



Regional Housing Services Office

Serving Acton, Bedford, Burlington, Concord, Lexington, Sudbury and Weston

141 Keyes Road
Concord MA 01742
(978) 287-1090

info@RHSOhousing.org
www.RHSOhousing.org

January 10, 2017

To: Marcia Rasmussen, Chris Whelan
From: RHSO, Dan Gaulin and Liz Rust
RE: Concord SHI Projections for 2020 and beyond (revised)

I am writing with an estimate and projection for Concord's Subsidized Housing Inventory (SHI) for 2020 with the current information available. Note that this is just an estimate as it projects the housing development in the town, which may vary from the assumptions used.

This analysis estimates that Concord will fall below the 10% threshold in 2020 by 48 affordable housing units unless the Junction Village proposal is approved. If Junction Village is approved, the town is projected to be 27 units above the 10% threshold thus remaining in the 'safe harbor' to 2030 (Numerator of 806 and denominator of 7794).

Concord also has an approved Housing Production Plan (HPP) with a five year term, expiring January 18, 2021 (see attached). Housing Production Plans can also create a 'safe harbor' for a community. When a municipality has a certified plan, 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. Concord is required to create 34 units in one year (0.5 of 1% of the total number of housing units) in order to certify the plan. This is a large number of units to create in one year, without a substantial project like Junction Village.

If the Town issues permits for more affordable units in the period, then the margin above the threshold would increase (due to numerator increasing). However, if the Town issues permits for more market rate units in the period, then the margin above the threshold would decrease (due to denominator increasing). Note that it would take 271 additional market rate housing units over the projection in order to dip below 10%, in this analysis assuming that Junction Village is approved.

Concord has been above 10% since Concord Mews was approved in 2011. Concord currently has 10.55% on the State's Subsidized Housing Inventory (SHI), with 723 affordable units (numerator) and 6852 year round housing units (denominator).

The SHI percentage is calculated as the number of qualifying affordable housing units as the numerator and the total number of year-round housing units as the denominator. The numerator is adjusted as units are created. There are no new affordable units projected for the numerator (except Junction Village) with the recent addition of the 4 new units at Peter Bulkeley.

The denominator is updated with each decennial census from information provided by the building department. Projected increases for the denominator to the 7794 units include:

- 454 Units: The Census provided an update that at the end of FY14, Concord had 7,306 units of year-round housing (an increase of 454 units since 2010)
- 171 Units: FY15, FY16 as recorded by the Census
- 160 Units: Annual 'organic' growth of 40 units annually for 2017, 2018, 2019 and 2020, including PRD developments
- 83 Units: Junction Village
- 41 Units: Black Birch (both phases)
- 22 Units: Black Horse Place
- 11 Units: Millstone (7), Peter Bulkeley (4)