental interest through 6-11-2025		20,941.37	2,082,937.10	interest income
7/1/2025	CPA grant agreement	2025 ATM, Article 47 CPA @100% of AMI		740,000.00	2,822,937.10	CPA funding
10/9/2025	CHDC	CHDC Small Grant Program		(40,000.00)	2,782,937.10	non-ARPA/CPA
10/23/2025	CHA	CHA Everett Gardens Sprinklers (preserve)		(300,000.00)	2,482,937.10	CPA funds
10/23/2025	Town of Concord	Update Housing Production Plan		(56,000.00)	2,426,937.10	CPA funds
<b>UNCOMMITTED BALANCE</b>					<b>\$ 2,426,937.10</b>	

**PROGRAMMATIC SUMMARY**

**CMAHT 10/23/2025**

**SHI**    **ARPA Funding**    **Non-ARPA/CPA**    **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 @80% of AMI		-	\$ 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
2024 ATM, Article 40 CPA @80% of AMI			500,000.00	500,000.00
FY25 ARPA 91B Main St @120% of AMI		500,000.00		500,000.00
Incremental interest through 12-23-2024		38,722.61		38,722.61
Incremental interest through 4-4-2025		37,763.88		37,763.88
Incremental interest through 6-11-2025		20,941.37		20,941.37
2025 ATM, Article 47 CPA @100% of AMI			740,000.00	740,000.00
<b>Total</b>		<b>\$ 500,000.00</b>	<b>\$ 3,205,086.34</b>	<b>\$ 2,284,255.76</b>
				<b>\$ 5,989,342.10</b>

**FUNDS COMMITTED**

**FUNDS COMMITTED BY PROJECT**

930 Main St - Assist in purchase (2 units)	2		\$ (150,000.00)		\$ (150,000.00)
Gerow - Design feasibility (1 unit)	1		(50,000.00)		(50,000.00)
Emerson Annex - Preserve 1 unit	1		(95,000.00)		(95,000.00)
Assabet River Homes	5		(1,150,000.00)	(500,000.00)	(1,650,000.00)
135 Baker Ave - buy down 1 unit - by 7/6/23	1		(38,000.00)		(38,000.00)
CHDC Small Grant Program			(115,000.00)		(115,000.00)
CHA LLC Property Acquisition Program	1		-	(400,000.00)	(400,000.00)
CHDC Buy Down Program	1			(266,120.00)	(266,120.00)
NOVO 40B Sewer Improvement Fee	51		(14,149.24)	(378,135.76)	(392,285.00)
Junction Villlage pre-development w/MCI			(50,000.00)		(50,000.00)
CHA Everett Gardens Sprinklers (preserve)	52			(300,000.00)	(300,000.00)
Update Housing Production Plan				(56,000.00)	(56,000.00)
<b>Total</b>	<b>115</b>	<b>\$ -</b>	<b>\$ (1,662,149.24)</b>	<b>\$ (1,900,255.76)</b>	<b>\$ (3,562,405.00)</b>

**UNCOMMITTED BALANCE**    **\$ 500,000.00**    **\$ 1,542,937.10**    **\$ 384,000.00**    **\$ 2,426,937.10**

91B Main Street

Amount needed to acquire 91B Main Street    (500,000.00)    (175,000.00)    (675,000.00)

**RESULTING AVAILABLE BALANCE**    **-**    **1,542,937.10**    **209,000.00**    **\$ 1,751,937.10**