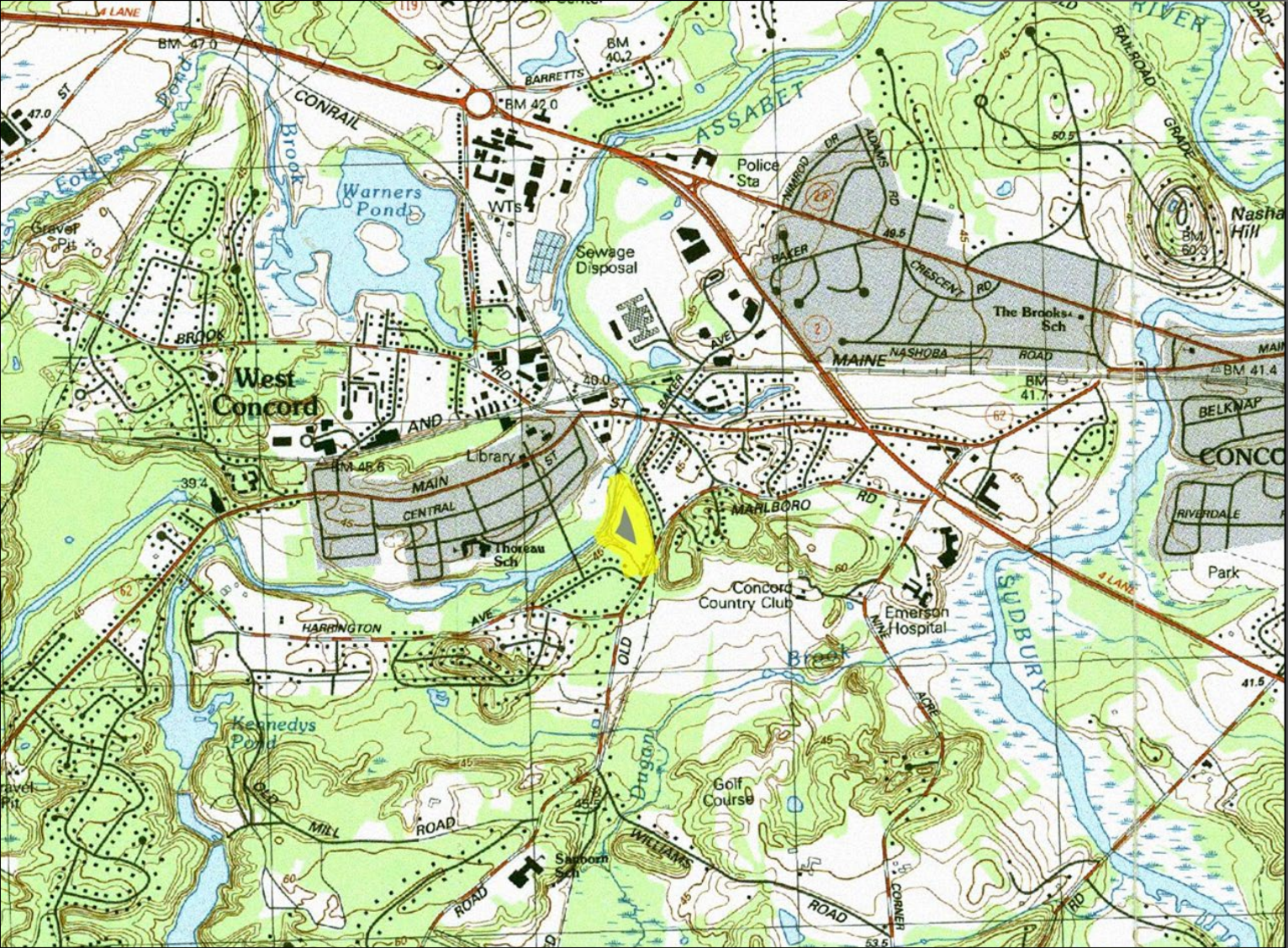


A photograph of a forest with a river in the background. The sun is shining through the trees on the left, creating a bright glow. The trees are mostly bare, suggesting late autumn or winter. The river is visible in the distance, flowing through a valley. The overall scene is peaceful and natural.

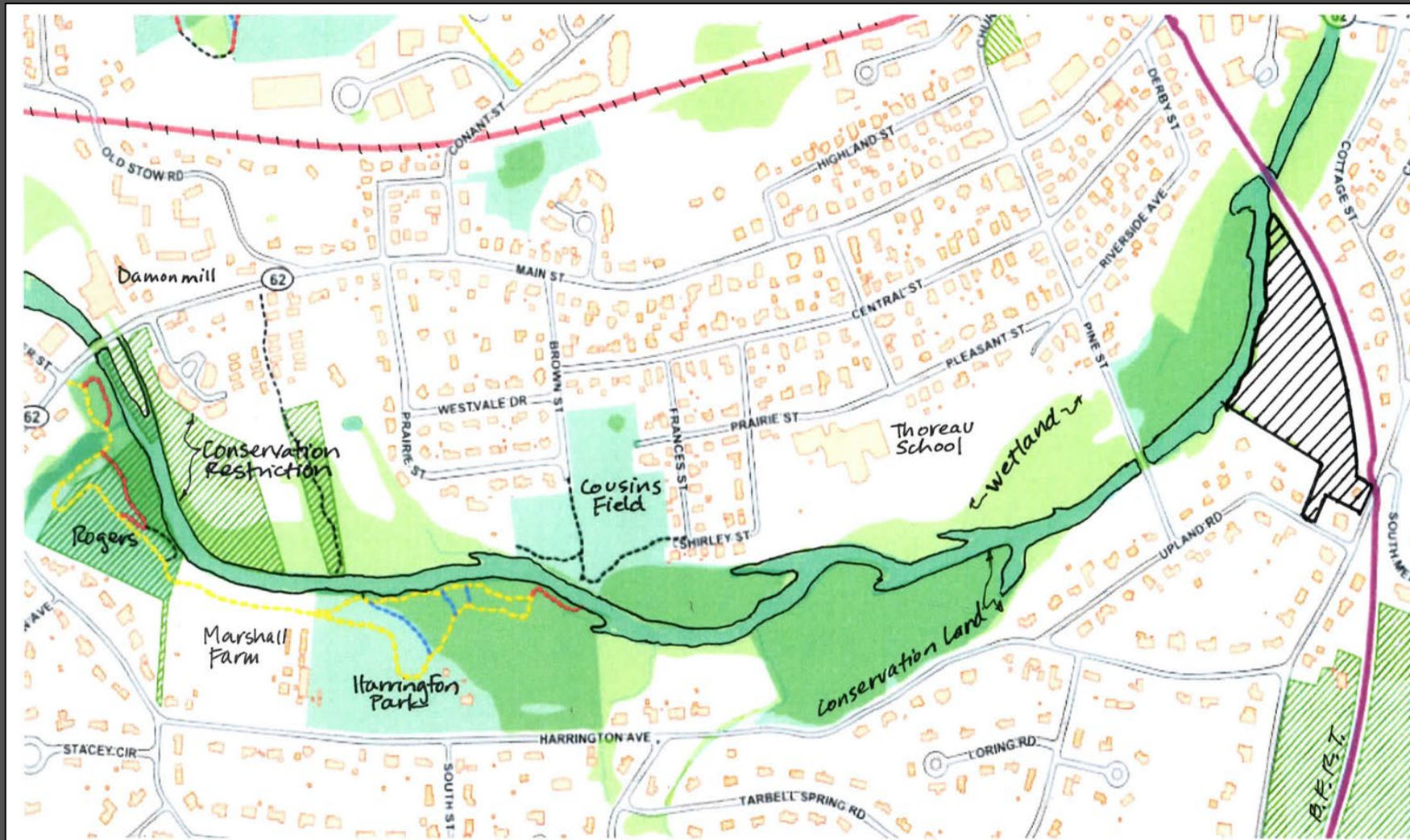
A Win-Win at Assabet River Bluff

Land Conservation and Affordable
Housing Working Together

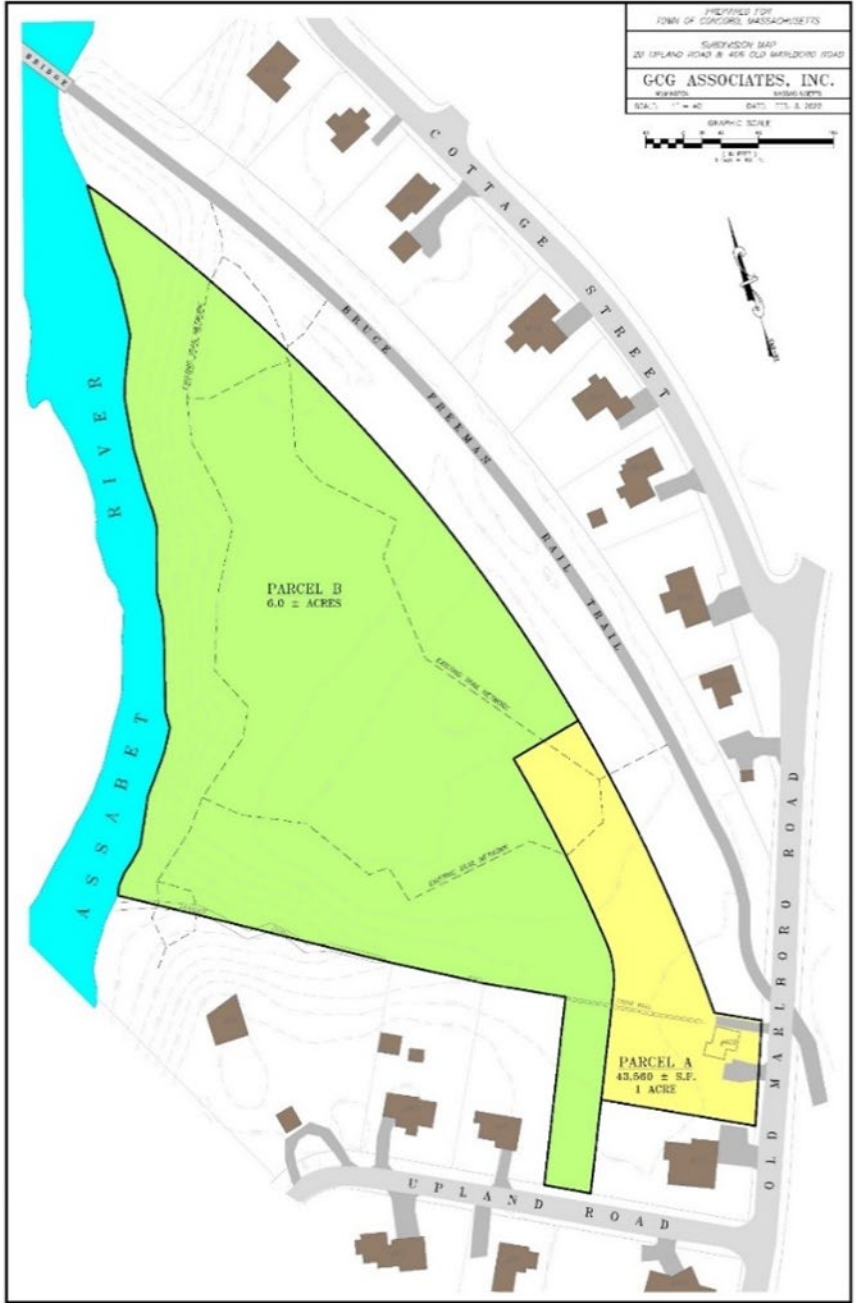
Assabet River Bluff



Assabet River Bluff



Assabet River Bluff





Neighborhood

Concord
Municipal
Affordable
Housing
Trust

More than 120
generous
donors



**Concord Town Meeting
Voters**

**Community
Preservation
Committee**



Regional Housing and Services Office



Concord
Municipal
Affordable
Housing Trust



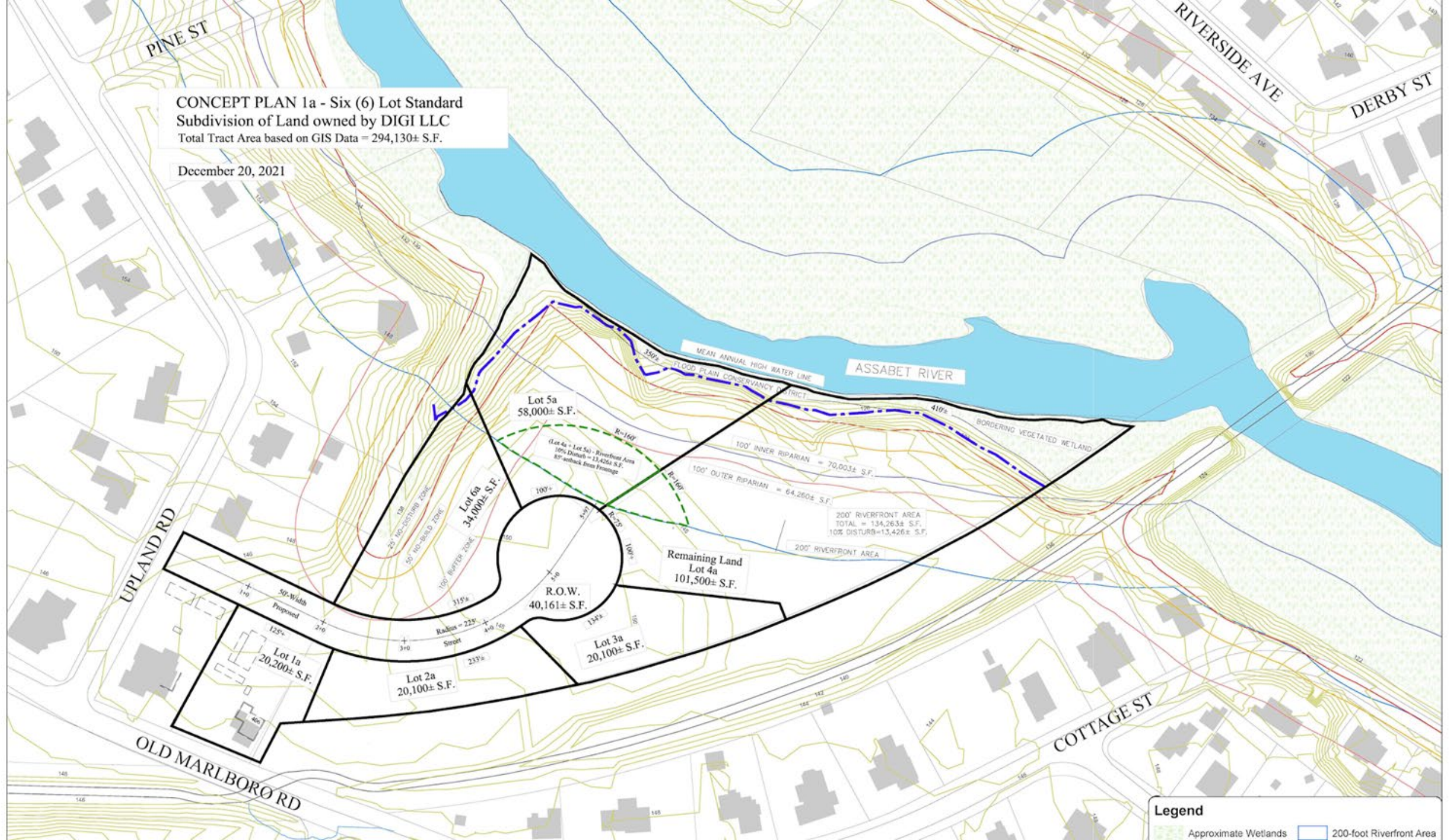
Establishing value and structuring the deal

- Asking price \$2.8 million, supported by appraisal.
- Two aspects to value: the value of the land overall, and the breakdown of value between open space and housing portion



**CONCEPT PLAN 1a - Six (6) Lot Standard
Subdivision of Land owned by DIGI LLC**
Total Tract Area based on GIS Data = 294,130± S.F.

December 20, 2021

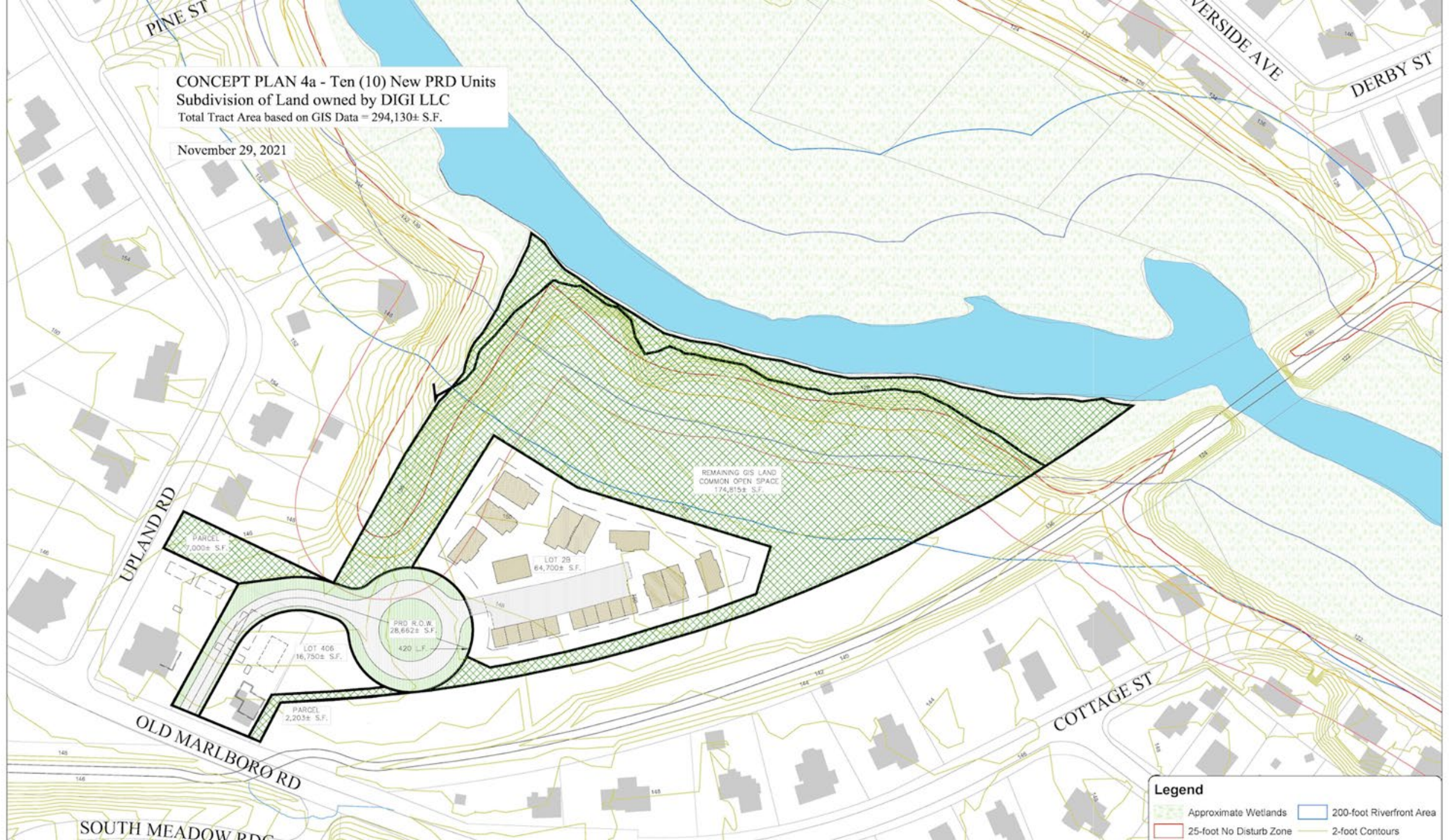


Legend

- Approximate Wetlands
- 200-foot Riverfront Area

CONCEPT PLAN 4a - Ten (10) New PRD Units
Subdivision of Land owned by DIGI LLC
Total Tract Area based on GIS Data = 294,130± S.F.

November 29, 2021

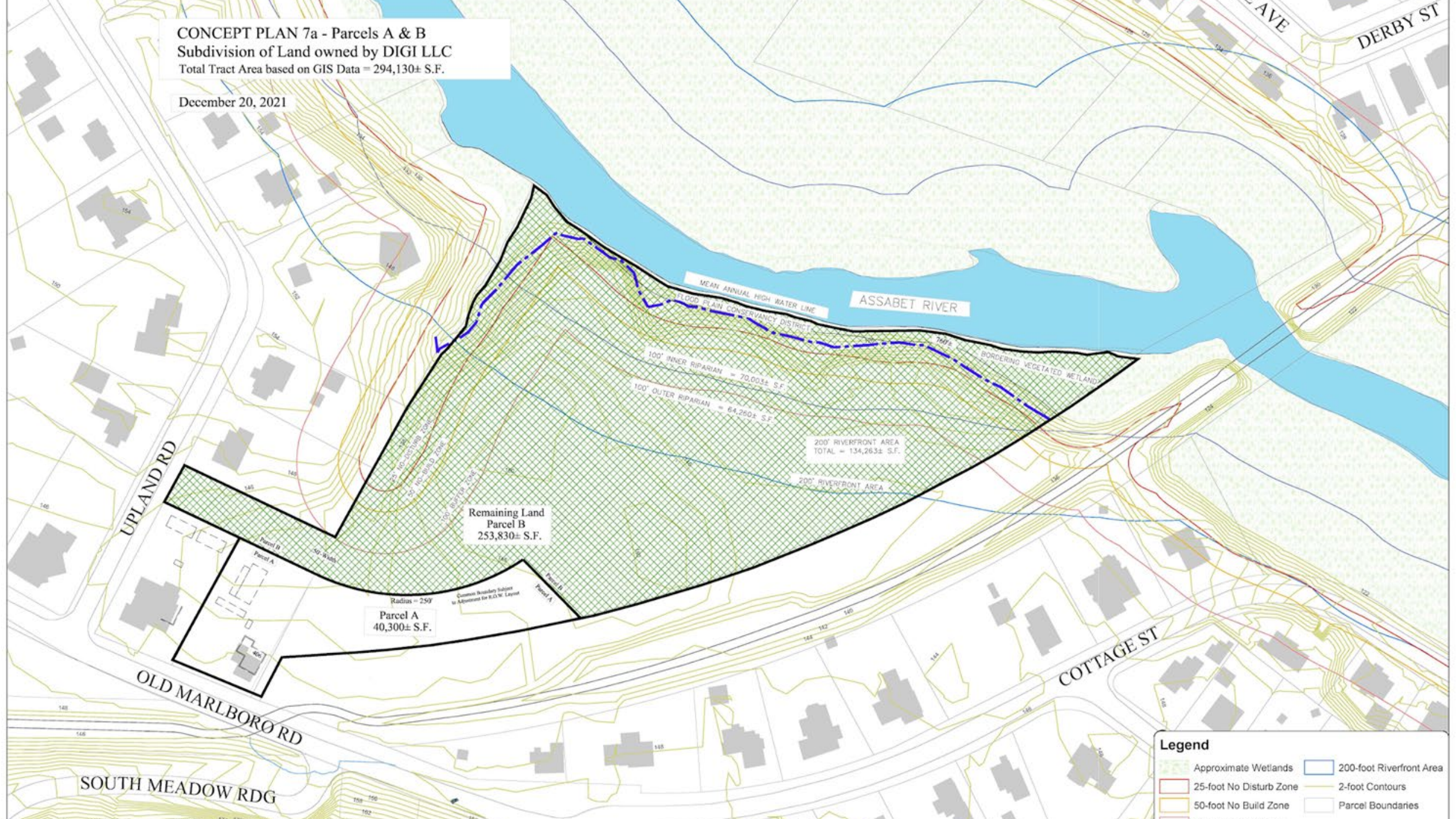


Legend

 Approximate Wetlands	 200-foot Riverfront Area
 25-foot No Disturb Zone	 2-foot Contours

CONCEPT PLAN 7a - Parcels A & B
Subdivision of Land owned by DIGI LLC
Total Tract Area based on GIS Data = 294,130± S.F.

December 20, 2021



Remaining Land
Parcel B
253,830± S.F.

Parcel A
40,300± S.F.

ASSABET RIVER

MEAN ANNUAL HIGH WATER LINE

FLOOD PLAIN CONSERVANCY DISTRICT

100' INNER RIPARIAN = 70,005± S.F.

100' OUTER RIPARIAN = 84,260± S.F.

200' RIVERFRONT AREA
TOTAL = 134,265± S.F.

200' RIVERFRONT AREA

BORDERING VEGETATED WETLAND

Radius = 250'

Common Boundary Subject
to Adjustment for R.O.S.W. Layout

- Legend**
- Approximate Wetlands
 - 25-foot No Disturb Zone
 - 50-foot No Build Zone
 - 100-foot Buffer Zone
 - 200-foot Riverfront Area
 - 2-foot Contours
 - Parcel Boundaries



Legal Agreements

- P&S btw. Seller and CHDC
- MOU among CHDC, AHT, CLCT, SVT, and CHF
 - Terms of purchase
- MOU between SVT and CLCT
 - Fundraising agreement



Funding Source	Land Acquisition for Housing	Land Acquisition for Open Space	Project Expenses	Total Project Costs
CPA Funds	\$ 300,000	\$ 700,000		\$ 1,000,000
CMAHT Funds	\$ 600,000	\$ -	\$ 50,000	\$ 650,000
CHF Funds	\$ 50,000	\$ -		\$ 50,000
CLCT/SVT Fundraising	\$ -	\$ 650,000	\$ 50,000	\$ 700,000
LWCF Grant	\$ -	\$ 500,000		\$ 500,000
	\$ 950,000	\$ 1,850,000	\$ 100,000	\$ 2,900,000

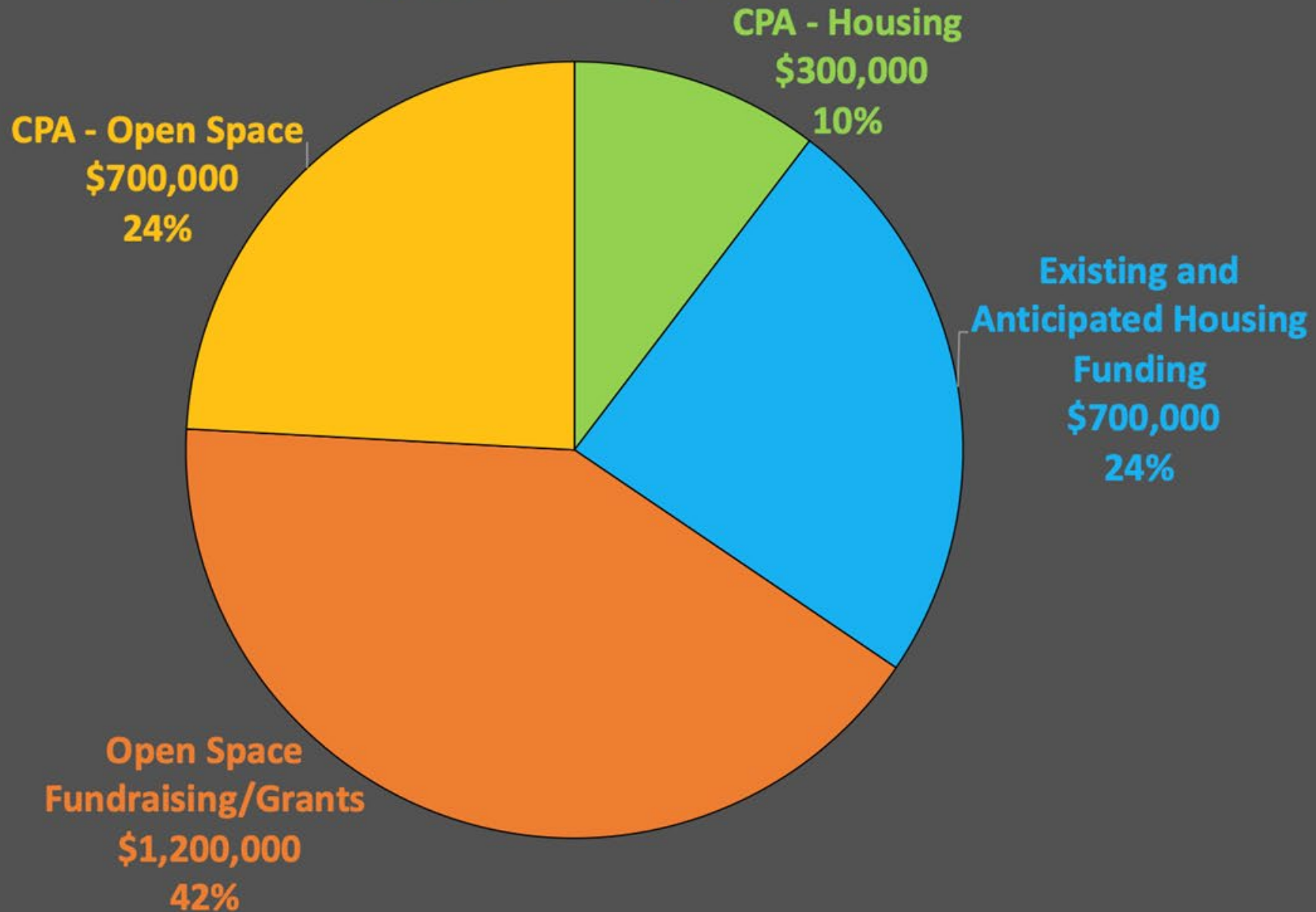
CPA: Community Preservation Act
CMAHT: Concord Municipal Affordable Housing Trust
CHF: Concord Housing Foundation
CLCT: Concord Land Conservation Trust
SVT: Sudbury Valley Trustees
LWCF: Land and Water Conservation Fund

- Support
 - Select Board
 - Finance Committee
 - Planning Board
 - Natural Resources Commission
 - Housing Development Corp.
 - Affordable Housing Trust
 - Concord Housing Foundation
 - CLCT
 - LWV
 - WCAC
 - Bruce Freeman RTAC
 - CPC
 - Friends of the BFRT
 - Public walks
- Challenges:
 - Unexpected pushback at the 11th hour

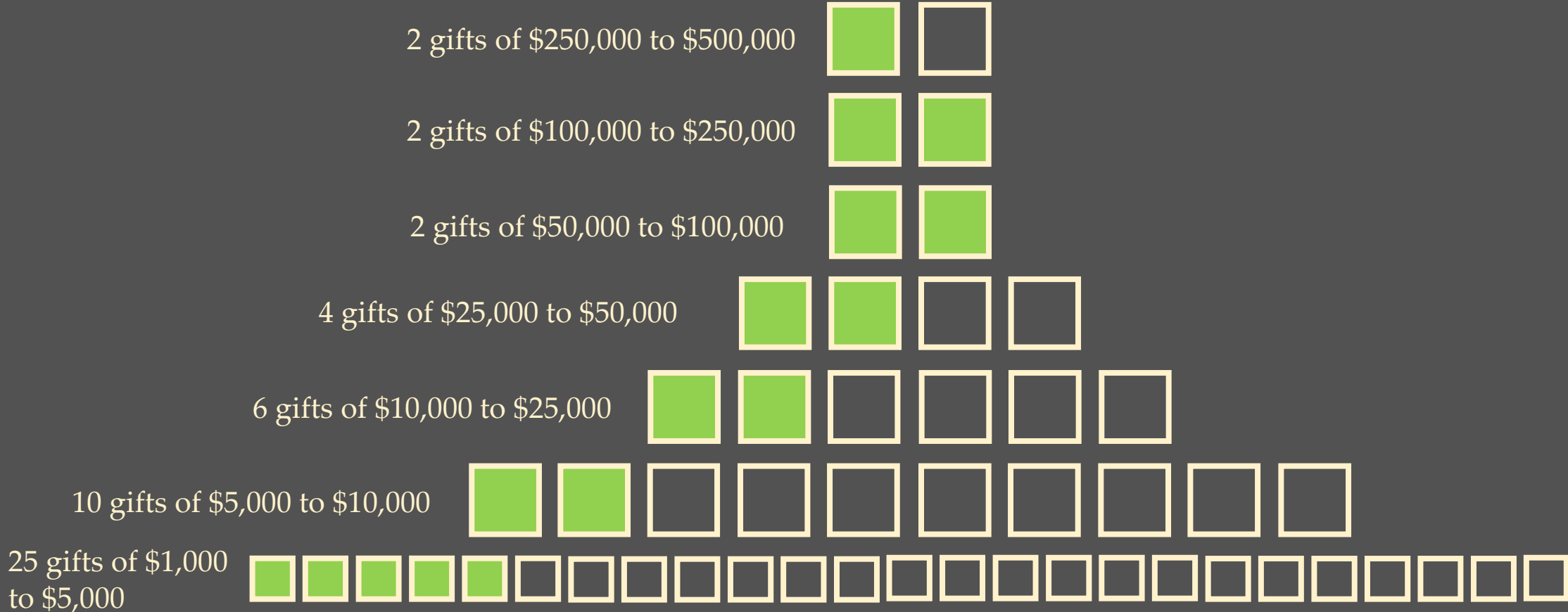
Generating Political Support



Assabet River Bluff Preservation and Affordable Housing Proposed Funding Sources



Likely Distribution of Gifts and Grants Needed to Raise \$1,200,000



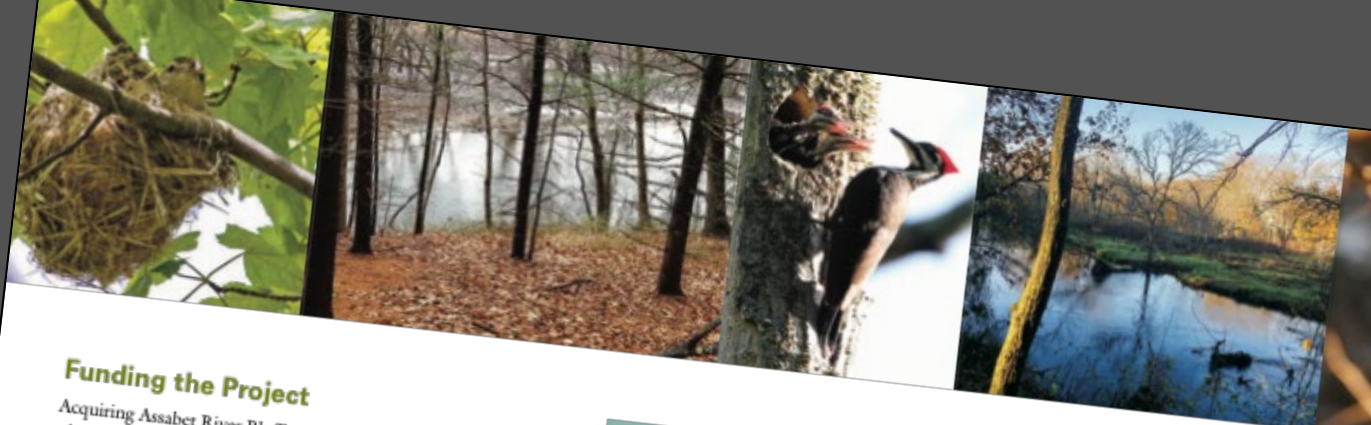
Plus many gifts of less than \$1,000 totaling \$15,000

Just a short walk from the heart of West Concord is a lovely six-acre riverfront woodland, which for decades has provided a local refuge for people and wildlife. Bounded by the Assabet River and the Bruce Freeman Rail Trail, with frontage on the residential neighborhoods of West Concord, while this special spot has long been considered a community resource, it is privately owned and has recently been put on the market. If single-family homes or, possibly 11 units in a basic Planned Residential Development could be built there.

There is a better alternative, one that will benefit the town and its residents now and in the future. Neighbors, land conservationists, affordable housing proponents, and the town of Concord have worked collaboratively to achieve a solution that includes both land conservation and affordable housing. Two of Concord's high priorities, Assabet River Bluff is an ideal place to make progress toward these twin goals.



Campaign to Preserve Assabet River Bluff

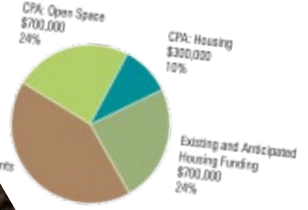


Photos by Joe Cheser, Joan Ferguson

Funding the Project

Acquiring Assabet River Bluff will cost \$2.8 million, plus \$100,000 in project costs. In order to succeed, funding will need to come from a variety of sources. **Concord Land Conservation Trust and Sudbury Valley Trustees are joining together to raise \$1.2 million for this effort.** All gifts, of all sizes, will make a difference as we work to close the gap between available funds and the amount required to complete the transaction. Members, neighbors, and friends—all who value this land and our open space throughout Concord—are needed to help meet this challenge.

Conservation and Affordable Housing Funding



The Committee is recommending CPA funds; residents will be at a Town Meeting on May 1.

Concord Land Conservation Trust and Sudbury Valley Trustees are working in partnership to protect the Assabet River Bluff, including: Town of Concord, Concord Housing Development Corporation, Concord Housing Trust, and Concord Municipal Affordable Housing Trust



The Concord Land Conservation Trust, Sudbury Valley Trustees and neighbors plan to hold walks on the property this spring. Visit concordland.org for the schedule and additional information about the Assabet River Bluff Campaign.

Please contribute to this effort!

Make a donation and help us achieve the following:

- The majority of the land—six acres—will be permanently protected as open space, with public access on trails connecting to the Bruce Freeman Rail Trail.
- A key link in the protection of the river corridor will be secured, thereby enhancing its ecology.
- The existing trail network, with its spectacular views of the Assabet River, will be enhanced and open for all to enjoy.
- An additional one acre will be set aside for affordable housing (five units, including an existing two-family home), adding to the town's affordable housing inventory without significantly impacting conservation values.

Campaign to Preserve Assabet River

Help purchase and protect six acres of riverfront woodland in West Concord. Make a generous contribution as possible to make a difference toward closing the gap between available funds and the \$1.2 million needed.

Name _____
 Address _____
 Email _____

Enclosed is my gift of:
 \$50 \$100 \$250 \$500

For information about donating securities, call the office at 978.369.6526, or email info@concordland.org

Please make checks payable to and mail to:
 Concord Land Conservation Trust
 P.O. Box 141, Concord, MA 01742

To donate online go to concordland.org

Concord Land Conservation Trust is a tax exempt 501(c)(3) organization founded in 1999 that owns over 2000 acres of land in Concord, MA. All gifts are tax-deductible to the full extent of the law.

Next Steps

- **Developing Land Management Plan**
- **Design Charrette for All Persons Trail**
- **Invasives Removal**
- **Benches, Signage, Kiosk, Bike Racks**



Key Takeaways

- Know your key players and constituents
- Start talking about housing at the beginning of the project
- The more we conserve land, the more we need to think about housing
- Towns without so many committees might be able to rely on Town Counsel for assistance
- This project is scalable - not all land trusts can raise this much money, but they may not be facing land values this high, either
 - Land trusts: don't ignore smaller pieces



Lessons for the future



- Land trusts should care about affordable housing
- Housing interests are a source of funding for land purchases
- Sellers/donors can get tax benefits for mixed use projects