

Affordable Housing

Current Affordable Units: 1,664 (July 17, 2020)
Housing stock (2010 Census): 14,442 = **11.52%**

Affordable Rental Housing in the pipeline since 2015:

- Aspen: 384
 - Alpine: 178
 - 164 Lexington: 211
- = **773 units**

Estimates after the
2020 Census (NMCOG)
1,664/15,820

= **10.51%**

- Northern Middlesex Council of Governments (NMCOG, 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.
- In 2016 the Board of Selectmen aimed to try to *guarantee* that Billerica is above our 10% and do not need to accept any 40B projects for a decade. Using NMCOG's numbers, Billerica supported a "Friendly 40B" project at 164 Lexington Road to exceed 1,600 units by 2020.
- As of July 17, 2020 Billerica has 1,664 affordable units according to the state.
- Therefore the Selectmen's support of the housing project at 164 Lexington helped in 4 main ways:
 - **Billerica will 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.**