

ARTICLE 12: Amendment of Phase II Black Birch Site Development and Use Proposal

• Keep the Affordable Housing Units

The Concord Housing Foundation urges voters to keep the two affordable units planned for the Black Birch II development and to decline \$1 million instead.

Article 12 of this Special Town Meeting asks voters to reconsider the choice made under Article 3 of the December 2016 Special Town Meeting. That vote was in response to a proposal from the developer of Black Birch II that offered the Town \$1 million in the place of two affordable units. The two units were to be low-income housing, age-restricted to those over 55, and to count toward Concord's 40B state requirements. The 2016 Special Town Meeting voted to keep the units and reject the financial offer.

Early this year, a state decision regarding age-restricted developments means that these new affordable units will not count towards the 40B goal. At the Town's request, the developer is now reiterating their earlier proposal.

The Concord Housing Foundation supports keeping the two affordable units at Black Birch II and rejecting the alternative financial offer. Concord's affordable housing decisions are based on our long-range plans and diverse housing initiatives. The state's 40B program is not the sole driver of our housing actions.

A change in state policy is seldom a deal-breaker for Concord, and should not be in this case. We believe that keeping these "units in hand" is better than accepting monies towards housing in the future.

***Vote NO on
Article 12!***