



Article 35: Zoning Bylaw Amendment Section 4.2.3 - Combined Business/Residence

Planning Board Public Hearing

March 29, 2023

What does this number represent?

2

Proposed Amendment

- Change the required amount of affordable housing in small combined business/residence projects (10 units or fewer)
- Incorporate in-lieu payment for fractional units of $< .5$
- Specify whether affordable units are provided at 80% area median income (AMI), 100% AMI, or 120% AMI
- Require mix of number of bedrooms in all units
- Require mix in price or rent of market rate units

Minimum percentage of affordable units

Current

1–3 units: no requirement

4+ units: 20% (any fraction rounds up)

Proposed

1–4 units: 10% (fractional in-lieu payment allowed)

5–10 units: 10% (one unit)

11+ units: 20% (fractional in-lieu payment allowed for less than .5 unit)

Payment in lieu of fractional affordable unit

Current

- No payment-in-lieu allowed
- Any fraction rounds up to a full unit

Proposed

- Fraction of .5 or more rounds up to a full unit
- Fraction under .5 may be paid into the Concord Municipal Affordable Housing Trust (or a full unit may be provided)

Specification of “affordable” units

- State law defines three levels of affordable housing based on area median income (AMI): 80% AMI, 100% AMI, 120% AMI
- Housing at 80% AMI (or lower) is allowed to be included on the Town’s Subsidized Housing Inventory (SHI) and contributes to the Chapter 40B percentage (“Affordable”)

Current

- Units need not appear on SHI

Proposed

- At least 50% of affordable units at 80% AMI and included on SHI

Variety of units

Current

- No requirement

Proposed

- Require mix of bedrooms in affordable units (studio, one-bedroom, two-bedroom & 3+ bedrooms) to be same as mix of bedrooms in market rate units
- Require mix in price or rent of market rate units

Reasons for Bylaw Amendment



- Current bylaw is not creating combined business/residence projects
- Reduction in affordability requirement would balance with financial feasibility
- Any mechanism for collecting funds for the Affordable Housing Trust, no matter how small, is important
- Mix in pricing and bedrooms increases housing diversity

Conclusion

- The current business/residence bylaw simply is not working
- Proposed adjustments are a concrete step in realizing our town's values as set out in its long range plan and housing production plan





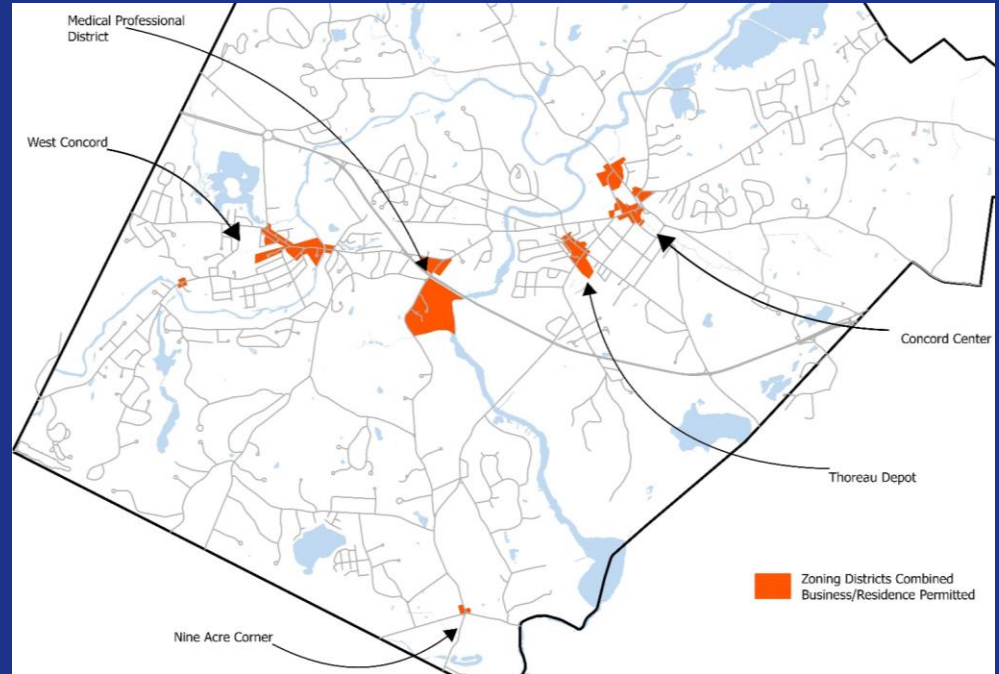
Article 35: Combined Business/Residence

Questions & Comments

Article 35: Combined Business/Residence

Where does this affect?

- **No new districts!**
- Amendment applies to all districts that currently allow combined business/residence projects
- All business districts, three of limited business districts, medical–professional



Specification of “affordable” units (cont.)

Current

- Bylaw says “affordable”
- May be 80% AMI **-or-** max. 30% of income
- Units need not appear on SHI

Proposed

- 1–10 units: 80% AMI & incl. on SHI
- 11+ units:
 - At least 50% of affordable units at 80% AMI and included on SHI
 - Equal shares of remaining affordable units at 100% and 120% AMI

An “extra” market-rate unit?

If a property has room for 21 units, 20% of 21 = 4.2 affordable units:

Current

- Fractional unit rounds **up**
- 5 affordable units required
- Result: Build 20 units
 - 16 market rate
 - 4 affordable

Proposed

- Fractional in-lieu payment allowed
- 4 affordable units + fractional \$\$
- Result: Build 21 units
 - 17 market rate
 - 4 affordable
 - Pay 0.2 unit into CMAHT