



ARTICLE 26. AUTHORIZE SPECIAL LEGISLATION – BUILDING PERMIT FEE SURCHARGE FOR AFFORDABLE HOUSING

ARTICLE 26. Mr. Lawson moves: that the Town take affirmative action on Article 26 as printed in the handout applicable to this Article, except that “dedicated to the Concord Housing Development Corporation established by the Town or” is reinserted in Section 2 of the proposed Special Legislation.



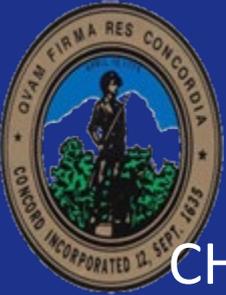
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CHANGES IN PROPOSED SPECIAL LEGISLATION AS MOVED FROM TEXT PRINTED IN WARRANT AND HANDOUT

SECTION 1: ... and “(ii) exceeds a minimum ~~number of square feet~~ *construction value* to be determined by the Select Board of the Town ...”

SECTION 2: All fees received pursuant to this act shall be ~~dedicated to the Concord Housing Development Corporation established by the Town or~~ deposited in the Concord Affordable Housing Trust Fund established pursuant to section 55C of Chapter 44 of the General laws.”

Article 26 is moved with the language deleted from Section 2 in the handout reinserted.



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SECTION 4. ~~This act shall take effect upon its passage.~~ *Acceptance of this act by the Town of Concord shall be first by vote of approval at an annual Town Meeting, to be followed by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. Sections 1 to 3, inclusive shall take effect 30 days after such acceptance by the Town.*



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What might this look like to the homeowner if a **hypothetical** fee of \$5 per \$1000 of construction value was added to the building permit fee?

Construction Project	Current Building Permit Fee \$12 per \$1000	Affordable Housing Surcharge \$5 per \$1000	Total Building Permit Fee
\$50,000	\$600	\$250	\$850



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How would this fee help the Town meet its Affordable Housing goals?

# Building Permits Issued 2018	Total Construction Value	Potential Income Generated for Affordable Housing
981	\$72,642,157	\$363,210



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The Select Board unanimously urges
AFFIRMATIVE ACTION on Article 26



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