



# Regional Housing Services Office

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

Office Address: 37 Knox Trail, Acton, MA 01720  
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September 19, 2022

To: Kerry LaFleur  
CC: Marcia Rasmussen  
From: Liz Rust  
RE: Concord SHI Update, and pipeline

The Subsidized Housing Inventory (SHI) measures a municipal standing relative to the MGL Ch.40B 10% requirement, as regulated at 760 CMR 56, and administered by the Department of Housing and Community Development (DHCD). There are rules regarding when units are counted, and the requirements for those units.

Communities above the 10% requirement have greater local control over affordable housing developments by requiring local zoning. When a community is above the 10% requirement, the decisions on comprehensive permit applications by the Zoning Board of Appeals (ZBA) to deny or approve with conditions will be deemed “consistent with local needs” under MGL Chapter 40B. In practical terms, since the town can deny a 40B permit (and be upheld at the HAC), developers only submit 40B applications that have the full support of the town (such as a Local Initiative Project or a ‘friendly’ 40B). The development potential at 1450 Main Street can help illustrate this. If the town had been under the 10% requirement at the time, the developer could have filed a 40B project (versus the Planned Residential Development project originally submitted or standard Subdivision project) and proposed 100 (and up to 250) units of housing, with the 25% affordable requirement.

The numerator is the number of subsidized affordable units, and is updated as units qualify or as units are removed. The denominator is the year-round housing units in the community as measured by the Decennial Census.

Currently the 2010 Census is in effect. The SHI will be recalibrated with the 2020 Census no earlier than May 2023. At that time, the numerator will be current to 2022, and the denominator to 2020.

**Current SHI:** Currently, Concord is at 10.41% on the SHI, which is 27 units over the 10% threshold (713 affordable units in the numerator and 6,852 year round housing units in the denominator). This does not count Junction Village which will only be added once a building permit has been issued.

**2020 SHI:** The Census has published the housing units in Concord as 7,295, however this is 500 units less than the building permit survey data also from the Census. The SHI denominator figure adjusts that figure by subtracting the ‘seasonal’ units (which were 95 in the 2010 Census). These considerations make precise projections difficult to make, though it is likely that Concord will fall below the 10% in May 2023 with the new SHI. The shortfall could be as low as 8, though the trend of losing Mass. Department of Children & Families (formerly Dept. of Social Services) units puts pressure on creating new units.

**SHI Change:** The SHI has remained at the current level since 2013, when the SHI was 10.32% (707 units). While 17 units were created in 5 developments, 11 units were lost in the DCF units (confidential beds in group homes – 9 just this year), for a net of 6 units added in 10 years.

**Housing Production Plan:** Having an approved Housing Production Plan (target January 2023) can also provide a safe harbor mechanism under MGL 40B. Concord could obtain a one-year safe harbor by creating 35 new SHI units in one year, or obtain a two-year safe harbor for creating 69 units. Most likely those units would also bring/keep Concord above the 10% requirement.



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**Pipeline:** The below developments are the current pipeline for known and potential efforts.

Time Frame	# Units	Detail
FY23	2 units – 930 Main St 83 units – Christopher Heights	Requested Possible
FY24	1 unit – Millrun 1 unit – Gerow	Likely Likely
3 – 5 years	5 units – Assabet River Bluff	In Planning, some might come earlier
5 – 10 years	5 units Bedford St (CHA) 1 unit Main St (CHA) 2 units Walden Street (CHA) 1 unit Peter Spring Road (CHA)	Requires sewer Requires sewer Requires sewer Future study
Upon Vacancy	2 CHA properties	Could be added to SHI upon vacancy
Longer Term	2229 Main Street/Starmet site Peabody Middle School	

**Future:** And looking forward, there are some properties with expiring restrictions which will be removed from the SHI if not extended or preserved: Community Housing Options (20 units expiring in 2037) and Fairhaven Gardens (42 units expiring in 2043), and Emerson Annex (4 units expiring between 2028 and 2035).