



Article 12

Amendment of Phase II
Black Birch Site
Development & Use
Proposal



Article 12 - Amendment of Phase II Black Birch Site Development & Use Proposal

This article proposes an amendment to the Black Birch II Alternative Planned Residential Development approved under Article 42 of the 2017 Annual Town Meeting to accept a donation of \$1,000,000 as an alternative to the provision of affordable units

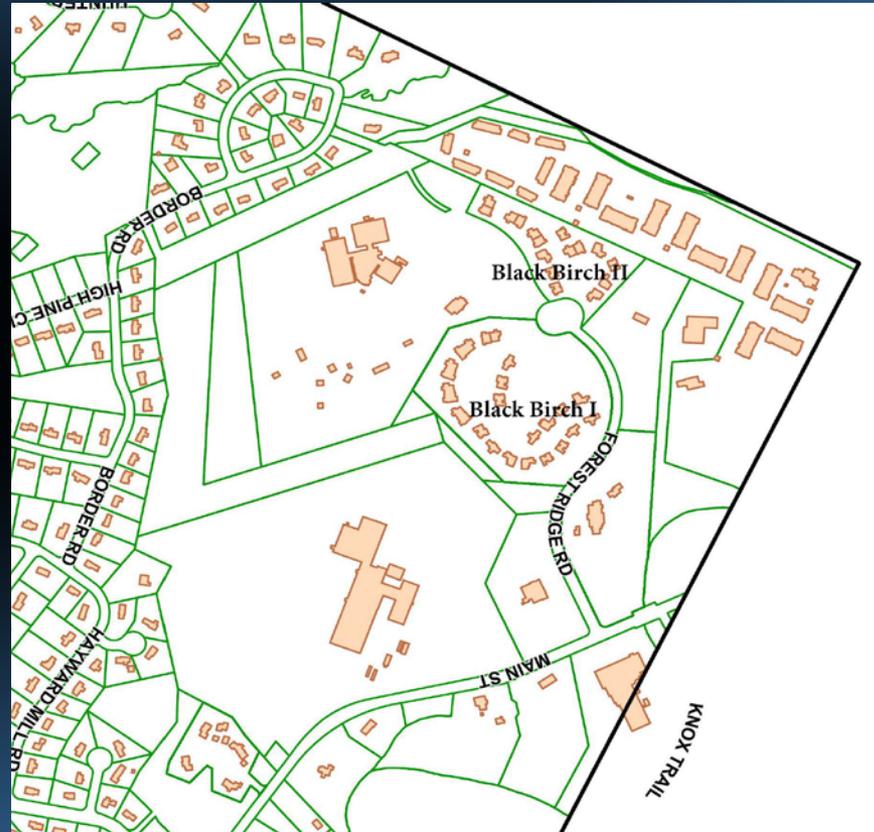


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Age-restricted
(55YO+)
condominiums

Phase I: 25 Homes,
3 units restricted to
moderate income
households

Phase II: 16 Homes,
permitted with 2 units
restricted to low
income households





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Affordable Units

All parties intended and assumed that the affordable units would count towards the Town's Subsidized Housing Inventory (SHI), towards the 10% threshold

In February 2018 however, DHCD clarified its policy indicating that affordable units are not eligible for inclusion on the SHI if children are prohibited from residing in the units.



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Options

1. Continue as permitted, with the two restricted units not 'counting'
2. Amend the proposal and permit to accept payment in lieu of units
 - *Into a fund restricted to affordable housing purposes to enhance affordable housing opportunities in Concord*



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Units

- The unit option is the default, if the article does not go forward or pass
- Includes accepting two luxury units, sold to 55+ households
 - At 80% Area Median Income, ~\$190k
- Units to be restricted with a local restriction, which the Town is responsible for
 - SHI Units utilize the State/DHCD restriction



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Payment

- Accept payment into restricted fund
- Provides opportunities for town-sponsored housing efforts (may yield additional units)
 - CHDC, CHA, AHFC
 - Purchase, Buy-down of existing units
 - Construct new units on Town land
 - Leverage new affordable housing construction



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Summary

- One-time opportunity
 - Project-specific amendment, no precedent
- Two Options
 - Units or \$1,000,000
- Units constructed by the developer simplifies the town process to create units
- Funding affordable housing is a Town priority