

Article 49. Request for Home Rule Legislation Allowing Concord To Adopt Fees To Finance Affordable Housing Handout

[The changes to the language of the Article as printed in the Warrant are shown by strikethrough and italics.]

To determine whether the Town will vote to request the Select Board to ask our legislative representatives to file and seek passage of legislation authorizing the Town of Concord to adopt a fee structure substantially in the form shown below, for the purpose of financing a Town fund to support affordable housing.

1. Concord shall initiate a one-time fee to be assessed on certain new and newly expanded single-family houses.
2. The fee shall be assessed on new single-family houses built to exceed 3000 square feet in living area, at a rate of \$35 per square foot of the excess over 3000.
3. The fee shall be assessed on newly expanded single-family houses when the resulting house exceeds 3000 square feet in living area. If the house prior to expansion was below 3000 square feet, the fee will apply in the same manner as in item 2 above. If the house prior to expansion was ~~over~~ *greater than or equal to* 3000 square feet, the fee will be \$35 per square foot applied to the living area after expansion minus the living area before expansion.
4. The living area of a house shall be measured in accordance with the method established by the Assessing Department of the Town of Concord.
5. The construction of single-family houses in Planned Residential Developments (PRDs) for which affordable housing is required will be exempt from this legislation.
6. The fee shall be paid by the owner of the property lot who initiates the plan for a new or expanded house on that lot at the time of issuance of the building permit.
7. The Town fund that results from the fees shall be held by the Town Treasurer in an account to be used at the direction of the Select Board for affordable housing purposes.
or take any other action relative thereto.

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