

Affordable Housing

Current Affordable Units: 888 (October 1, 2016)
 Housing stock (2010 Census): 14,442 = **6.15%**

Estimates after the
 2020 Census (NMCOG)
 1,461/15,820

Housing in the pipeline:

- Aspen: 384
 - Alpine: 178
 - Hidden Oaks: 8 (of 32 total units)
 - Gray Street: 6 (of 24 total units)
- 576 new affordable
- + 888
- 1,464

= **10.13%**

= **9.25%**

- Northern Middlesex Council of Governments (as part of the most recent Billerica Housing Production Plan) estimate there will be 15,820 housing units (a low estimate) as part of the 2020 census.
- Factoring in our pipeline, to try to *guarantee* that we are above our 10% and do not need to accept any 40B projects for a decade, we want to aim for well over 1,600 units by 2020.
- Therefore housing project at 164 Lexington can help in four main ways:
 - **Billerica can stay above its 40B numbers and not expose itself to unwanted development;**
 - **Billerica can provide workforce housing for the types of businesses we're looking to attract;**
 - **Billerica can receive more than enough tax revenue from the development to cover the costs incurred for police, fire, and children in school; and**
 - **Development removes an underutilized and obsolete commercial facility.**