



The CHDC discussed the issues and opportunities related to affordable housing as Board input to Concord's long-term plan, at its monthly board meeting on October 10, 2017.

The CHDC noted the following models that can be used to create affordable and restricted housing. Additional innovative methods should be explored.

1. Convert existing market rate homes to affordable homes.
This model has the benefits of preserving existing housing stock, generally the smaller homes, though the high per unit subsidy (\$300 - \$450) prohibits much production
2. Increase the required affordable component for private development.
Units created and funded by private developers. Potential for public subsidy to create deeper affordability or more units – by negotiation.
3. Sponsor development on public land.
This is the 'Junction Village' model. Perhaps there are Town-owned, or Concord Housing Authority parcels that could be explored.
4. Other zoning ideas, including more infill development
This is a scattered site method, though creates denser neighborhoods, which is often opposed.

More education is needed to build support. There continues to be public opposition, either directly or through coded language. Perhaps more should be done to put a face on affordable housing, to dispel some of the mis-conceptions.

The affordable housing terminology is difficult – affordable housing as a term is misunderstood. Other possibilities are flexible housing, sustainable housing, restricted housing, workforce housing.

One challenge is the predominance of restricting available land that is suitable for housing to open space. This reduces the amount of land in Concord for housing, and drives up the cost.

Diversity of people is an asset to the community, especially different income levels. There is a social aspect to housing.

The overall objective is to translate the traditional Concord spirit into 21st century living.

The CHDC has a strong role in housing diversity in Concord. It has broad powers and duties to investigate and implement alternatives for the provision of affordable housing. The CHDC is responsible to maintain and increase a diversity of housing types and sizes to meet the needs of the Town and its traditionally diverse population, and to recommend to the Select Board policies and by-laws that promote the creation and retention of

housing diversity, including affordable housing, throughout the town. The CHDC is an advocate for potential models or solutions for affordable housing.

The CHDC is setup to be nimble, proactive and action-oriented. Though it lacks a sufficient and consistent funding stream to achieve its objectives. Currently CPA is the most consistent source, though the current Junction Village project has used most of the available funds.