

# MBTA COMMUNITIES BASICS



## Basic Facts

- Concord needs to provide an area of at least 50 acres where multi-family zoning is allowed by-right (without a special permit)
- There is land which cannot be included: federal, state, or municipally owned land, certain designated lands like wetlands, flood zones, etc, parks, playgrounds, and conservation land is all excluded
- At least 50% of the zone must be within a ½ mile radius of the MBTA station. Other land can be included so long as it is allowable land (see bullet above) and a minimum of 5 acres
- Capacity = what could theoretically be built under zoning. There is no mandate to build
- Density of 15 units per acre must be allowed – this does not mean that everything in this area would be 15 units per acre, only that there is building *capacity* for 15 units per acre thru zoning
- We can still impose things like height restrictions in our zoning and incentives for mixed use, green space etc
- Due to Concord's number of homes, we must provide by-right zoning at 15 units per acre that accommodates 1,094 units. There is no counting of existing units involved, we are only looking to provide zoning, not build units.
- There is no proposed project – this is mandated zoning for all 177 MBTA Communities and designated adjacent communities
- No age restrictions and suitable for families with children, i.e. no bedroom or occupancy caps
- Parity with other uses – multi-family housing cannot be required to meet higher standards than other permitted uses
- We can not require more than 10% affordable units. Up to 20% can be approved by the State if it is shown through an Economic Feasibility Analysis that a higher affordable requirement does not make a project uneconomic.

## Why are we doing this?

- Concord has already committed to improving our housing diversity and supporting broader housing goals through the Housing Production Plan, Envision Concord 2030 Long Range Plan, and other Town Goals.
- Many people may want to live in Concord but housing prices are high and many of our homes are single family which means...
  - Seniors wanting to downsize and stay in town have nowhere to go
  - Young couples looking to start a family can't find homes
  - College graduates cannot return to their hometown (unless moving back home with their parents!)
  - Local businesses struggle to find employees
  - All of us lose out on new neighbors, and the opportunities they could bring to our community
- This is the Law! No one, including towns or cities, are above the law and we must comply.



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