

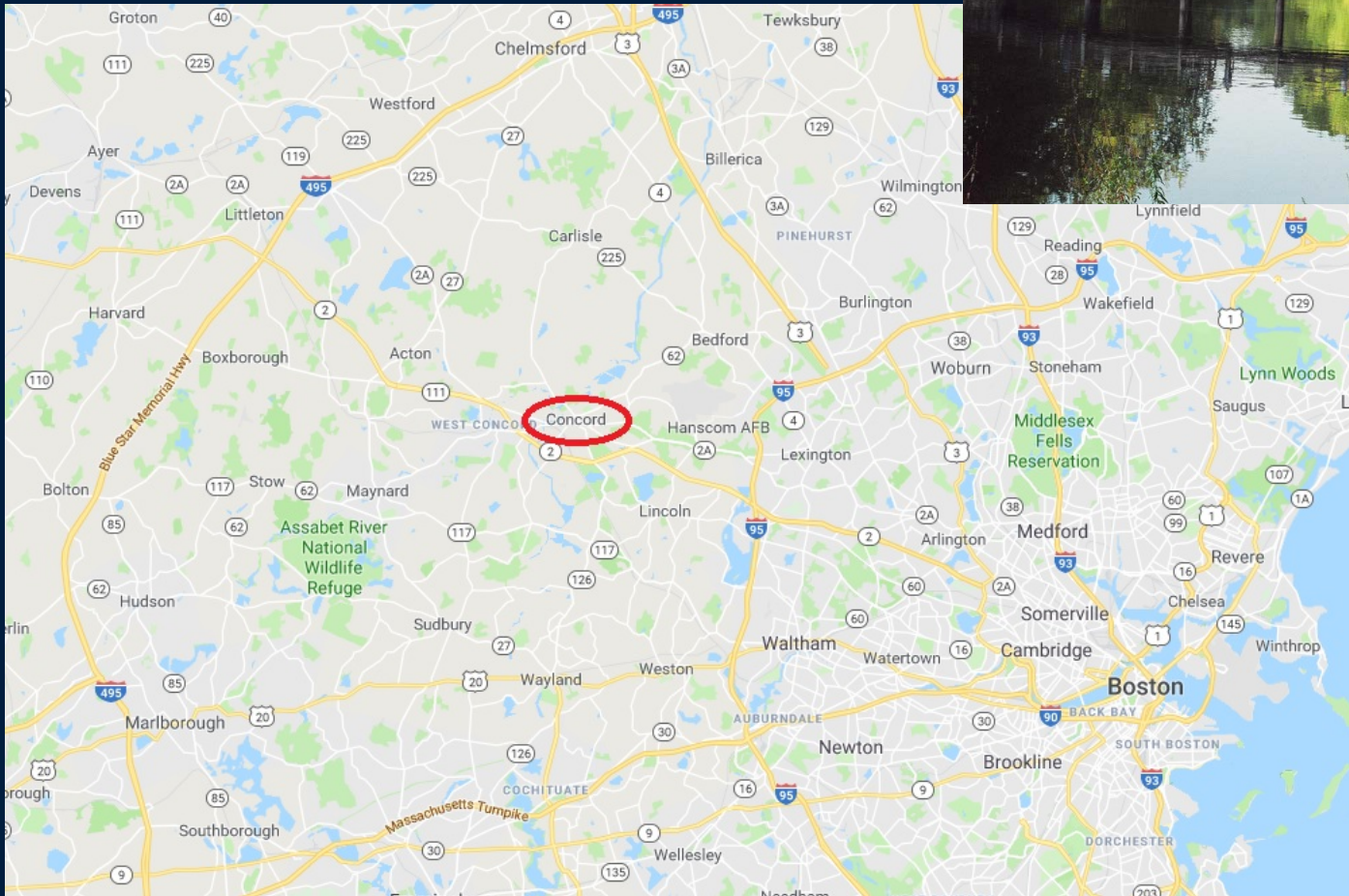


Affordable Housing Trust Annual Conference October 13, 2018

What is Zoning and how can it support
affordable housing?

Zoning Case Study: Concord

Here We Are....



Affordable Housing in Concord

- Concord has a long history with providing affordable housing
- 804 units currently listed on the State's Subsidized Housing Inventory – 11.73%
- But we can't stop there!



Local Actions Taken to Promote Housing ADVOCACY

- ❖ Concord Housing Development Corporation;
- ❖ Concord Housing Foundation;
- ❖ Concord Housing Authority;
- ❖ Concord Affordable Housing Funding Committee;
- ❖ WestMetro HOME Consortium;
- ❖ Regional Housing Services Office;

Local Actions Taken to Promote Housing ZONING

- ❖ Zoning Bylaw Amended
 - Combined Business-Residence
 - Combined Industrial-Business-Residence
 - Planned Residential Development,
- ❖ Encouraging friendly 40B/Local Initiative Projects

Emerson Annex Planned Residential Development



Emerson Annex Planned Residential Development



Elm Brook Lane Planned Residential Development



Lalli Woods Planned Residential Development



Concord Riverwalk PRD A Cottage Community



Concord Riverwalk PRD A Cottage Community



Ingham Lane PRD



Ingham Lane PRD





Combined Business & Residential Use



Concord Crossing – Thoreau Depot



Concord Crossing Thoreau Depot



The Uniqueness of West Concord



50 Beharrell Street Redevelopment Combined Industrial-Business-Residential



Peter Bulkeley Terrace Comprehensive Permit



Peter Bulkeley Terrace



Concord Mews Comprehensive Permit



Concord Mews Comprehensive Permit



Systems Planning

ENVISION CONCORD LONG-RANGE PLAN

Cross-functional Town Priorities

BIG IDEA #1

Develop coordinated strategies to connect local businesses and commercial districts to cultural, historic, and civic assets in town.

BIG IDEA #2

BIG IDEA #3

Plan Elements



Accountable Implementation

- Goal 1
- Goal 2
- Goal 3
- Goal 4
- Goal 5

Foster better collaboration between cultural organizations, historical groups, and local businesses for coordinated programs and events that will bring residents together and visitors into town to experience Concord's rich history and cultural resource offerings.

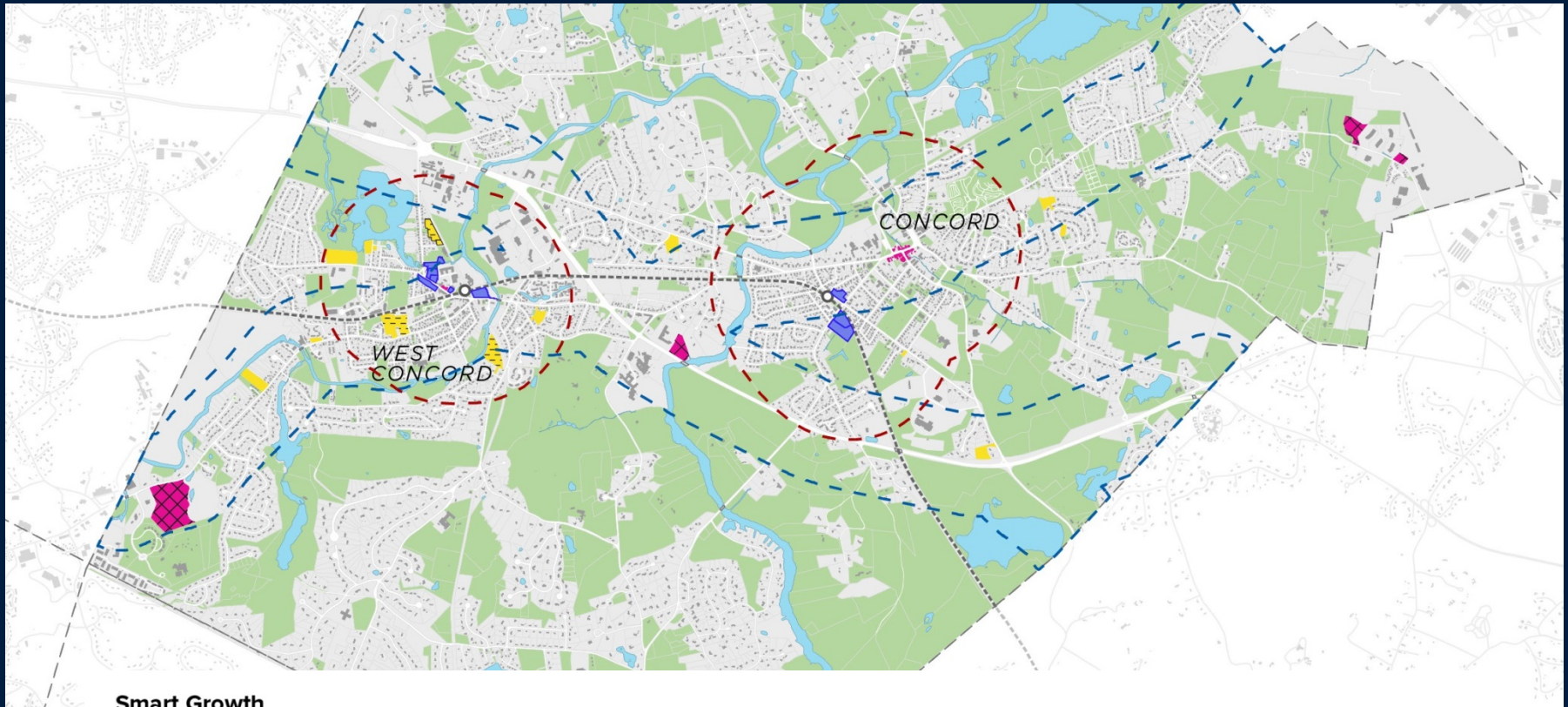
- Action 1
- Action 2
- Action 3

Develop cultural / arts event listings, marketing, and wayfinding materials that highlight increased utilization of culture/ historic resources and support local businesses.

With partnerships between organizations, programs, schools, and institutions, work to engage a wide variety of age groups in these collaborative efforts.


Envision Concord – Bridge to 2030 Comprehensive Plan Smart Growth Map


Envision Concord – Bridge to 2030 Comprehensive Long Range Plan



Smart Growth


 1/4 Mile Buffer- Class 2 and 3 Roads

 1/2 Mile Radius - Village Centers

 Commercial - Infill/Redevelopment

 Commercial - Upper Floor Addition

 Mixed-Use Redevelopment Opportunities

 Residential - Infill Development

 Residential - Cluster Opportunity

 Residential - Redevelopment Potential

 Wetlands

 Water

What's important in meeting housing production goals?

- Leadership
- Advocacy
- Creativity
- Property owners and Developers
- Planning
- Analysis
- Opportunities

For more information visit Town of Concord website:

www.concordma.gov

Elizabeth Hughes

Concord Town Planner

ehughes@concordma.gov