

# Junction Village –Planning Board Presentation

## Purpose:

To provide information to enable a PB recommendation to Selectmen of Affordable Housing Type (s) & Number of Units for Junction Village.

# Junction Village Options Proposed

## Range of type and scope

	<u>Units</u>
Mixed age/income multifamily rental	60-110
Assisted Living-rental	83
Elderly independent/assisted/memory care	103
Single family-ownership	36
Disabled adult group home – rental	5 Bedroom
Some Combination	

# Goals for Junction Village

- Create affordable housing – most good for most people- add to diversity of housing choices
- Help Town Manage 40B – control growth
- Make full/best use of smart growth site
- Attract best developers and deepest state and federal subsidies
- Balance with reasonable Impacts – town/neighbors - sewer, schools, traffic

# Agenda

- 1) CHDC Background
- 2) The site - physical & legal constraints
- 3) Need for affordable housing
- 4) 40B math to control growth
- 5) Smart Growth metrics
- 6) Solicitation and resulting proposals
- 7) Range of impacts on sewer, school & traffic
- 8) PB input
- 9) Process forward

# CHDC Mission

- 1 To maintain and increase a diversity of housing types and sizes to meet the needs of the Town and its traditionally diverse population.**
- 2 To increase the supply of affordable housing and preserve existing affordable dwellings.**
- 3 To enable people in changed circumstances to continue to live in Concord.**
- 4 To increase the options that would allow older residents to remain in their homes.**
- 5 To enable Town and School employees, children of Concord residents, and farm workers to live in Concord.**
- 6 To enable those of modest to medium income to live in Concord.**
- 7 To research and recommend to the Board of Selectmen policies and by-laws that promote the creation and retention of housing diversity, including affordable housing, throughout the town.**

# Concord Housing Development Corp

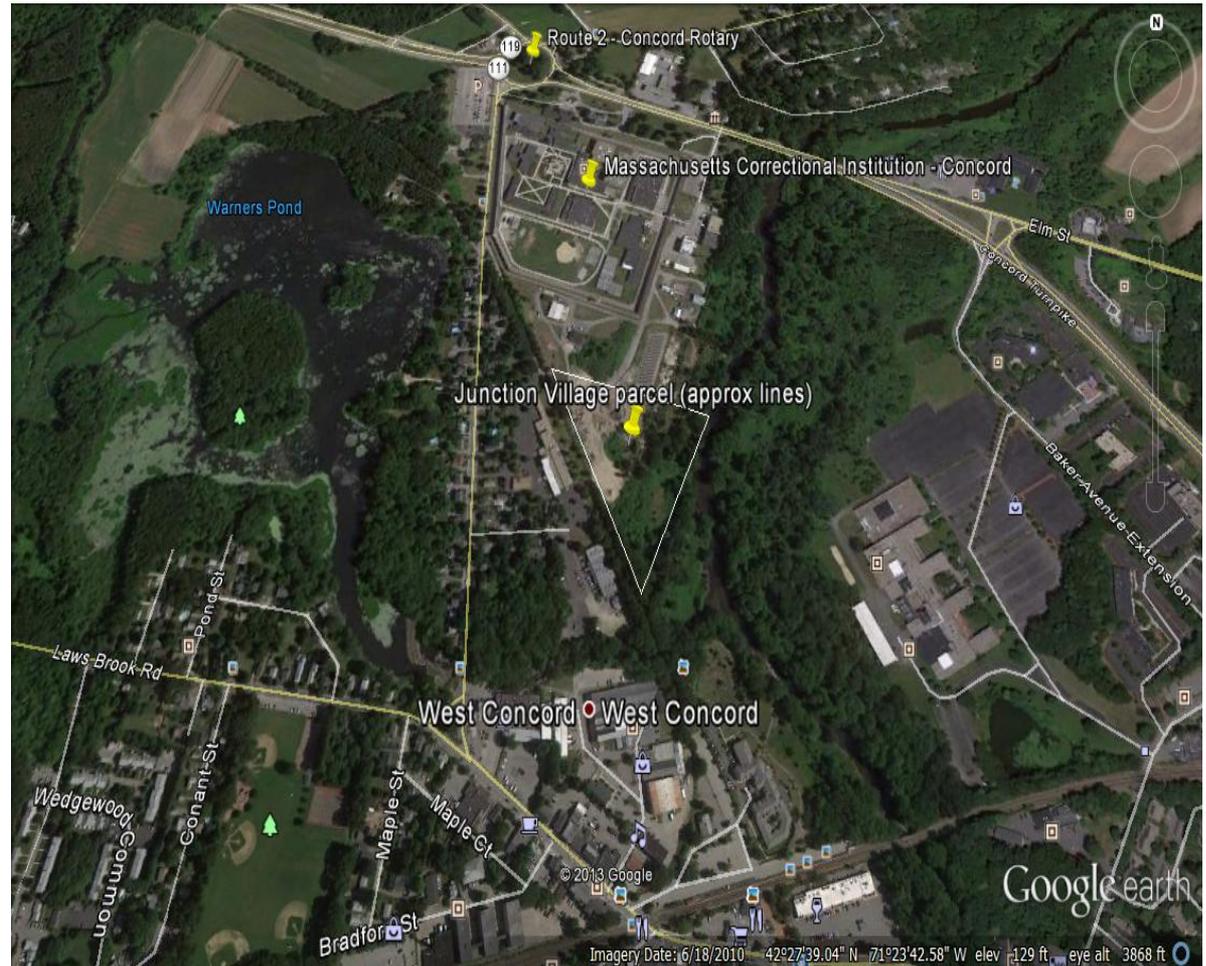
- All volunteer Board –appointed by selectmen
- Separate corporation – not town committee

# CHDC – what we do

- Lalli Woods development
- affordable unit buy downs & renovations – Emerson Annex and others
- Small grants & small purchase home program
- Work with and supported by planning department
- Varied Board makeup - 9 members
- **Steward of Junction Village Opportunity**

# Site

- **Smart Growth Location**-Walk to center and train
- Adjacent to Bruce Freeman rail trail
- 12.8 acres
- 6 +/- acres “developable” land
- Clean environmental reports
- Primary and emergency access easements in place
- Beautiful scenic setting
- Not zoned for residential use



# Development Envelope



# Legal and Regulatory

1. “.....100 percent of the housing ... shall be deemed “affordable” as determined by the Grantee.” CDHC, the Grantee, deems **at or below 150%** of median income to be “affordable”.
2. Development must be compatible with the proposed Bruce Freeman Rail Trail.
3. Open Space use allowed in addition to affordable housing.
4. There are deeded easements for primary and emergency access from DOT and DOC respectively.
5. Site subject to Town Zoning and advisory review by Sudbury, Assabet and Concord River Stewardship Council

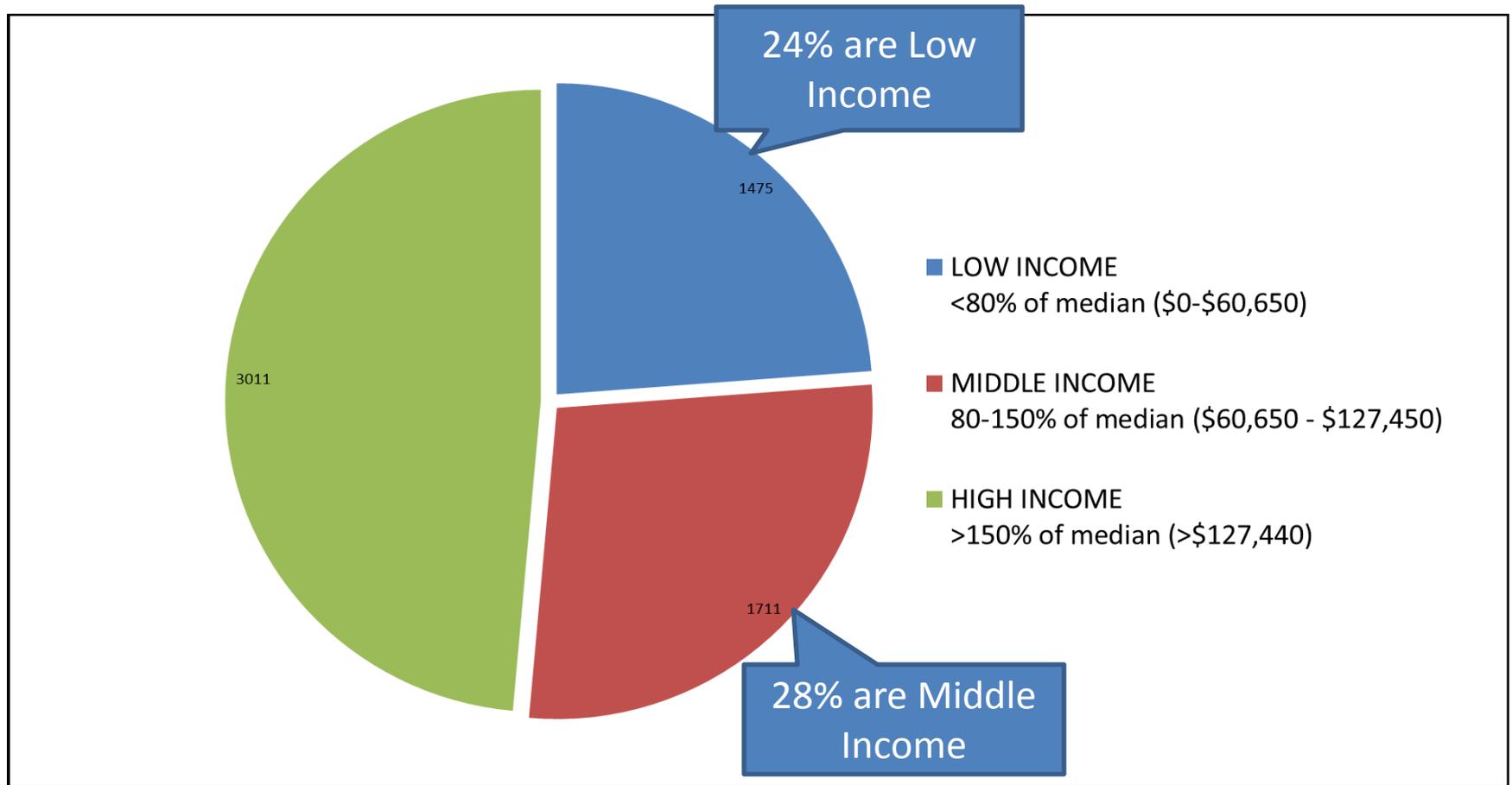
# Need for affordable housing

- Median home price (\$740,000) requires 220% AMI for a family of 4
- Entry level home price
  - \$300,000 for 2BR condo requires 120% AMI for a family of 3
  - \$400,000 for a 3BR ranch requires 120% AMI for a family of 4

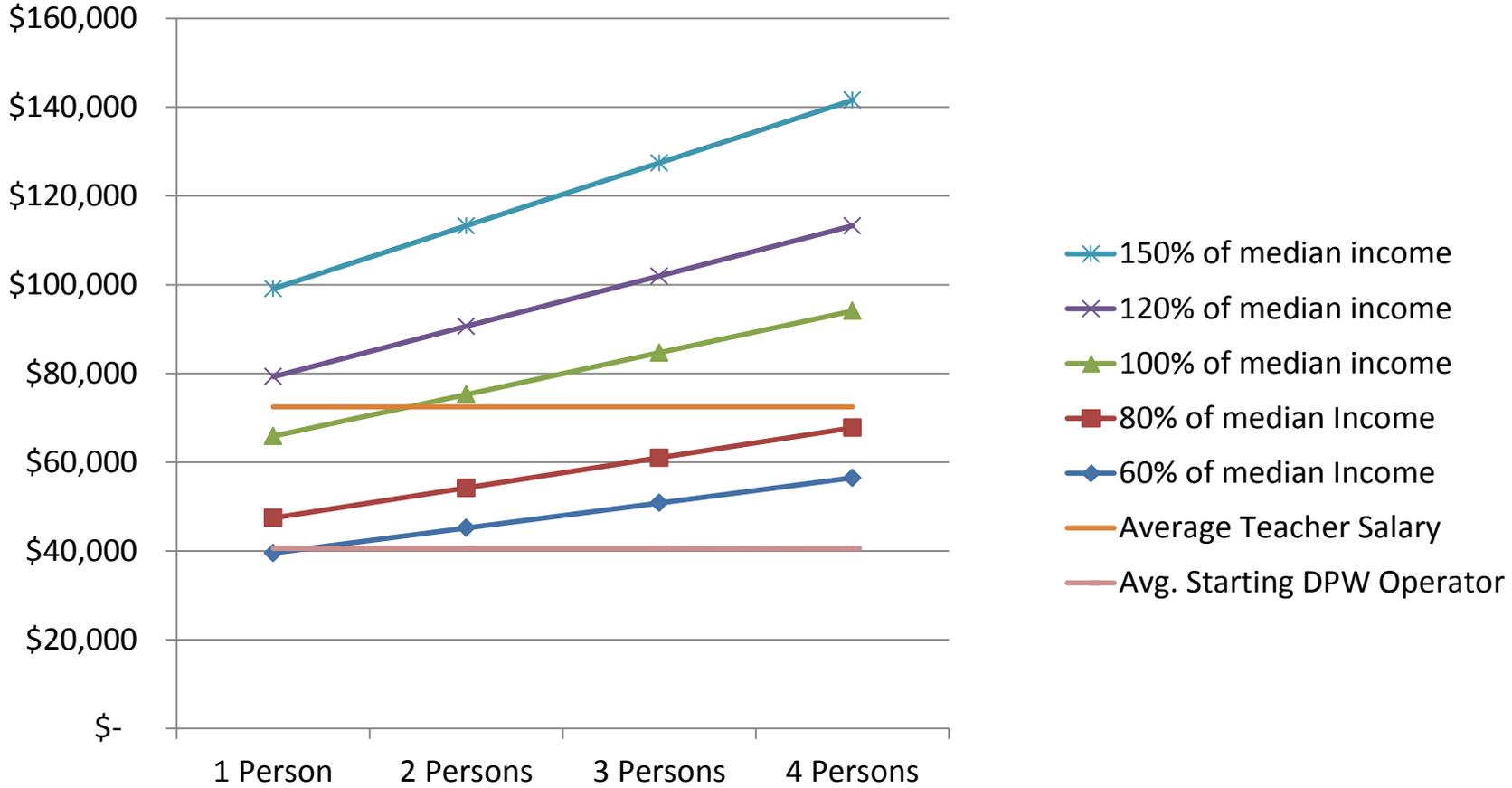
Many who **live** or **work** in Concord priced out of market

# Over 50% of Concord Families <150% AMI

## 2010 US Census – Family of 3



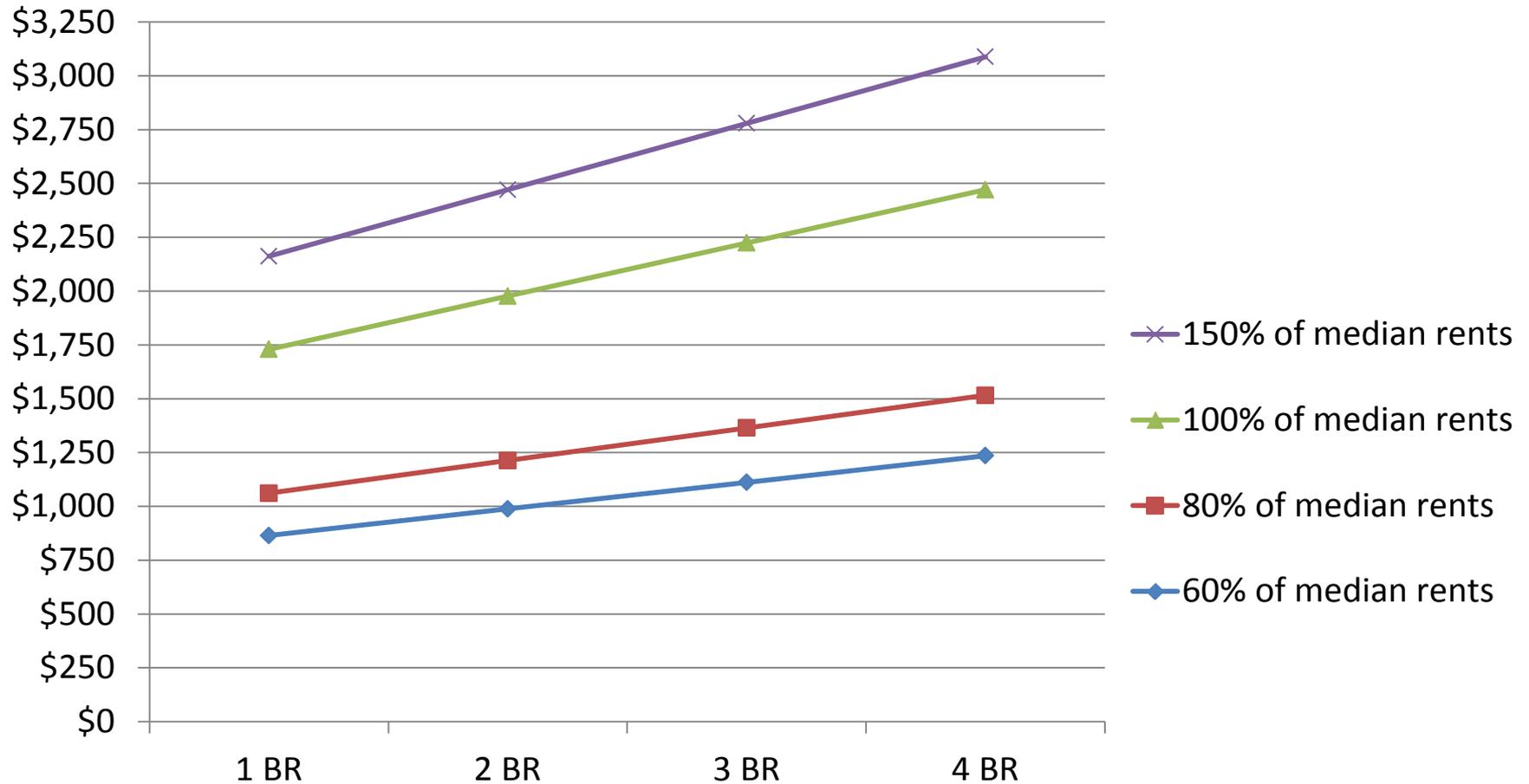
# Affordable Incomes Illustrated



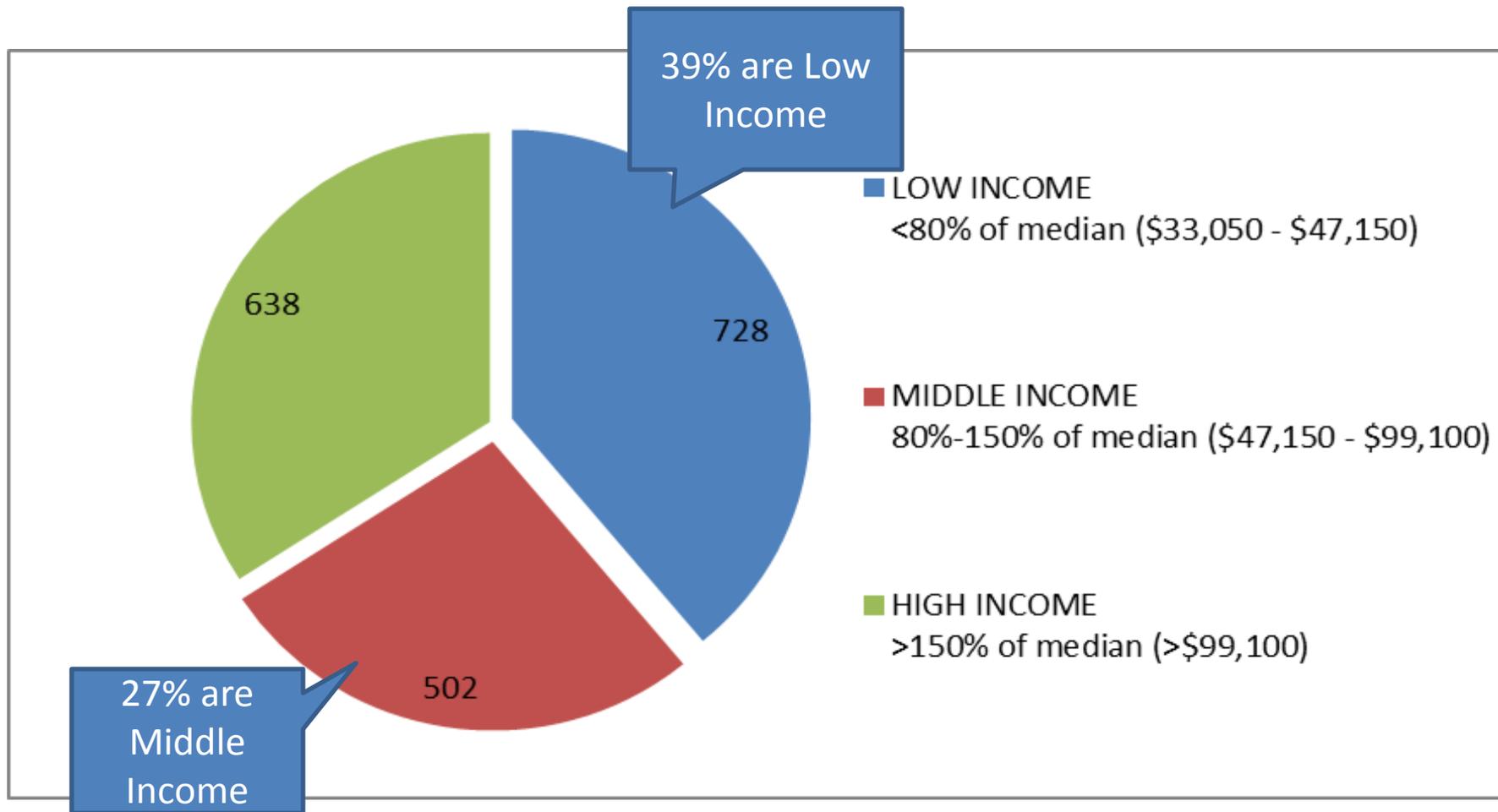
# Providing “Work Force” Housing=Smart Growth

- Concord has 17,500+/- residents and .66 jobs per resident.
- 64% or 7463 of Concord’s workers are in industries that pay average wages less than 80% of median income
  - Health Care
  - Education
  - Leisure +Hospitality
  - Retail

# Affordable Rents

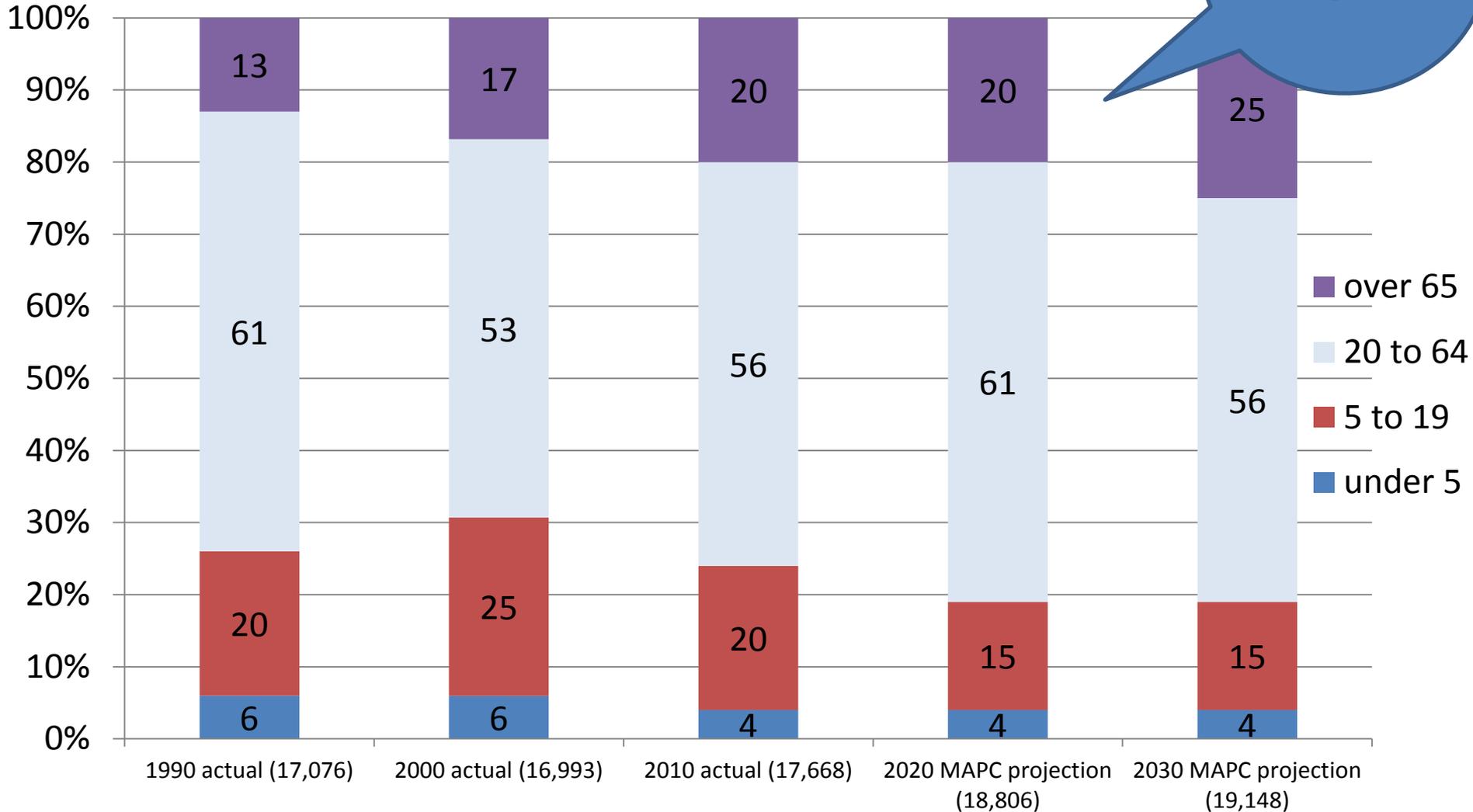


# Substantial need for elderly affordable housing



# Shift in Demographics

Over 65  
projected  
to grow



# 40B math to control growth

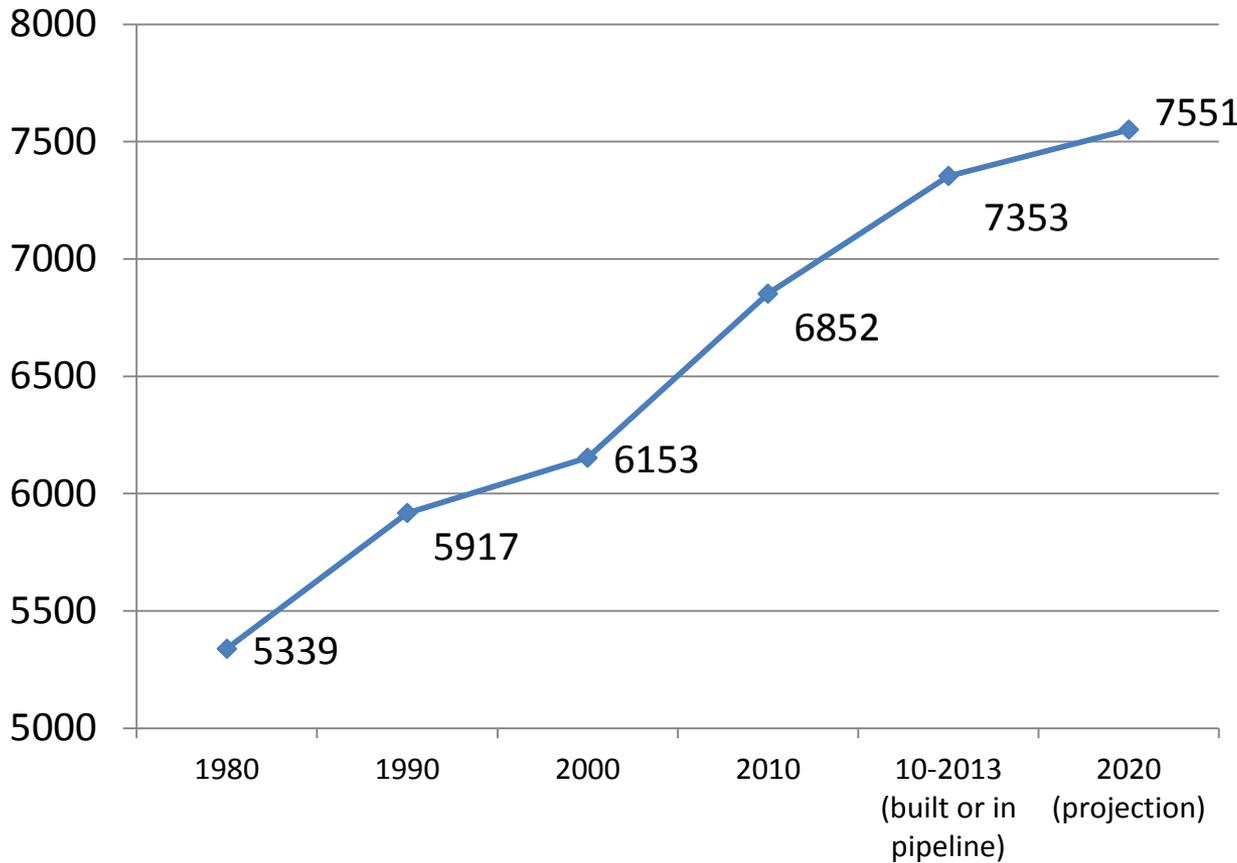
- Junction Village can **help** prevent town from  
being subject 40B thru **2039**

# 40B rules and impact

- Developer can appeal local zoning if town **has one unit less** than 10% affordable housing (Subsidized Housing Inventory)
- Concord will be **below 10% in 2020**
- Requirements go up with every census

# 40B - Growth in the Housing Census

## Total Housing Units in Concord



2020 projection is 2010 total (6,852) plus 2000-2010 growth (699) – Mews 350 is 1/2

◆ Total Housing Units (US Census, 1980-2010)

# The 2020 40B Projections

If we add the same number of units in this decade that we did from 2000 – 2010

6,852 total number of units in 2010

+ 408 growth from 2010 to 11/2013

+ 291 projected growth 11/2013 to 2020

7,551 projected units in 2020

***Historically 8% housing growth affordable.***

***8% future expected Growth =23 units***

(LIP's or Inclusionary Zoning)

756 affordable units required >10%

- 709 on SHI today

- 23 projected IZ or LIP

**24 Short of 10% in 2020**

HUGE Assumption  
Requires the success  
with IZ and small LIP  
projects over the last  
5 years to continue  
for another 6 years

# 2030 40B Projections

- add the same number of units as 2000 – 2010  
7,551 total number of units projected for 2020  
+ 699 projected growth  
8,250 projected units in 2030
- add 8% affordable – 56 units  
70 units needed to keep pace  
56 units projected  
**14 units short of 10% in 2030**

Assumes  
continued IZ  
and LIP success  
for 16 years

# 40B - units can be lost

- Peter Bulkeley down 12 units (36 to 24 units)
- Group home count currently down 12 – fluctuates with state funding (48 in 2010; now 34)
- Affordability expiration (10 units at Emerson Annex expire in 2026; 42 units at Fairhaven expire in 2043)

# 40B Rules

- 100% of rental units count (market & affordable) if 25% < 80% AMI
- Home ownership - Only the units affordable below 80% of AMI count

# Subsidized housing units needed thru 2029

- Account for fluctuation/Loss 12-24
- 2020 Need 24
- **Total Need** assuming 8% LIP and inclusionary units **36-48**
- **Total Need** assuming **No** LIP and inclusionary units **59-71**

8% = 23 units

# Subsidized housing units needed thru 2039

Account for fluctuation/Loss 12-24

2020 Need 24

2030 Need 14

8% = 79 Units

**Total Need** assuming 8% LIP and inclusionary units **50-62**

**Total Need** assuming **No** LIP and inclusionary units **129-141**

# Meeting 10% - Rental vs. Ownership

An estimated 52 to 64 units needed to meet 10% in 2030 which preserves local zoning control until 2040.

Two options:

1 - permit 52 to 64 rental units (100 of units count)

***OR***

2 - permit 208 to 256 ownership units (25% of units count)

# Affordable Developer Solicitation

Goal- solicit varied development expertise to determine best use of site

## Attract

- Top affordable housing developers
- State and Federal funding
- Financially viable proposals

# Respondents

- Affirmative Investments
- Grantham Group
- Metro West Collaborative Development
- Neighborhood of Affordable Housing
- Planning Office for Urban Affairs
- Preservation of Affordable Housing
- Stratford Capital
- The Community Builders
- Volunteers of America

# Housing Proposed

## 12 Proposals

8 mixed age rental – 32 to 150 units

-6 mixed income

-2 all below 60% of median

1 Assisted Living – 83 units

1 Independent/Assisted/Memory – 103 units

1 Mixed Age Rental + Ownership Mix – 36 + 10

1 Ownership – 36 units

# Project Costs

	Range Per Unit Costs	Range Total Costs
Mixed Age Rental	\$219,600 - \$295,500	\$9,400,000 - \$16,800,000
Assisted Living	\$163,500	\$13,500,000
Assisted/Ind./Memory	\$330,600	\$34,000,000
Home Ownership	\$351,400 - \$440,400	\$12,700,000

# Process & Guidelines for Attracting Subsidies

- Department of Housing & Community Development (DHCD) allocates federal and state subsidies
- Town CPA funding required by DHCD
- 65% of units must be 2-3 bedroom (unless age restricted)
- Tax Credits most viable source of funding - available for rental units at or below 60% of area median income; projects may contain higher income units that won't be subsidized
- State has not subsidized "Home Ownership" projects in the past 7 years however home ownership NOFA just released

# Guidelines for Attracting Subsidies

- Good school systems attract subsidies
- Smart Growth locations attract subsidies
- Project must have permits before applying

# Smart Growth Criteria

- Located near transit stations
- Located in or near town centers
- Includes affordable housing
- Meets minimum density standards

## Mass Smart Growth Standard

Junction Village  
6 acres

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8/Acre - Single-family

48

12/Acre - Duplex and Triplex

72

20/Acre - Multifamily/apartments

120

# Proposed Density Range

	Units
Family Rental	32 – 150*
Independent/Assisted Living/Memory	103
Assisted Living	83
Ownership/Rental mix	46
Ownership only	36

(Solicitation of Interest stated sewer was unavailable)

\* The 150 unit proposal would have built an on-site treatment plant; the jump to 150 units is indicative of the scale needed to justify an on-site system.

# Approach to Potential Impacts

## Sewer – School - Traffic

For Illustration purposes

- 110 units mixed age - 6 three bed, 66 two bed, 38 one bed
- 60 Unit Mixed age – 3 three bed, 36 two bed and 21 one bed
- 50 Unit Mixed age – 6 three bed, 28 two bed and 16 one bed
- 83 unit Assisted Living – all one bed
- 36 unit Homeownership – 20 three bed and 16 two bed
- Group Home with 5 bedrooms

# Potential Sewer Impact

## 150,000 GPD Available-600,000 Planned

Units	Bedrooms	Gallons Per Day	Available	Planned
<b>110 unit Family Rental</b>	<b>188</b>	<b>20680</b>	<b>14%</b>	<b>3%</b>
<b>60 unit Family Rental</b>	<b>102</b>	<b>11220</b>	<b>7%</b>	<b>2%</b>
<b>50 unit Family Rental</b>	<b>90</b>	<b>9900</b>	<b>7%</b>	<b>2%</b>
<b>83 unit Assisted Living</b>	<b>83</b>	<b>9130</b>	<b>6%</b>	<b>2%</b>
<b>36 unit Ownership</b>	<b>92</b>	<b>10120</b>	<b>7%</b>	<b>2%</b>
<b>Group Home</b>	<b>5</b>	<b>550</b>	<b>0%</b>	<b>0%</b>
<b>110 GPD/bedroom</b>				
<b>without sewer - 90 bedroom Limit</b>				
<b>without sewer mixed age Limit 50-52 units</b>				

# Current School Enrollment

- Concord 2013-14 enrollment PK-8 2,152
- CCHS 2013-14 enrollment 1,228
- Total 3,380

# Potential School Enrollment Estimated Impact

- The Mews - 83 school age children enrolled
- Mews child per unit ratio is .23
- Junction Village mixed age apartment (Family)ratio will likely be higher.
- **Doubled the Mews ratio to .5 student/unit**
- Homeownership child per unit ratio would be higher then mixed age apartment – the average of 2 developments in Bedford and Acton was 1 student per unit

# Estimated school enrollment impact

Units	Type	Est. School age Children	% of current enrolment	average students per grade
110	Mixed age rental	55	1.63%	4.23
60	Mixed age rental	30	0.89%	2.31
50	Mixed age rental	25	0.74%	1.92
36	Ownership	36	1.07%	2.77
83	Assisted living	0	0.00%	0.00
1 (5 bedroom)	Group Home	0	0.00%	0.00
<b>Current C &amp; CCHS enrollment</b>				
<b>3380</b>				
Rental School-aged children per unit		0.5		
Ownership School-aged children per unit		1		

# Traffic Impact Study

- Hired traffic expert –Bayside Engineering
- Examine existing volume and level of service (LOS) at Winthrop and Commonwealth Ave
- Estimate impact on Laws Brook/Comm Ave.
- Incorporate findings of 50 Beherall St. traffic study and impact of units
- On site traffic counts on October 29, 2013
- Estimate range impacts on Level of Service.

# Trips Per Day

Source –Institute of Transportation Engineers, Trip Generation Manual \*assisted living proxy for group home

<b>Units</b>	<b>Type</b>	<b>Trips per day</b>	
<b>110</b>	<b>Mixed age rental</b>	<b>731.5</b>	
<b>60</b>	<b>Mixed age rental</b>	<b>399</b>	
<b>50</b>	<b>Mixed age rental</b>	<b>332.5</b>	
<b>103</b>	<b>Elderly Ind/AL/MC</b>	<b>226.6</b>	
<b>83</b>	<b>Assisted living</b>	<b>224.1</b>	
<b>36</b>	<b>Ownership</b>	<b>360</b>	
<b>Assumptions</b>			
<b>Rental</b>	<b>6.65</b>		
<b>Ownership</b>	<b>10</b>		
<b>Assisted Living &amp; Group Home</b>	<b>2.7</b>		
<b>Ind/Assisted Living/MC</b>	<b>2.2</b>		

# Existing Traffic Volume

	Weekday	Weekday Morning			Weekday Evening Peak Hour		
		Traffic Volume <sup>b</sup>	Traffic Volume <sup>c</sup>			Traffic Volume	
<b>Winthrop Street</b>	<b>740</b>	<b>62</b>				<b>50</b>	
<b>Commonwealth Avenue</b>	<b>8,850</b>	<b>644</b>				<b>894</b>	

# Existing Level of Service (LOS)

Critical Movement/ Peak Hour	Demand <sup>a</sup>	V/C <sup>b</sup>	Delay <sup>c</sup>	LOS <sup>d</sup>
<i>All Movements from Winthrop Street</i>				
Weekday Morning	8	0.03	12.7	B
Weekday Evening	32	0.18	19.3	C

# Study Conclusions

- Winthrop/Com Ave. LOS grades remain same for 60 unit apartment and 83 units assisted living.
- 110 apartments reduce Level of Service one grade morning and evening.
- “Additional traffic generated by all development scenarios not expected to significantly impact operations at the intersections to the north (Concord Rotary) or south (Laws Brook Road). “

# Goals & Impacts Chart

Type/Size	Adds Diverse Affordable Housing	Meets Smart Growth	Meets 40B thru 2029	Meets 40B thru 2039	Trips/day	Gal/day	School-aged children
110 unit Family Rental	Age + Income	Close - 10 units short	Yes by 62	Yes by 48	732	20,680	55
60 unit Family Rental	Age + Income	Close - 12 units short	Yes by 12	Yes with up to 20 lost units; No with 21+ lost units	399	11,220	30
50 unit Family Rental	Age + Income	No - 22 units short	Yes by 2	Yes with no lost units; No with 1 or more lost units	333	9,900	25
83 unit Assisted Living	Income	No - 37 units short	Yes by 35	Yes by 21	227	9,130	36
36 unit Ownership	Narrow income range	No - 36 units short	Yes with no lost units; No with 1 lost unit	No - short 14-26	224	10,120	None
Group Home added to one of the above	Special needs population	No - will be large 1 story house	adds 5	adds 5	14	550	None

# PB recommendation to selectmen

Type and Size?

# Distribution of Affordable Housing

- 34 units unknown (DDS group homes)
- 201 units North of Route 2
- 124 units South of Route 2 prior to the Mews
- 474 units South of Route 2 with the Mews

# Process

- Present to WCAC and PB
- Timetable for PB recommendation to selectmen
- Solicit updated developer proposals
- Selected developer(s) initiate LIP process
- Planning Board recommendation & ZBA approval
- DHCD competitive subsidy rounds (1-3 yrs.)
- Financing & construction (12-15 months)