



WELCOME TO CONCORD'S HOUSING PRODUCTION PLAN PUBLIC FORUM

09/14/22

Thank you for attending! The program will begin in a few minutes.

What is one way Concord could address local housing needs as part of this planning effort?

Share your thoughts in the Chat!



HOUSING PRODUCTION PLAN STEERING COMMITTEE

- Stephan Bader, Concord Housing Authority
- Keith Bergman, Concord Municipal Affordable Housing Trust
- Mike Lawson, Concord Municipal Affordable Housing Trust
- Lee Smith, Concord Housing Development Corporation
- Moira Walsh, Concord Housing Foundation

Supported by:

- Lara Plaskon, Regional Housing Services Office
- Marcia Rasmussen, Director Planning & Land Management
- Liz Rust, Regional Housing Services Office

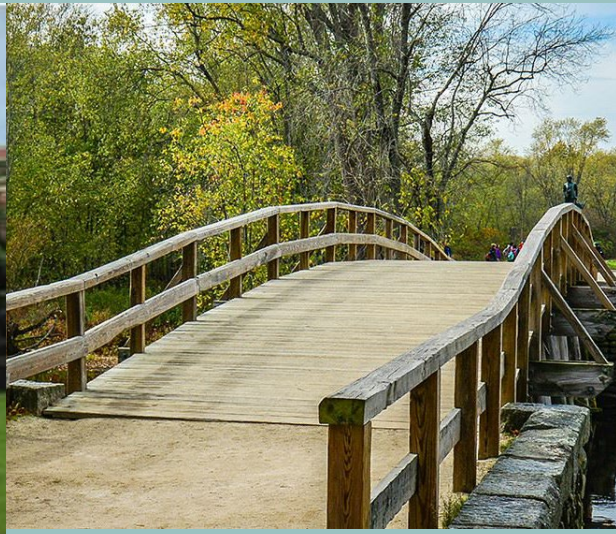
Consultant team:

- Jenn Goldson, AICP, Founder and Managing Director at JM Goldson
- Laura Smead, AICP, Senior Community Planner at JM Goldson



TONIGHT'S THREE OBJECTIVES

1. Share draft goal and strategy ideas for your feedback
2. Hear other strategies ideas you think should be considered
3. Share the next steps of this planning effort





HOW CAN YOU PARTICIPATE TODAY?



Polling & Open Questions - Go to : PollEV.com/jennG.



Chat (to share your thoughts to the panelists at any time)



Open Q+A (if you have a question that you want answered)



Open comment time where you can raise your hand to be unmuted to speak



YOUR COMMENTS TODAY

- All your written comments in the Chat and Q&A, polling responses, and the webinar recording will be part of the public record
- Questions and responses in the Q&A window will be visible to all attendees
- You can “upvote” questions and feedback in the Q&A





SPEAKING OF YOUR COMMENTS

What did you say are some ways Concord could address local housing needs as a part of this planning effort?





WHAT WILL THE HOUSING PRODUCTION PLAN INCLUDE?

Analysis

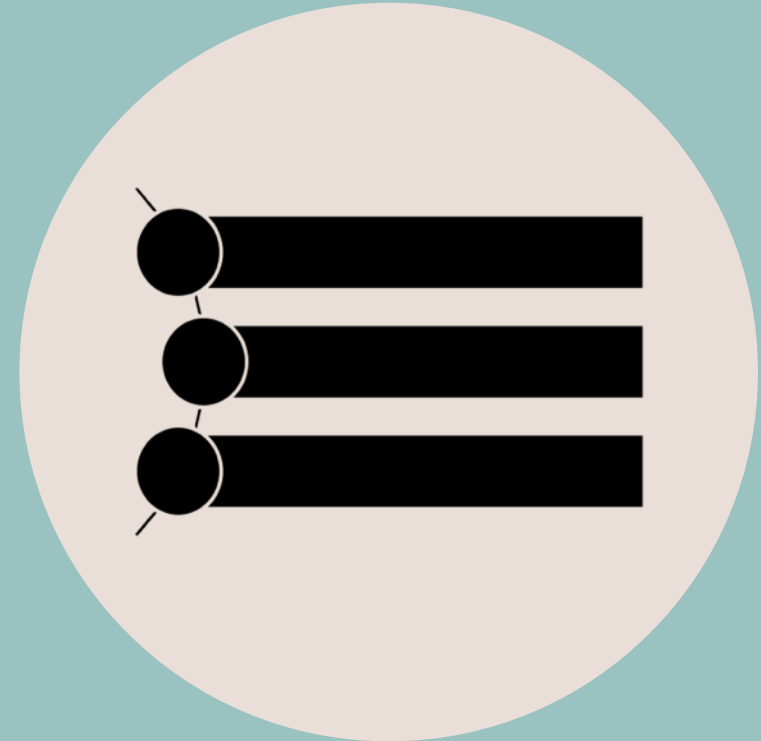
- Comprehensive housing needs assessment
- Development constraints analysis
- Implementation capacity summary

Vision, Goals, and Strategies

- The Concord community's priorities
- Housing production goals and safe harbor

Putting the Plan Together

- Five-Year Strategies
- Action Plan



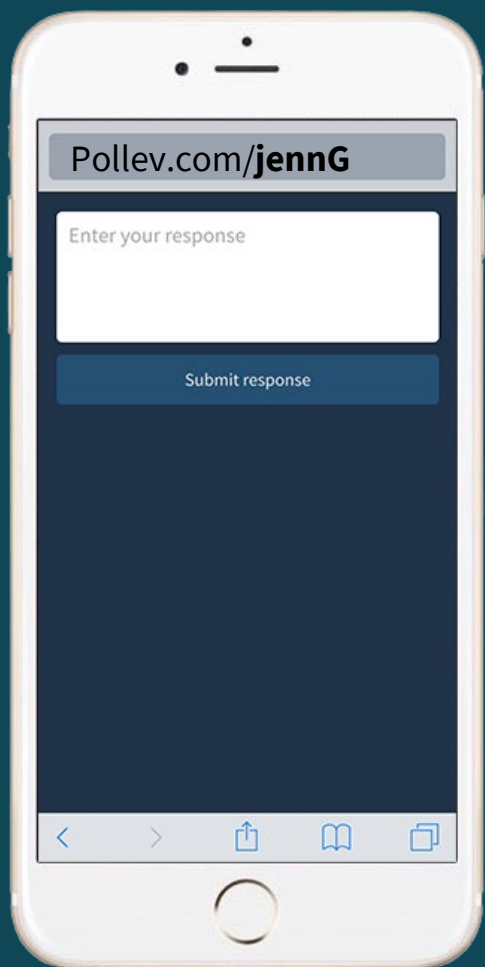


Ready to participate?

Go to :
Pollev.com/jennG

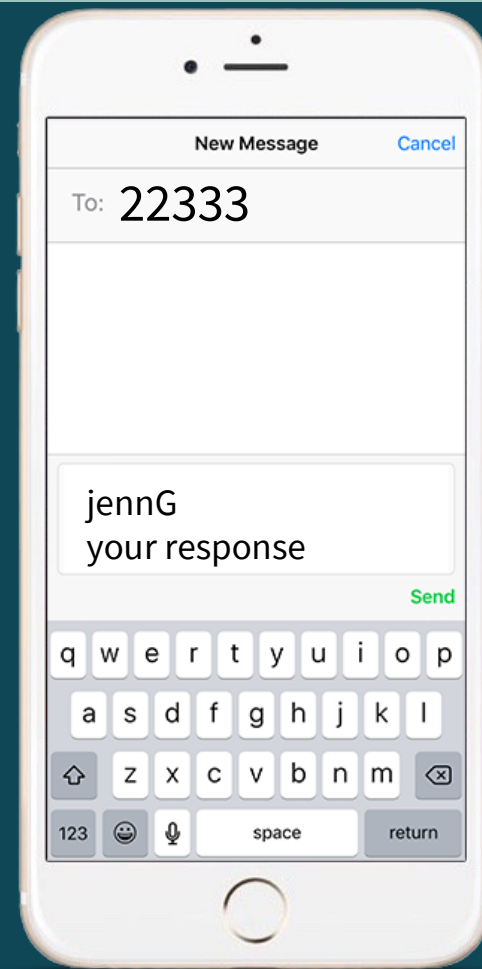


QR Code



Web voting

OR



Text voting

Are you a

Concord resident

Employed in Concord

Concord business owner

Represent an local/regional
organization or service provider

Serve as a Town official

Other

What is your age?

17 years old or under

18-34 years

35-44

45-54

55-64

65-74

75 years or over

If you are a Concord resident, are you currently

Renting your home

Owning your home

Living with family or friends

Unhoused

Other

If you are a Concord resident, how long have you lived here?

A Less than 5 years

B 5-9 years

C 10-19 years

D 20-29 years

30 or more years



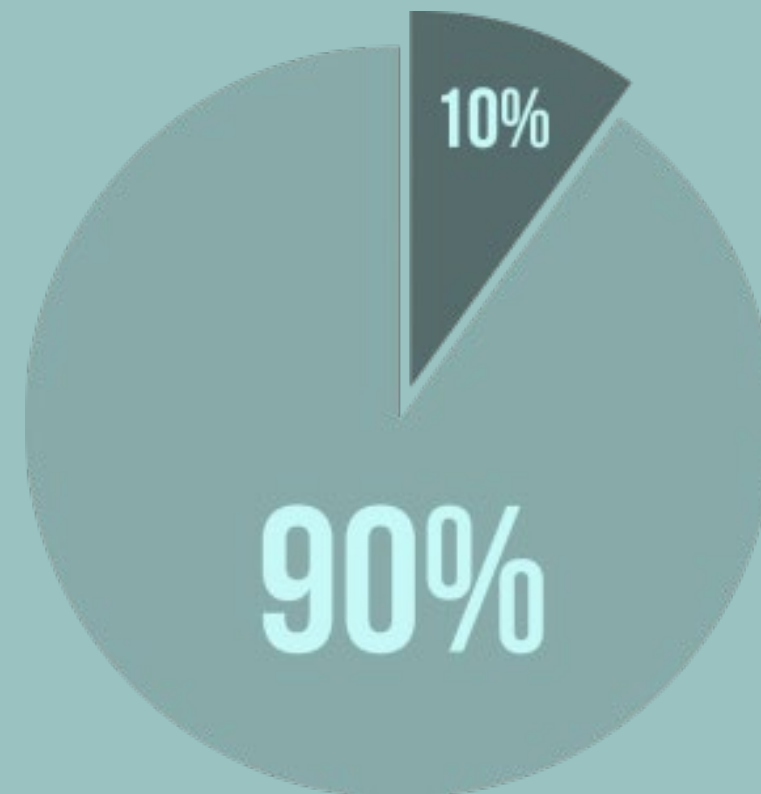
JARGON ALERT: WHAT IS THE SUBSIDIZED HOUSING INVENTORY?

A list of all the “Affordable” housing units that the state counts towards its 10 % goal set C.40B

- Concord currently at 10.41%
- Projected to be at 10%+ (2020)
- If Junction Village does not proceed, <10%

Benefits of being over 10%

- More local control to shape development that community wants





C.40B BASICS

C.40B, §§ 20-23 The Comprehensive Permit Law

Enables local Zoning Board of Appeals (ZBA) to approve developments under flexible rules if at least 20-25% of units are Affordable

Denials/imposition of certain conditions are often overturned by the Housing Appeals Committee



What do we mean by incremental progress?

Certification of the HPP – a.k.a. “safe harbor”

A certified community can deny comprehensive permits

The ZBA’s decision will be upheld by the Housing Appeals Committee

1. Planning Board, Board of Selectmen, and the state “approve” your Plan

2. Town meets production goals of 0.5 or 1.0% if below 10% - or approximately 34 to 68 SHI homes in a calendar year

3. Town earns state “certification” and enters safe harbor for 1 year



WHAT DO WE MEAN BY AFFORDABLE HOUSING?

To count toward the 40B goals, a unit must be eligible for the state's Subsidized Housing Inventory (SHI)

Four requirements:

1. Restriction
2. Market Approach
3. Approval/Funding Mechanism
4. Price/Income





INCOME LIMITS TO QUALIFY FOR AFFORDABLE HOUSING



LOW - 80% Area Median Income Limits (FY22)

Note: Income limits vary by household size.
(Source: HUD User, FY22 income limits)



VERY LOW - 50% Area Median Income Limits (FY22)

Note: Income limits vary by household size.
(Source: HUD User, FY22 income limits)

Area Median Household Income (100% AMI), family of 4: \$140,200
Concord Median Household Income: \$160,392
(2020 ACS estimate)



A WORD ABOUT INCLUSIONARY ZONING

- Inclusionary Zoning versus Incentive Zoning
- Feasibility
- Financial considerations
- MBTA Communities Final Guidelines



HOUSING NEEDS IN YOUR COMMUNITY

Key Findings





KEY POINTS IN IDENTIFYING HOUSING NEEDS IN CONCORD

1. Ownership housing is primarily beyond the reach for households currently living in Concord whose income is equal or below the median income.
2. Virtually all (nearly 90%) of the most vulnerable low-income population is housing cost burdened with limited choices for affordable housing options.
3. Concord is not attracting younger families.
4. No net new affordable housing produced in the last 10 years.



Regional Housing Services Office

*Acton, Bedford, Concord, Lexington, Lincoln, Maynard,
Sudbury, Wayland, and Weston*

p: 617-221-4003

w: JMGOLDSON.COM





ENGAGEMENT PROCESS

- Focus groups
- Review status of prior plan's goals and strategies
- First community forum in June
- Community survey
- Second community forum tonight



Issues (Identified by the public):

- Zoning barriers
- Lack of affordable housing and extreme expense of market rate housing
- Costs of housing outstripping incomes
- Lack of BIPOC populations
- Energy efficient housing
- No net increase in affordable housing stock in 10 years
- Rising cost of construction outpaces public subsidy

COMMUNITY PUBLIC FORUM



Opportunities (Ideas from the public):

- Zoning amendments – allow duplexes by right
- Cohousing
- More energy efficiency & zero carbon, all electric, fossil fuel free buildings
- Top of shop – mixed-use development
- Mobile homes/non-permanent housing
- Infrastructure/sewer plan/expansion
- Employee housing

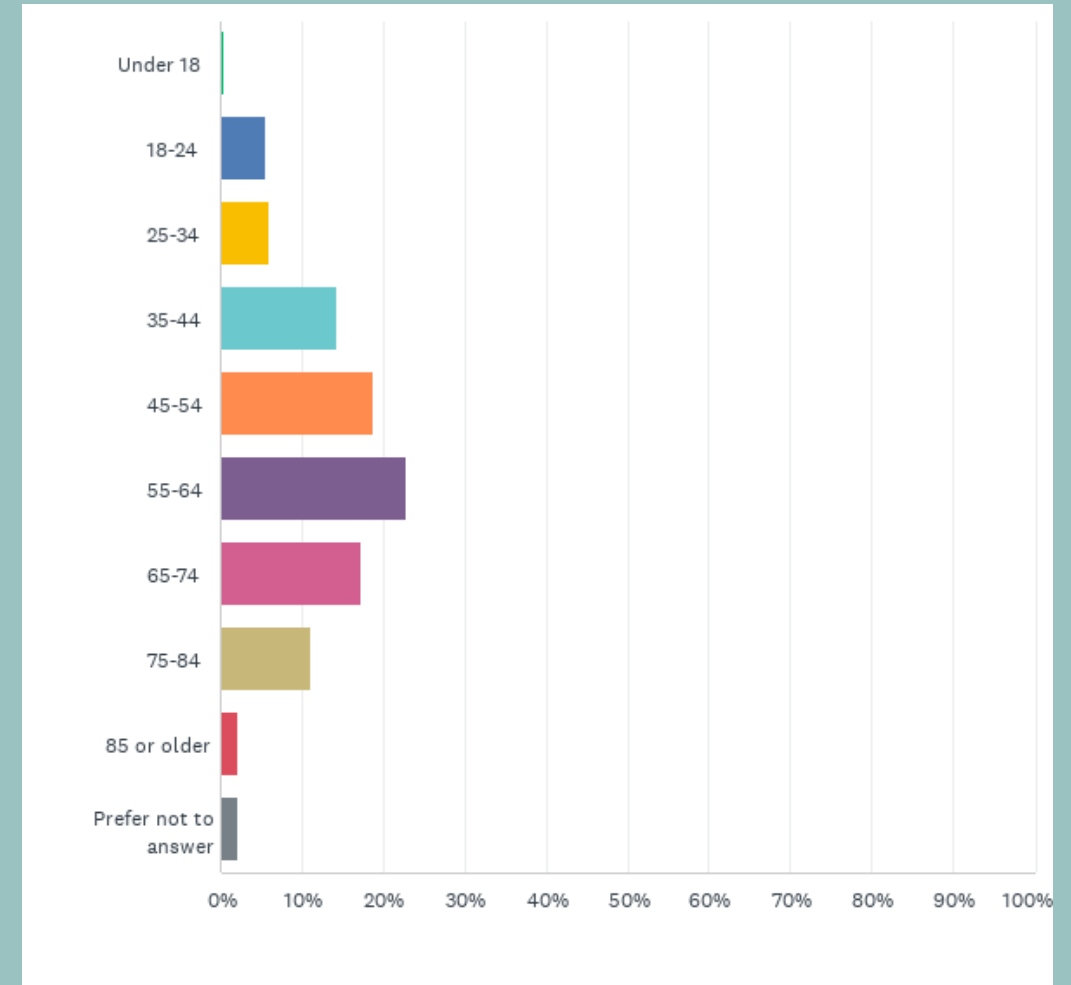
COMMUNITY PUBLIC FORUM



SURVEY RESULTS

- 442 respondents
- Most respondents (88 %) described their racial identity as White.
- Many long-term residents

WHAT IS YOUR AGE?

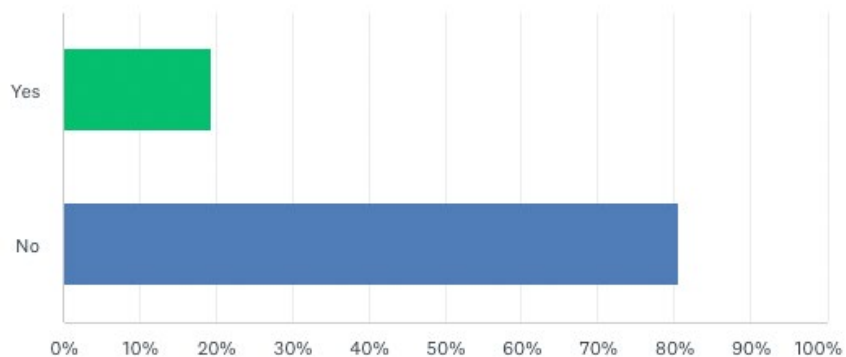




HOUSEHOLDS WITH CHILDREN

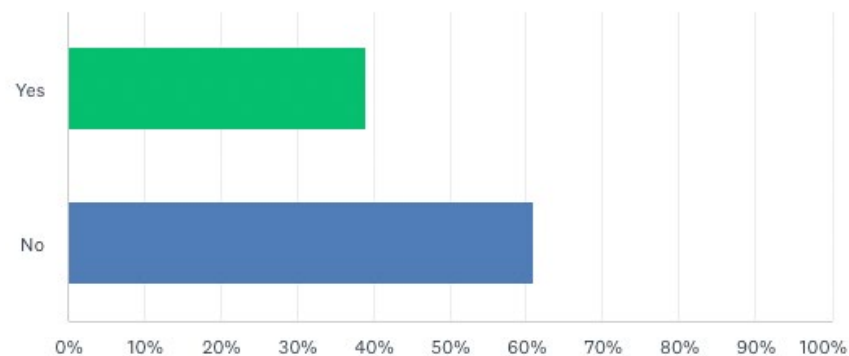
Do you have adult children (over age 18) living with you in Concord?

Answered: 315 Skipped: 127



Do you have any children under 18 living with you in Concord?

Answered: 310 Skipped: 132

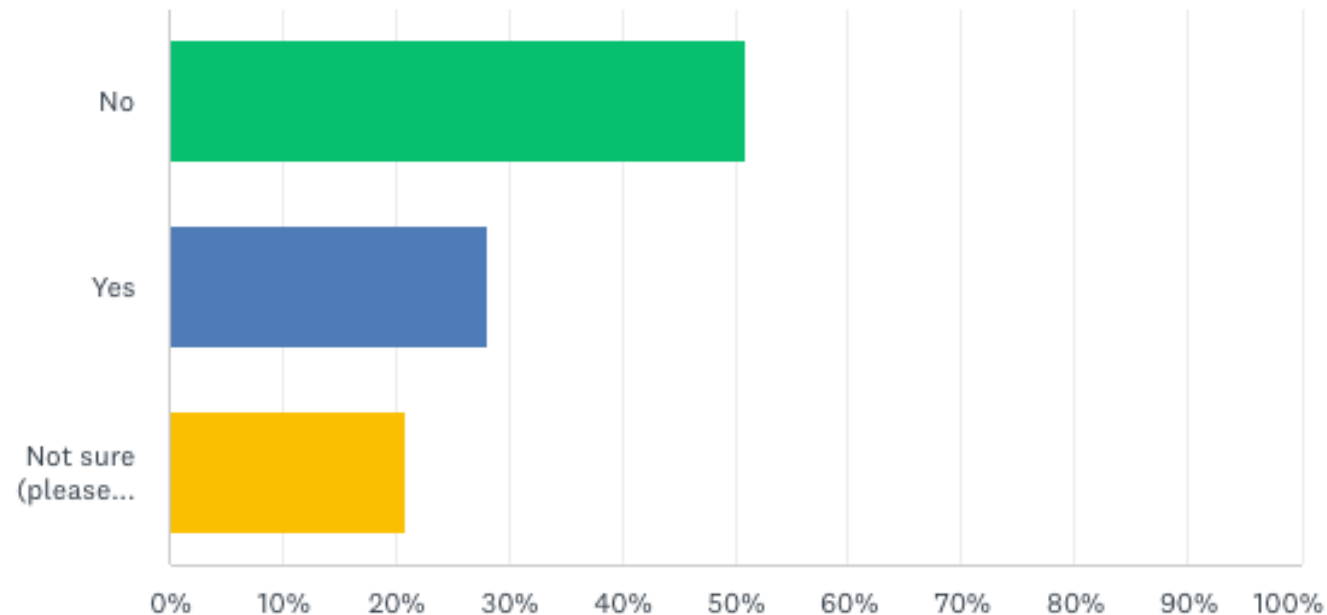




WOULD YOU WANT TO CREATE AN ADU?

If you own a single-family home in Concord, would you consider creating a small apartment on your property to supplement your income?

Answered: 249 Skipped: 193

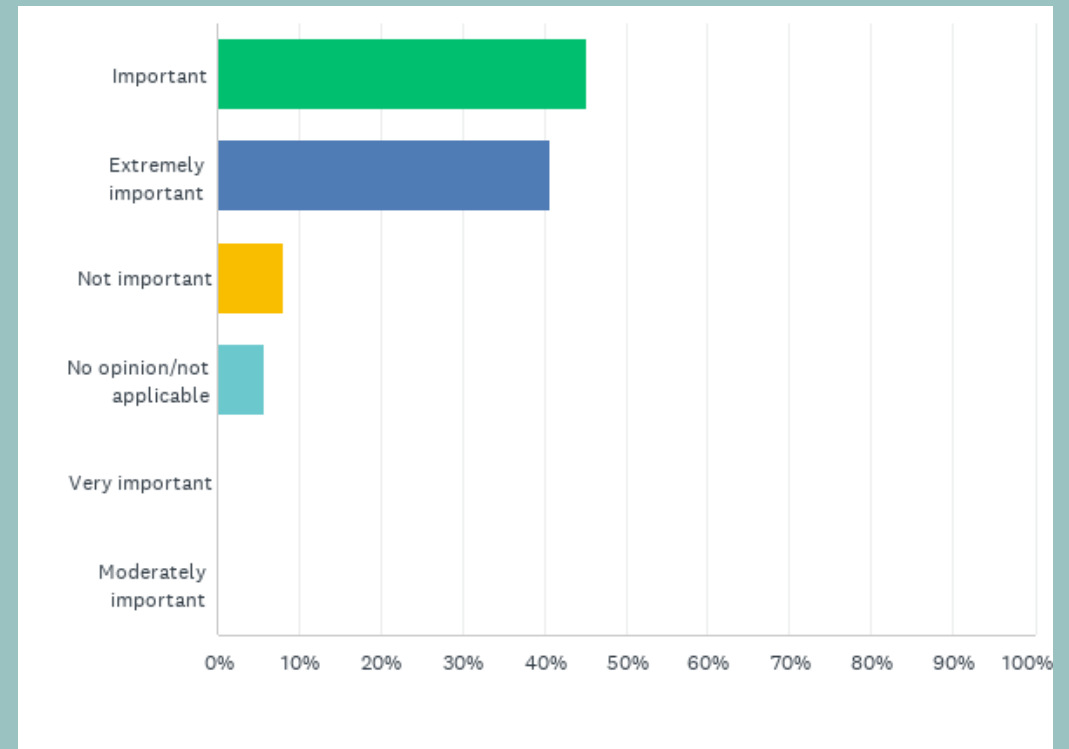




SENIOR HOUSING NEEDS

- Less important to stay in their current homes - 31 % indicated that this was not important
- Home based services were ranked as most important to enable aging in the community

AS YOU AGE, HOW IMPORTANT WOULD IT BE TO YOU TO STAY IN THE COMMUNITY?

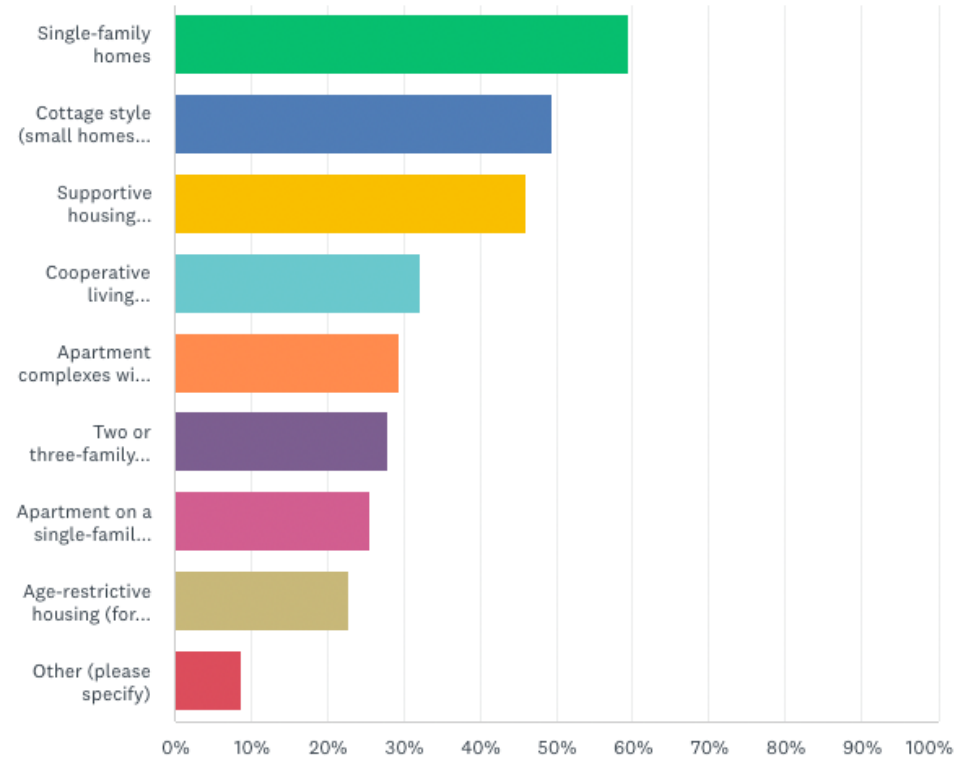




WHAT KIND OF HOMES IN THE FUTURE?

What kinds of homes might interest you or family members in the future?

Answered: 289 Skipped: 153





DRAFT HOUSING GOALS

For your feedback





1. Support healthy aging in the community through expanding the range of affordable and intergenerational housing options.



DRAFT 5-YEAR HOUSING GOALS



2. Increase the variety of rental and ownership housing options, particularly near transit stations, sewerer areas, and village centers.



DRAFT 5-YEAR HOUSING GOALS



3. Achieve and maintain the state goal of 10% SHI housing, by encouraging the creation of rental and ownership housing for low-income households, as well as moderate-income households throughout the community.



DRAFT 5-YEAR HOUSING GOALS



4. Ensure that new development promotes smart growth, protection of natural resources, and climate change adaptation and resiliency.



DRAFT 5-YEAR HOUSING GOALS



5. Provide assistance to stabilize housing and provide services for Concord's most vulnerable residents – especially those with extremely low incomes, or in danger of homelessness.



DRAFT 5-YEAR HOUSING GOALS



6. Encourage the preservation of existing smaller homes and the construction of new smaller homes, especially as permanently affordable housing for low- and moderate-income households.



DRAFT 5-YEAR HOUSING GOALS



7. Foster community outreach and education to develop a diversity, equity, and inclusion mindset about the need for affordable housing throughout the community.



DRAFT 5-YEAR HOUSING GOALS



8. Strengthen working partnerships with organizations focused on addressing housing needs in Concord and the region.



DRAFT 5-YEAR HOUSING GOALS



9. Continue to actively monitor and preserve the long-term affordability of existing affordable units.



DRAFT 5-YEAR HOUSING GOALS



10. Work to fund infrastructure to support new housing development.



DRAFT 5-YEAR HOUSING GOALS

What goals do you most agree with?

What goals surprised you or do you question?

What other goals would you like to see the project team consider?



DRAFT HOUSING STRATEGY IDEAS

For your feedback

STRATEGIES – OUR APPROACH



Effective plans include a variety of types of strategies:

- 1) Planning, policies, & zoning tools
- 2) Local initiatives & programmatic strategies
- 3) Capacity, education, & coordination

Not really a blueprint, more like a menu of choices.





Planning, Policies, and Zoning

1	Consider rezoning the 2-acre lot size single family zoning requirement to allow 1 acre lot sizes where there are soils suitable to handle on-site septic systems.
2	Research examples of “green” building design requirements and propose zoning regulations to require and incentivize "green" building design that result in optimally sited, smaller, energy and water-efficient homes, powered by renewable energy.
3	Strengthen the Accessory Apartment Bylaw to allow attached ADUs by right in all districts where they meet minimum criteria and detached ADUs by special permit.
4	Continue to advocate and study redevelopment in areas where goods and services are available near transportation/transit such as the Thoreau Depot Business District and the West Concord Depot.
5	Evaluate the Planned Residential Development provisions to encourage more lower-income units.
6	Consider the creation of a town wide inclusionary zoning bylaw.

STRATEGIES



Planning, Policies, and Zoning

7	Identify strategies to enhance diversity, equity, and inclusion in the Town's housing planning, policies, and zoning bylaws.
8	Require more strictly that affordable units are designed equitable to market rate units in developments.
9	Work to achieve the state's policy goals related to the MBTA Communities law.
10	Consider a home rule petition to allow the town to require affordable housing in by-right subdivision creation or pay an option fee.
11	Consult with a lawyer to review the zoning bylaws from a fair housing (DEI) perspective and best practice.
12	Map existing affordable housing project locations, and where prioritized future affordable housing opportunities exist.
13	Strengthen bylaw to allow duplexes by right in all zones, with a restriction on overall FAR and appearance as a single-family home (or alternatively, in certain zone(s) only).

STRATEGIES



Local Initiatives and Programs

1	Continue feasibility and analysis to evaluate barriers and opportunities to creating new units on Concord Housing Authority properties.
2	Designate capital cost funding towards Housing Authority unit construction.
3	CMAHT and CPC to continue to support and subsidize the creation of SHI units in current and future private developments, including Assabet River Bluff and Christopher Heights/Junction Village, leveraging other funding sources.
4	Evaluate CMAHT funding for the creation of affordable housing, at properties such as 2229 Main Street and 740 Elm Street.

STRATEGIES



Local Initiatives and Programs

5	Explore surplus municipal land with the Town to transfer for development as affordable housing, including the Peabody Middle School (1232 Old Marlboro Road) through the CMAHT
6	Strengthen funding for existing small grant program through the CHDC to fund repairs for health and safety purposes.
7	Strengthen the coordination and integration of available social service programs for low-income residents and seniors, including resources to live independently, basic needs, home care, childcare, health services, and ADA, etc.
8	Support Concord Housing Development Corporation to create and preserve existing affordable units.

STRATEGIES



Capacity, Education, and Coordination

1	Continue to host and support membership in the Regional Housing Services Office.
2	Continue to participate in the West Metro HOME Consortium.
3	Support Concord Municipal Affordable Housing Trust and the CHDC with designated staff time.
4	Foster outreach and education about local and regional affordable housing needs through a positive public relations campaign.
5	Conduct outreach and education about Chapter 40B, the Town's subsidized housing status, and the consequences of falling below 10% deed restricted affordable housing.
6	The Town will continue to monitor and plan for SHI units that will expire.
7	Continue to provide funding to the CMAHT at annual town meetings and through the Community Preservation Act and ARPA funds.

STRATEGIES



Capacity, Education, and Coordination

8	Continue participating in the Local Option for Housing Affordability Coalition (LOHA) to petition the legislature for home rule or other strategies to provide long-term funding for the CMAHT (real estate transfer fee and building permit surcharge).
9	Evaluate wastewater capacity and infrastructure that results in expanded opportunities for denser development in smart growth locations and affordable housing developments.
10	Prioritize walking and biking infrastructure connections where they would support ongoing or new smart growth housing developments.
11	Continue affirmative outreach to target populations (low-income, seniors, BIPOC, Concord employees) to increase awareness of existing affordable housing programs and assistance at local and state levels.

STRATEGIES



Capacity, Education, and Coordination

12	Foster outreach and information about available or prioritized locations for affordable housing and available funding to affordable housing developers.
13	Continue the Concord Housing Roundtable to coordinate efforts on housing production.
14	Define a Housing Production Plan implementation coordination process.
15	Increase Community Preservation Act funds available, by using borrowing powers or increasing the overall surcharge percentage from 1.5% to 3%.

STRATEGIES

What strategies do you most agree with?

What strategies surprised you or do you question?

What other strategies would you like to see the project team consider?



ACTION PLAN WILL INCLUDE

- Time frame for implementation (over 5 years)
- Responsible town entity
- Supporting town entity



NEXT STEPS IN THE PROCESS

Early September: Hold 2nd public forum to solicit feedback on draft goals & strategies

Prepare draft HPP including goals, strategies, & action plan

Early October: Submit draft HPP for SC review

October 19: SC Meeting to discuss HPP draft

November: Revise draft plan, in collaboration with HPP SC and RHSO, meet independently if necessary

December 7: Concord HPP SC meeting, vote to recommend

Early Dec: Present revised draft HPP to joint meeting of Planning Board (PB) and Select Board (SB)

Mid- December: Submit revised HPP for local approval

Mid December: PB and SB to vote to approve plan

Late December: Submit HPP to DHCD

SEPT -
NOV

DECEMBER



TIME FOR OPEN Q&A

HAVE A QUESTION OR WISH TO SPEAK ABOUT HOUSING IN CONCORD?
PLEASE RAISE YOUR HAND AND WE WILL BE HAPPY TO UNMUTE YOU

THANK YOU FOR YOUR TIME AND ENERGY TONIGHT!