

CONCORD HOUSING PRODUCTION PLAN

Concord Housing Production Plan Survey Summary

Prepared by JM Goldson LLC 07/18/2022

Overview

The purpose of the Concord Housing Production Plan Survey was primarily to solicit community members' perspectives on their own housing experiences in Concord and their direct observations of housing needs and issues in the community. This survey is not intended to be a scientifically significant poll, rather it is a way to reach more people in the community than can be reached through public forums. Four hundred forty-two people participated in the survey.

The survey was active between April 11, 2022, and June 10th, 2022 virtually using SurveyMonkey. The survey was promoted on the Town's social media channels, websites, at community events, through email lists and by Trust members. Summaries of responses to all survey questions can be found in the Appendix, and full survey responses are available in a separate document.

Key Findings

- Survey respondents were more likely than Concord residents to be female, older, and white, but were representative of the town's population regarding housing type and tenure.
- Affordability was identified as Concord's most pressing housing issue.
- Fifty-one percent of homeowners reported that they would not be able to afford Concord's 2021 median home sale price while 68 percent of renters would not be able to afford the average rent cost.
- Many long-term residents surveyed expressed frustration over small homes being torn down and replaced with larger, more expensive single-family homes.
- Several participants shared concerns that median income earners were being left out of conversations about housing affordability.
- Fifty-four percent of respondents agreed that their homes are not energy efficient, and some noted achieving energy efficiency in older, historic homes is financially unattainable.
- A little under half of single-family homeowners indicated that their home needs renovations.
- At 85 percent, most participants feel it is important to stay in their community as they age; slightly less feel it is important to stay in their current home as they age.
- Twenty-eight percent of single-family homeowners would be interested in creating an accessory apartment on their property.
- Most respondents feel that Concord is welcoming to families with young children and older adults but particularly difficult for low-income residents and members of the BIPOC community.

Demographics of Survey Respondents

The following summarizes how the demographic and housing characteristics of survey respondents compared with the characteristics of Concord's population overall, per the 2020 Census and 2020 ACS five-year estimates.

Gender and Age

More likely to identify as female (68 percent of respondents compared to 49 percent of Concord residents) and older (72 percent of respondents over Concord media age of 45 years)

Race/Ethnicity and Income

- The table to the right shows the comparative race and ethnicity of survey respondents compared to residents of Concord, with underrepresented groups highlighted.¹
- More likely to be White and less likely to be all other racial/ethnic categories as compared to Concord population.
- Every income bracket was underrepresented except for \$75,000-\$90,000 (seven percent of respondents over five percent of Concord residents).
- The largest participating income bracket was making over \$150,000 at 40 percent which is an underrepresentation of Concord's total community (55 percent). Twenty-six percent of participants chose not to disclose their annual household income.

RACE/ETHNICITY OF SURVEY RESPONDENTS			
<i>Source: 2020 US Census, Concord Housing Survey</i>			
	Survey	Concord	Difference
American Indian or Alaskan Native	0.0%	0.02%	-0.02%
Asian	2.8%	6.3%	-3.5%
Black or African American	0.0%	2.6%	-2.6%
Hispanic/Latino	3.0%	4.66%	-1.6%
White	88.8%	82.9%	5.9%
Two or more races	1.4%	7.03%	-5.63%

Residents and Neighborhoods

- Over 90 percent of survey respondents live in Concord.
- The largest participating groups of residents have lived in Concord for over 30 years (42 percent) and between ten and 19 years (24 percent). Between 15-20 percent of residents have lived in Concord for less than five years, 5-9 years, and 20-29 years.

Housing Type and Tenure

About 76 percent of respondents indicated that they currently live in single-family housing, which is similar to the housing characteristics of Concord households overall with a slight skew toward single-family units. Overall, 81 percent are homeowners, and 13 percent rent. These participation rates are slightly skewed toward homeowners.

¹ Note that totals do not equal 100% due to survey respondents who did not respond to both race and ethnicity questions.

Survey Topics

Issues and Opportunities

When asked “What do you think are the most pressing housing issues or opportunities in Concord, even if you have not personally experienced them?”, respondents identified housing affordability as the most pressing issue.

Several respondents emphasized the need for smaller homes and included comments about existing homes being torn down to build larger homes:

- "Too many small homes that would help people be able to stay in town are being torn down."
- "The housing stock seems almost exclusively focused on large, single-family homes. Old houses are regularly torn down to make way for larger, more expensive single-family homes. I believe that to make Concord truly more welcoming to people of varied means, there needs to be a much a greater focus on two-family and multi-family homes, as well as condominiums, with a focus on affordable housing units, in particular close to commuter rail stations."
- "Housing that is "somewhat" affordable is being lost to mansionization - teardowns and grand remodels. Our bylaws voters passed to prevent this do not work. The bylaws and the boards are weak."
- "No affordable housing. All small houses in our neighborhood (Belknap/Elsinore) are being torn down and replaced by huge mansions. No family needs a house that big! It has destroyed the character of the neighborhood--lost yard space, trees, etc., and no affordable homes for middle-income people. The laws benefit developers--many new owners of the mansions have said they wanted a smaller home but could not find one."
- "Traditional modest single-family homes on small lots are becoming unavailable. They are ideal for young families and for older adults like me who do not care for the idea of apartment living. They are replaced by huge houses, and all other new housing is cheek-to-jowl."

The theme of the "missing middle" and/or homes for median income earners was also mentioned in several responses:

- "Missing middle, affordable housing, rental housing. Even West Concord now is the land only for the rich"
- "An unwillingness or inability to allow by right dense, multi-use, " missing middle " housing forms in downtown Concord and in existing residential neighborhoods. Housing reform need not be "extreme" tall apartment buildings, but instead a combination of new projects and raising the density, FAR, etc. of *existing* lots so that density and affordable housing returns to Concord."
- "I believe the town needs more modest, middle -income family homes. The classic 3-bedroom, 2-bathroom ranch or cottage for example. I think there are enough luxury houses and high-end apartment complexes."
- "Low to middle income housing. The Highland St home we bought for \$16,000 now sells for \$1,225,000. Small post WW2 capes are torn down and mega mansions are built in their place."
- "The fact that the young family/middle income/first home demographic doesn't have a chance to live here or an advocate to create smaller homes they can afford. "Low income" will get some help, and the rich or two-income families can squeak in, but middle income or one-earner families are left out, so we will have three classes: the rich, the owners who were already here before the prices skyrocketed, and the subsidized."

Diversity was noted as a concern in many responses, specifically how the lack of housing affordability restricts access for growing racial diversity in Concord:

- "High cost of housing keeps diversity of all kinds-- racial diversity, class diversity, ethnicity etc.-- low because it is inaccessible to many who are not a wealthy and mostly white population."
- "Opportunities for housing for lower income, more diverse individuals and families. Education for long term Concord residents about the value of a diverse community, how "NIMBY" limits growth of our community"
- "The median home price is incredibly restrictive to only represent privilege. A push for greater diversity and inclusion of a greater range of socio-economic range would benefit all— particularly the school kids/parents who assume/expect their cloistered privilege as the norm."
- "During my 38 years of being a Concord resident, I have seen our town slowly become "gentrified" as realtors have sold properties by capitalizing on the rural qualities of our community and thereby diminished said qualities as only the wealthy can afford to live here now thus limiting diversity in our population."

Others offered aging in place and accommodating seniors as the most pressing housing issue:

- "During my 38 years of being a Concord resident, I have seen our town slowly become "gentrified" as realtors have sold properties by capitalizing on the rural qualities of our community and thereby diminished said qualities as only the wealthy can afford to live here now thus limiting diversity in our population."
- "Low-income housing availability, smaller and more older- age friendly homes, end of new mansions being built, more welcoming to all people of color and lower income folks"
- "Builders and developers choosing only to build profitable mega mansions and smaller single-family homes or multiple family homes becoming rarer. It is very hard for aging people to downsize and stay in Concord. Equally hard for young families to move to or back to Concord as it is so expensive."
- "Allowing modifications to historic homes that allow older residents to age in place. Allowing apartments in commercial areas. Allowing in-law apartments."
- "Small homes getting torn down for bigger ones, not enough options for seniors. Not enough diversity of housing."
- "Options for senior -citizen long-time residents to stay in a community their lives are anchored in."
- "Range of affordable (and AH) housing options for downsizing seniors who want to stay in the community; housing for workforce and younger new families."

Lastly, several respondents included zoning in their replies. Zoning restrictions received both positive and negative mentions in this question:

- "I believe that the prices of housing are through the roof. I also feel that zoning restrictions have been too lax and the character of the town is negatively impacted."
- "Zoning . We don't need anymore low income housing, cluster homes, retirement homes, etc. The money has to come from somewhere, and it is not fair to make the people Who are here make it affordable for those who aren't."
- "Demolishing concords character by building mansions lot line to lot line. Variances all round. Not abiding by previous zoning requirements."
- "Restrictive and racist and classist zoning laws"

- "Lack of availability from too many single family zoned lots"
- "Zoning disparities between West Concord & the rest of town that have led to greatly increased population/housing density in WC. This feels terribly unfair to those of us who live in WC; we beg the Town of Concord to make it stop!"

Housing Stories and Themes

When asked about their **housing stories in Concord**, survey respondents had a wide variety of experiences and opinions. A considerable number of respondents grew up elsewhere and moved to Concord; many specifically mentioned Concord's proximity to their job and Concord being a great place to raise a family:

- "I moved to the region for work. After getting married, my wife and I wanted to move out of an apartment and west of Boston worked well for both of us. We loved that West Concord is walkable, has a town center, and water and sewer. The schools were a big plus as well as access to abundant conservation land. We are concerned about housing prices and the extent to which the town is an aging monoculture."
- "Moved here 11 years ago to be closer to work, and because I had young kids so schools are important. I'm married, two kids, and own my home which I bought when I moved to town. No negative housing experiences for me, and I love Concord. I live in Concord Riverwalk, a PRD with a great community, close to Concord Junction."
- "Moved for work, bought a fixer-upper in a great neighborhood 30 years ago before most of the homes around us were torn down or doubled in size."
- "Moved to Concord in 1972 for work. Bought a house here after renting in Arlington. Chose Concord because it was cheaper than Lexington, had a historical atmosphere and a good bookstore."
- "We moved from Arlington to Concord when our daughter was 14 months old. We moved within Concord - from a condo to a single-family for our daughter to start kindergarten. We moved to be closer to work (in Devens) and were looking for a walkable community with excellent schools."
- "Sold prior house to buy house here with little daughter. Draw was schools and to be close to work on Hanscom. No plans to move."

Although many residents seem to love the town and wish to stay in Concord, many of them expressed uncertainty about being able to afford Concord housing options long-term:

- "First moved to Concord as a roommate in a group housing situation in 1989. I liked the town but didn't think I could afford to live here on an engineer's salary. Luckily for me, rates came down faster than prices went up in the 1990's, and I purchased a home in 1993. I raised two children in Concord and Now that they are grown I am considering a move but I don't know whether I can truly afford to stay"
- "I grew up here and feel Concord in my bones - its literary history, its profound place in the birth of this country. After living in NY for 13 years after college, and came back with my young family in 2019. We now rent, and are desperate to find a home we can afford in town."
- "Born in concord. Grew up in concord. Have to live with my parents. I cannot afford to live here without them."
- "I grew up in Concord and then left for 20 years. Moved back here 8 years ago. We love concord but find that the town has become less affordable than when I grew up. The town reflects less economic diversity because the taxes and real estate costs are so prohibitive."

- "I grew up in Concord and my parents grew up in Concord and my grandparents live in town. I love the area so much and I would love to return when I'm financially stable and have a family but I am worried that I won't be able to afford to live in town."
- "Did not grow up in Concord. Moved to the area for a job. Living with a spouse. Currently, renting. Negative for housing is no place to buy in Concord that is affordable/within our budget. I do not want to move from town and we love Concord, however, may not be able to afford it soon."
- "I live in housing provided by my employer, otherwise would be unable to afford to live locally"

While housing affordability was mentioned by most participants, some respondents highlight Concord's affordable housing as the reason they are able to remain in town:

- "Grew up here. Hadn't planned to move back but then got divorced and wanted my kids to get a good education. Moved into my parents' condo which was empty. Couldn't afford to buy here but then won the lottery by being one of twelve picked for brand new affordable housing. Live in a fabulous house. Very grateful."
- "I grew up in Concord and moved back 8 years ago. I rent Town-owned affordable housing and operate my business out of the same place (which is a farm). My family wouldn't be able to live in Concord if we hadn't secured affordable housing through the Town. The majority of my employees do not live in Concord as there are very few apartment rental options and what is available is generally unaffordable. Those that do live in Concord are generally students living with their parents."
- "Won the lottery for Affordable Housing here in Concord. Great schools made us affirm the move. We do have a relative who has lived here in Concord for about 30 years"
- "My mom got affordable housing in Concord and we were able to move to access a better school system."
- "Moved our family of 5 here and rented to be closer to my husband's job, good school system, improved quality of life. Rented for 15 years before participating and winning an opportunity to purchase an affordable home. We have no plans to move. The negative side to Concord is that it has been way too affluent for many years and is not likely to change."

Others noted a long-time connection to Concord and the Concord community.

- "I moved to Concord with my husband and infant, 32 years ago. We own our house, and love that the town owns our own power lines. I never want to live somewhere that the town is dependent on the state/big companies. I love local town meeting!"
- "I moved to Concord in 1994 from my beautiful Victorian house in Dorchester because I had a baby, and wanted my son to have access to woods and good schools as he grew up. I bought a house on Border Rd in Thoreau Hills, with a stream bordering woods in back. Looking for more community, I learned about co-housing and downsized to Concord Greene so it would be easier to move. I didn't find a co-housing spot before I got so active within Concord that I didn't want to move to another community. I still want to build and/or end my life in a green co-housing community here--Concord Greene is not sustainable."
- "Grew up in Concord. Relatives lived here back to 1775. Own home. Sadly many childhood friends and even parents of our kids' friends. Can no longer afford to live here. Wish people weren't building such big houses."

- "First lived at Wedgewood Common for almost ten years. Guy DiGiovanni was a wonderful landlord and the Common was and is still one of the best rentals in Concord. Bought a house in 1980 while being built by John Horne. Still there."
- "I first moved to Concord for a job at Lincoln Lab. I rented a small apartment that was a converted attic in West Concord. When my husband and I were looking for a house to buy, we came back to Concord and bought a small cape in West Concord. We lived there for 23 years, and then moved a few years ago into a larger home in West Concord closer to the train station. We love the town!"
- "Moved here in 1974 as a 12 year old. Purchased the house from the family in 1991. Now that our kids have grown, we would like to down size and stay in Concord but there aren't many options. Might go to Maynard to save on taxes at some point. We have loved our time in Concord even though the character of the town is changing as it more and more becomes a town of the very wealthy."

Housing Affordability

Housing affordability is a main concern for Concord residents and is especially a growing issue for renters in town. Eighty-nine percent of renters stated that their rent has increased in the past three years, with 27 percent sharing their rent has increased more than \$500.

Sixty-eight percent of renter respondents answered that they would not be able to rent an apartment in Concord at the 2021 average rent cost of \$2,660.

Homeowners have experienced similar challenges as the housing market rapidly changes. While the bulk of respondents (53 percent) stated they did not struggle to make mortgage payments in the last two years, nearly 30 percent of respondents indicated this is because their mortgage has already been paid off.

Fifty-one percent of homeowner respondents answered that they would not be able to purchase a home in Concord at the 2021 median sale price of \$1,250,000.

Housing Quality

When asked about the condition of their housing, respondents most agreed with the statements "My home is not energy-efficient" (54 percent answered 'strongly agree' or 'somewhat agree') and "My home needs renovations" (47 percent answered 'strongly agree' or 'somewhat agree').

In the comment section following questions regarding housing quality, many participants mentioned the age of their home and the expense of or need for renovation:

- "Our house has mold, but is so structurally unsound (very old) that renovations would be radically out of our price range. Buying a new home in Concord would be, too. we have to keep living in it. We are forced to continue living in it or uproot my son during high school."
- "We've done hundreds of thousands of dollars of improvements over the past six years; we still have a few left."
- "Retaining wall needs to be replaced, but no contractor will take such a small job when there are McMansions to build elsewhere in town."

- "We've already done renovations that we took out a loan for. Some of the renovations improved curb appeal, we've improved energy efficiency and added solar, we've replaced the roof, and we've had a drainage system added to move water away from the house to solve intermittent basement leaks."
- "Our house was build in 1708 and has had additions over the years (1800's, 1900's). Maintaining a house that old is a never ending process. While it is efficient by today's standards, it could always be made more energy efficient."
- "Maintaining an historic home is expensive but the biggest challenge currently is finding available local service people."

Others noted their property suffers from a myriad of bureaucratic systems including HOA Boards, restrictions on homes in historic districts, town energy supplies, and off-site property management:

- "Off site management is not always responsive and the tenants have suffered."
- "I would love to be able to get geothermal but it's so expensive -- and with the town not having National Grid, we miss out on their benefits (\$15k rebate, 0% interest free 7-year loan)"
- "My HOA Board refuses to have MASS SAVE come in for an energy audit. Refuses to put sensors for lighting in the common areas. Lighting is on 24/7."
- "Concord Greene uses Methane gas for heat & hot water community-wide, paid through condo fees, so there is no financial incentive to conserve. Also, there is a disincentive to replace the central air conditioning with heat pumps, because the condo owner would still have to pay for gas they no longer used. Also, we cannot have home EV charging here, or access to the town fiber optic cable internet."
- " My home is not as energy efficient as it could be because I live in a historic district and was not approved to replace windows."

Multi-generational Housing

While just under twenty percent of households have children over the age of 18 living with them, the ratio of households with children under the age of 18 is much higher (40 percent yes to 60 percent no). Additionally, about seven percent of households indicated they have multi-generational households with related adults over the age of 65 living with them.

When asked if their adult children would consider renting or owning in Concord, just under 47 percent indicated they would. The majority of responses to what is preventing adult children from seeking their own housing Concord were housing costs being too high (63 percent) and currently being enrolled in school (48 percent).

Aging

About 85 percent of survey respondents feel that it is important or extremely important to stay in their community as they age. However, a slightly lower percentage (71 percent) of residents feel that it is important or extremely important to stay in their current home as they age.

Home-based services such as an in-home nurse or snow shoveling were indicated as most important to respondents as they age in their home (86 percent chose 'extremely important' or 'important'). Seventy-four of respondents indicated that social services were 'important' or 'extremely important'

to them as they age in their home. Sixty-nine percent of respondents marked covered parking as 'important' or 'extremely important'.

In relation to unit and housing types, 25-30 percent of respondents indicated that neither rental apartments nor condominiums were important to them as they age in their homes. Only 15 percent felt that assisted living communities are extremely important to them, while 18 percent indicated that intergenerational housing was extremely important.

When provided the opportunity to input other needs that are important to respondents, several mentioned access to autonomous transportation options, specifically local public transit (buses and trains) as well as the walkability of their neighborhood.

ADUs

Twenty-eight percent of single-family homeowners surveyed indicated they would be interested in creating a small apartment on their property to supplement their income.

Some indicated that they would be willing to do so but cannot alter their property per HOA restrictions or do not have a large enough lot size to do so. Others noted they do not know enough about ADUs or being a landlord but would be interested in learning more.

Inclusivity

Respondents were asked how welcoming Concord is to a variety of groups. Overall respondents feel that the town is particularly welcoming to families with young children and older adults and particularly difficult for low-income residents and BIPOC individuals. The majority of respondents indicated they based their answers on assumptions noting they did not identify with the demographic groups listed.

Participants felt more confident in weighing in on inclusivity for certain populations like families with young children, new residents, and older adults (all received less than twenty percent 'I don't know' replies). Respondents were particularly unsure (48-50 percent answering 'I don't know') about inclusivity for residents who use a rental voucher and residents in needs of supportive services (i.e., substance abuse and mental health services)

When asked to comment, many respondents stated that so long as one is financially stable, intersecting identities will not influence whether someone is welcomed in town. Responses included racism and anti-Semitism in the schools and white folks personally not knowing any people of color. Others discussed being queer and BIPOC and feeling pressure to assimilate in white heavy spaces.

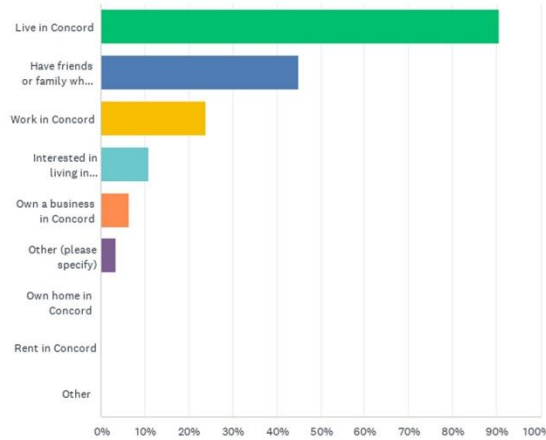
- "We are a community of people who want to be welcoming, but sometimes miss the mark. Debates around recognizing Jewish holidays on the school calendar and CPS fighting with METCO parents and staff leaves a poor taste in the mouth. The uproar around changing zoning around Thoreau Street does, too. NIMBY!"
- "It is very apparent being a queer BIPOC and noticing that spaces are incredibly white heavy. This in and of itself can already be nerve wracking, and not having any indication of actively welcoming marginalized groups and supporting them can be frightening."

- "In our 2.5 years in Concord, we have met fewer than 5 families of color (including our entire neighborhood, nearby neighborhoods, preschool, community activities, etc.), zero young single people, exactly one single parent, and zero LGBTQ people. We feel very concerned about bringing up our children in such a strongly homogeneous community."

Appendix – Full Survey Response

1. Please check all of the following that apply to you:

Answered: 442 Skipped: 0



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Answer Choices	Responses	Count
Own home in Hamilton	0.00%	0
Live in Concord	90.72%	401
Rent in Hamilton	0.00%	0
Work in Concord	23.98%	106
Own a business in Concord	6.33%	28
Other	0.00%	0
Have friends or family who live in Concord	45.02%	199
Interested in living in Concord	10.86%	48
Other (please specify)	3.39%	15
	Answered	442
	Skipped	0
Other (please specify)		
Wanted to downsize but couldn't find housing		
Interested in zero carbon green cohousing in Concord		
retired		
;ljk		
I want to build a life in concord!		
Want to be able to downsize and stay in Concord, if possible.		
Did own business in Concord in my home		
Own commercial real estate in Concord		
Grew up in Concord, left in 2019.		
In laws live here. Partner grew up here.		
Family has lived in Concord for over 20 years.		

-
- volunteer in concord

 - Grew up in concord

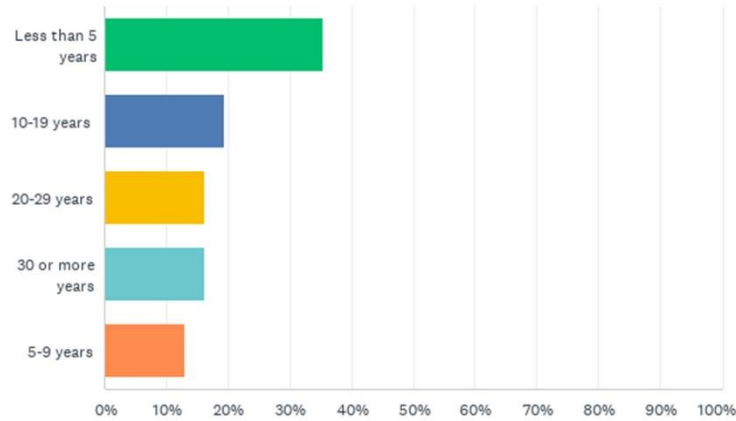
 - Volunteer, attend church and visit around town

 - 6 generation concordian

2. How long have you worked in or been associated with Concord?

Q2: How long have you worked in or been associated with Concord?

Answered: 31 Skipped: 411

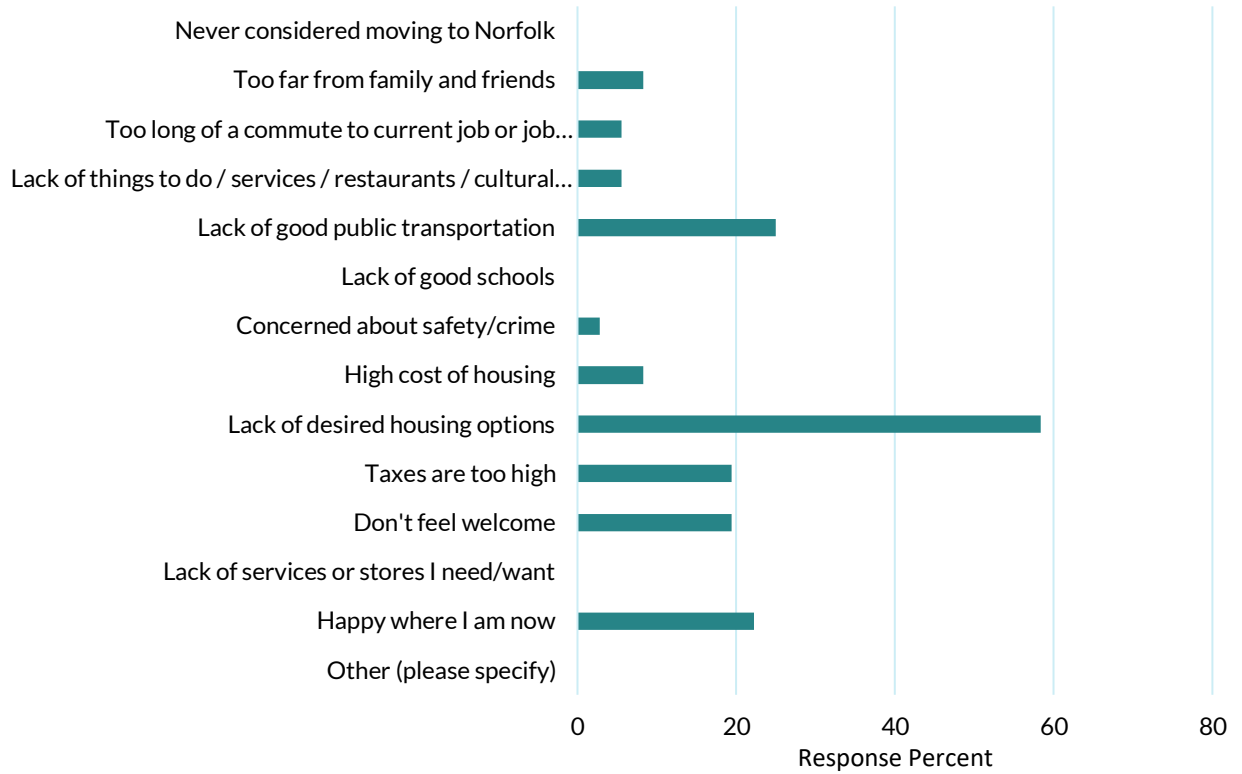


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Answer Choices	Responses	
Less than 5 years	35.48%	11
5-9 years	12.90%	4
10-19 years	19.35%	6
20-29 years	16.13%	5
30 or more years	16.13%	5
	Answered	31
	Skipped	411

3. What keeps you from living in Concord? Check all that apply.

What Keeps you from living in Concord? Check all that apply.

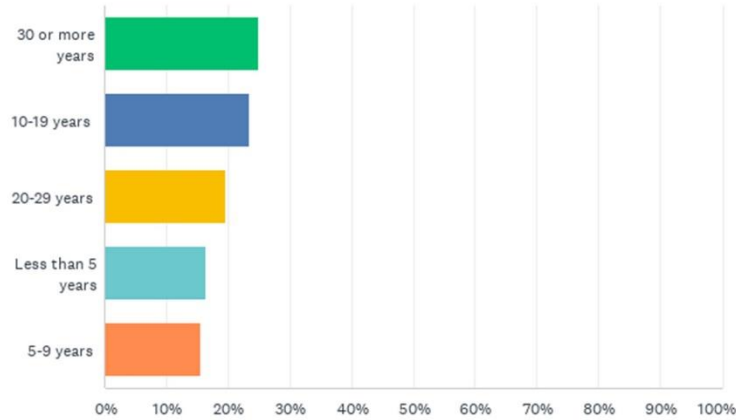


Answer Choices	Responses
Never considered moving to Norfolk	0.00% 0
Too far from family and friends	8.33% 3
Too long of a commute to current job or job opportunities	5.56% 2
Lack of things to do / services / restaurants / cultural events	5.56% 2
Lack of good public transportation	25.00% 9
Lack of good schools	0.00% 0
Concerned about safety/crime	2.78% 1
High cost of housing	19.44% 7
Lack of desired housing options	58.33% 21
Taxes are too high	19.44% 7
Don't feel welcome	19.44% 7
Lack of services or stores I need/want	0.00% 0
Happy where I am now	22.22% 8
Other	0.00% 0
Other (please specify)	0.00% 0
	Answered 36
	Skipped 406

4. How long have you lived in Concord?

Q4: How long have you lived in Concord?

Answered: 336 Skipped: 106



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Answer Choices	Responses	
Less than 5 years	16.37%	55
5-9 years	15.48%	52
10-19 years	23.51%	79
20-29 years	19.64%	66
30 or more years	25.00%	84
	Answered	336
	Skipped	106

5. Tell us about your housing story. Did you grow up in Concord? Did you move here for a job, romance, school, or family? If you moved recently, why did you choose to live in Concord? Are you living with roommates, friends, relatives? Are you renting or do you own a home? If you own a home, did you rent before you purchased your home? Have you had any negative experiences with housing in Concord? Are you looking to move or totally in love with the town? Please share your housing story:

Responses

I grew up in a neighboring town. I moved here because I was looking for a condo and was able to find one here back in 2003. I was looking to stay close to my family, while also having a reasonable commute to work. I enjoy living in Concord. I live in a small condo and would like to purchase a larger condo or a small house. I am very frustrated that financially this is out of reach for me because of the high price of housing and lack of availability for moderate-sized housing. I am a professional and make a good salary but that is not enough for the housing currently on the market. I really want to stay in Concord, but I feel I may need to leave this town in order to afford a larger space.

I have lived in Concord for more than 32 years. we originally moved here for the schools. Widowed now, I live alone. I am nolt sure i will be able to afford to stay here.

My wife and I moved to Concord to start a family and wanted good public schools. We bought a single family home. We both worked for Digital Equipment Corporation. My wife died and Digital is dead, too. I'm retired. I like the town and people. I don't know how long I can live here as the taxes are extremely high.

I moved to concord with my husband and infant, 32 years ago. We own our house, and love that the town owns our own power lines. I never want to live somewhere that the town is dependent on the state/big companies. I love local town meeting!

Moved here in 1997. I'm a renter who despairs of ever being able to buy here. My only negative with Concord housing is how unaffordable it is.

Own home. Relocated from New York.

We bought a fixer upper in East Concord and moved here from Roslindale. It's quite sad to see so many of the small homes being torn down and replaced with cheap 'monsterpieces.' Our original elderly neighbors had to leave their home of over 40 years because of the high increase in taxes. Their home was quickly replaced with a spec house.

Downsized to a condo in Concord from a single-family house in Lincoln

I moved to Concord in 1994 from my beautiful victorian house in Dorchester because I had a baby, and wanted my son to have access to woods and good schools as he grew up. I bought a house on Border Rd in Thoreau Hills, with a stream bordering woods in back. Looking for more community, I learned about co-housing and downsized to Concord Greene so it would be easier to move. I didn't find a co-housing spot before I got so active within Concord that I didn't want to move to another community. I still want to build and/or end my life in a green co-housing community here--Concord Greene is not sustainable.

I moved to Massachusetts for college. When I first was dating my future wife, I lived in Cambridge, and she was renting an apartment on Main St. in West Concord. When we wanted to settle down, her experience in Concord had been so positive that we wanted to live here. We bought a starter home on Harrington Ave. Over the years, all the small houses around us became large ones -- are there still starter houses in Concord? When we were ready to move up, we found an underpriced house in West Concord, but I think we were very lucky to have found it.

I am from Berkshire County and my husband is from Concord (his family has lived here for 5 generations). We used to rent in Brighton and bought at condo in west concord in 2021. We both work for an affordable senior housing organization and understand the importance of income inclusive communities. I wish there was a "maybe" option below

Moved from Boston after being mugged on Huntington Avenue. First lived at Wedgewood Common for almost ten years. Guy DiGiovanni was a wonder landlord and the Common was and is still one of the best rentals in Concord. Bought a house in 1980 while being built by John Horne. Still there.

Moved here with kids 6 years ago, i like it a lot

We chose to live in concord because of the rich history, great schools, and large lots.

Moved here in 2000 with our three children

I first moved to Concord for a job at Lincoln Lab. I rented a small apartment that was a converted attic in West Concord. When my husband and I were looking for a house to buy, we came back to Concord and bought a small cape in West Concord. We lived there for 23 years, and then moved a few years ago into a larger home in West Concord closer to the train station. We love the town!

Wife grew up in town and bought our house in 2011. We moved here because she loves the town and since then it has grown on me as well. We love it hear and plan to stay here for a long time. Our first born will be in kindergarten next year and our other son will continue at Concord Children Center. We are selling our current home on Main Street in West Concord looking for something

with a bigger yard. We need more affordable options in town. Something with a yard that isn't 4000 sf and 2-3 million dollars.

Wife grew up in Concord, moved from Boston for schools

Moved here in 1974 as a 12 year old. Purchased the house from the family in 1991. Now that our kids have grown, we would like to down size and stay in Concord but there aren't many options. Might go to Maynard to save on taxes at some point. We have loved our time in Concord even though the character of the town is changing as it more and more becomes a town of the very wealthy.

We needed access to the Alewife area for my husband's job and to Lexington for mine. We bought a house in Concord because we could get more house for our money than in Lexington, Acton required going through the rotary, and Carlisle seemed just an appendage of Concord so why not be where the shops, nursery school etc are?

Moved to Concord MA. We bought a condo

We relocated to Concord from another suburb of Boston when our kids had not yet started school. We've owned our home for 20 years, smitten for Concord!

we own. Raised a family here.

rented first....then bought.

We moved shortly before the pandemic hit. We had been renting in Cambridge, and were expecting our second child. We had been looking at towns closer in towards the city: Arlington, Winchester, Belmont, but weren't finding the right house. We saw a gorgeous new construction in Concord which was outside our budget, and of course farther afield than we wanted. But we both grew up in the Boston area, had visited Concord many times and knew it to be a lovely town and community. Our due date was getting closer, we really fell in love with this house, and were incredibly fortunate to receive financial help from our parents. So we ended up here even though it was not our original plan. While we are very happy here in Concord, we are very aware that it is prohibitively expensive for most people. For this reason, we sometimes even feel embarrassed to tell people where we live: it feels that we have chosen to live in a place that is exclusive and non-welcoming to anyone but the privileged few.

We liked Concord for its historic value and small town feel. Yet its proximity to transportation access. We bought the house and never regret it.

Moved here from Cambridge for the schools and rivers.

Retired here. I bought a small house in a condo development and have owned homes previously.

As a long-time resident who has been actively involved in the community, I would love to stay in Concord in my later years and wish we had more affordable condo /townhouse options.

grew up in NYC. Moved to Concord in late 60's. Own our home. We moved here because we loved the rural quality and the sense of commitment to ideas. But we recognize that times have changed and we need new models of housing for our community.

We moved to Concord from Newton, MA in 1990. We rented on Barrett's Mill Rd for two years and then bought a home in Wright Rd in West Concord. We still live there, today.

We moved to concord from Boston while expecting our first child, liked the school system and loved the green spaces and swimming ponds.

Moved here for schools; bought a home

Won a 40B housing lottery

We put in an in-law apartment unit for my parents in 2005 and went through the special permit process and having them not be able to have a kitchen for three years because it was new construction. I was delighted that the zoning regs were recently changed to allow creating an apartment to rent by right in certain areas in town. (In fact I spoke in favor on the field at TM that year.) We would argue strongly that this zoning revision needs to be extended to all property in

town because an apartment:

- can allow kids to care for their parents nearby, which has been wonderful for our family,
- can provide income for older residents who need help with property taxes or the insane house prices,
- can allow parents to let their kids live in the area by letting them live in the apartment when they are young and then later downsizing to the apartment and letting the kids have the big house,
- increases the number of apartments available in town, thus increasing the diversity of housing options in town.

We would also be strongly in favor for zoning that allows for rental units above businesses.

moved to west concord when we decided to start a family

My husband and I lived in Arlington for over 20 yrs, renting for a few yrs then buying a home. We found Arlington became a little too congested and we wanted more space, a MB on the first floor and more nature. We purchased our piece of heaven (except for the increased plane traffic over the yrs) here in Concord about 13 yrs ago. We are a mile from the center, towards Carlisle, surrounded by nature and 'as they say' in our forever home. Short story, our first summer the street light, on the end of the road, was shining into our bedroom so we closed the curtains but this blocked the fresh air. I called CMLP and they said no problem, came out the next day and adjusted something solving the problem. Above and beyond the call of duty! We love this little town! When we moved here my husband was employed at Lexia Learning but has since retired. We love the history of the town and appreciate its attempt to preserve its character. We also love the conservation / protected land in and around Concord and hope that it continues to expand. We plan our days to avoid the traffic at Hildreth Corner, Sudbury Rd, Thoreau St and the Rte 2 Traffic Circle during rush hour!

Future husband lived here since 1977...we married in 1979 and brought our family up here

Moved our family of 5 here and rented to be closer to my husband's job, good school system, improved quality of life. Rented for 15 years before participating and winning an opportunity to purchase an affordable home. We have no plans to move. The negative side to Concord is that it has been way too affluent for many years and is not likely to change.

Grew up in Concord. Relatives lived here back to 1775. Own home. Sadly many childhood friends and even parents of our kids' friends. Can no longer afford to live here. Wish people weren't building such big houses.

Purchased a home in Concord, moving out from Newton for a smaller town

I own a home and rented prior to buying.

Own home in Concord. Rented before in Arlington & came to Concord on weekends for walks on the many public trails.

Lived in Acton for over 20 years. Sold house during 2020 stayed with family in Concord while searching for our next house and we loved the walkability locations near the centers.

Moved with family, owned before we bought in Concord, love it here so far.

We are renting having moved from the south. Looking to live here and make the place our permanent home

Lived in two different places in town. Moved from one too small house to a bigger house 45 years ago, when even the bigger house was affordable to a young couple with a couple of kids.

Bought modest detached single family in West Concord for schools and walkable quality of life, moving from Boxborough when daughter started kindergarten. May retire here, but uncertain.

Moved here to have land, so we could have animals and kids enjoy nature around our home

I've had a rough housing history. I've had trouble with previous landlords. I've always kept jobs ever since I was 14 yrs old. I've moved from Roxbury to Southie to Malden to Dorchester to New Bedford to Fitchburg and now I'm here in Concord, MA. We have been homeless a few times too

painful to remember. We have been judged many times as well. But the reason we love concord is the sense of calm. The peace. The way you can walk outside and not be so afraid. The way you can let your child play in the yard while you wash dishes inside. The way you can actually garden in a community and not worry about whether you may get shot by a stray bullet. I dream to buy a house here one day. I wish hope pray and dream that I could ever be so lucky to maybe hit some lottery whether it be mass lottery or maybe habitat for humanity would build a cute little house for the 6 of us here in concord so we would have to disconnect AGAIN. Dont get me wrong we do get stares. We arent the average concordians (we have a variety of brown within our skin)but that's not always a bad thing. Love thy neighbor. Be respectful and treat others the way you want to be treated!

Moved here in the mid-90s to raise our daughter. Renovated an 1860s house in Concord Center. Have enjoyed living here and have made friends here. We're considering downsizing, but the options are limited. Have looked at condos, but there is a huge demand for them right now. Disappointed that Article 33 failed, as that could have provided options at some point in the future. (Most of our neighbors were against it.)

Moved here from L.A. Bought a home here because I couldn't find anything small and nice closer to Boston. Now I love it--it's beautiful, peaceful, and lively.

I live with my husband and two children. We bought a house in West Concord in 2009 (lived in Arlington previously)

Moved here for work and family 30 years ago. We raised our family here and own a large home.

Moved from Cambridge for school, I own a home

Moved job

We moved here at the birth of our second child. A local friend had been regularly inviting us out for walks on the various trails in town, and we fell in love.

We moved here because we loved the history of the town, and raised our family here. We recently sold our home, and we are now renting in town. We are somewhat horrified by the paucity of rental units in town and the pricing of those units. Young people, anyone with a lower income, is priced out of our town. Economic diversity is utterly lacking.

Moved to the Southfield Rd. neighborhood in Concord from Davis Sq. in Somerville in 1997. Lived in a little cape (1100 sq. ft.) for 12 years until we had two kids and too many possessions to make that practical. Built a larger home on the same property and have lived in it ever since. Started a business in Concord, and our first office was in the former bead shop above what is now the Main Streets Market and Cafe. Outgrew that when we got to be nine employees, and moved the business to Lexington Ctr., and then, ultimately, Burlington. Both of our kids went through the Concord public schools, and all of us - me, my wife, and two kids - love Concord and can't imagine living anywhere else.

own home

First class of girls at Middlesex and fell in love with Concord! Moved here during graduate school to a rental on Hubbards St. Owned a house, now half a house over the last 40 years. Raised children here, one now married with kids in Concord, second one in Acton. Worry I won't be able to continue to live in Concord for the extreme costs, but very much want to be here!

Lived in Concord almost all my life, 54 out of 61 years, home to home before I bought my home

Moved here when we got married.

My family moved here in 2011 for my husband's new job in the Boston area. We rented a house for the first 2 years. Then purchased a home in 2013 and then recently moved to our current home in 2019. We originally moved to Concord for the great schools, town center and close to Boston.

Not looking to move but would love to downsize. Unfortunately, nothing is being built in Concord that meets the needs of active, older adults.

home owner, moved here from Maryland and selected concord because it was close to our family in a nearby town

Moved in with my in-laws over 10 years ago because we couldn't afford a house in Concord - still can't.

My husband went to CA for high school and over the years we came to visit Concord frequently from our places in Somerville and Cambridge - I always loved the idea of moving to Concord but never thought we would be able to find a place here due to prices and inventory. When we were house-hunting in 2020, we weren't even looking in Concord because it seemed too difficult to buy a house that would be walkable here, but we found one that actually fit the bill and were able to beat out several other bids to get the house that we will stay in forever. I'm really happy to be raising our daughter in this house and in Concord.

Moved to Concord out of love. We demolished our house and built replacement stock on.

Moved here when small starter houses went on the market and sold to first time buyers. Instead of them being levelled and McMansions built.

Own a home here purchased in 1977

Moved here when I married a man who owned a home here.

I moved to Concord in 1985 while I was working in Lexington because I had divorced and needed an affordable apartment that allowed pets. The apartment I found should have been condemned considering the condition it was in, but it was a God-send because it met my needs. After 15 years living in less than an ideal situation, but being very happy within the community, my landlord agreed to let me renovate my space making it suitable for my aging in place with home care if needed. We had a legal agreement drawn up recognizing my financial expenditure in return for future rent increases being limited to increases in taxes, heating and water thus helping me to be able to make ends meet upon retiring to a teacher's pension plan and guaranteeing my landlord at least one paying tenant out of a possible fourteen he could count on. Six years after I retired, my landlord became a problem. He decided that my rent should be more inline with other rents in the neighborhood. West Concord was growing and he wanted in on the boom. He did things to “urge” me to move. Ultimately, he did attempt to evict me but failed, having no grounds. He persisted in his efforts to “urge” me to move, including not providing sufficient heat. After he took me to court to evict me, I reported the heat issue to the board of health. I reported several other illegalities the landlord had engaged in. I was told the town could do nothing unless the specific tenant involved placed a complaint. Since everyone else who rents in this building is a tenant-at-will, no one ever complains because the landlord makes it clear they will be evicted. The third time he tried to evict me was when he knew I was on vacation. If I hadn't come back three days early, all of my possessions would have been in storage and my home locked against me. Since I hired a State Street lawyer to deal with that attempt, my landlord has desisted, but I live with the fear of knowing how he feels and wondering when his “bad behavior” will start again. This has been my home for 38 years and I planned as well as I was able to stay in this home until I die. My rent is almost half of my monthly pension check. My landlord told me he could get twice as much rent for my apartment!

Moved here for the schools when my children were 3 and 7. Own our house with my spouse. Never rented in Concord. Biggest negative is that a developer bought a tiny house next to ours—perfect for a starter home or for an older person/couple to age in place. The developer appealed to the Zoning Board of Appeals to build a house 3X the size on a narrow nonconforming lot and got approval, setting up this modest neighborhood to go the way of so many others. Now a small house next to that one is being replaced by an oversize house, and the one next to it and the one next to that one will soon follow. If Concord was serious about wanting to be accessible for people at all stages of life and in all economic brackets, the ZBA would not be allowing the destruction of so

many modest houses and the transformation of so many neighborhoods into character-less tracts of MegaMansions.

We love concord! We bought our house in 2013. My wife & I both grew up nearby but left for California after college & decided on concord when we were in the process of moving back. We love the community, resources, schools, nature trails & history.

Grew up in Lexington and always loved the area. Was pleased to find a relatively historic fixer-upper in Concord in 2016. We were lucky on price and location, and love the community.

We moved to Concord in 1978(?) or there about, since we worked at the Eliot Mental Health Center in Concord. We loved living here. Currently I am living alone. I am not looking to move out of Concord and I am planning to stay, as long as I can continue to afford it.

Own home grown children

I grew up in Concord and still live here in a home. I plan on staying in Concord.

We lived in Boston and then Sudbury previously. Neither of us grew up in New England, but we always wanted to live in a traditional New England town with rail access.

Bought starter home in 1996. Still in the starter home, would like to stay forever. Raising a family in this house and would like it to stay in the family if it remains economically feasible.

Moved here from Europe in 2010 for my partner's job. We rented for one year in Concord (it was meant to be a one year post) Had to choose a town in the Boston area. Chose here for four main reasons: school ratings, the prevalence of history, open spaces of nature for community use, safety of the area.

We bought our first home here in 1999. My husband lived here briefly as a child and loved it. I grew up in Chicago. We want to stay here if we can.

Grew up in metrowest ma, previously lived in Somerville. Was looking for a larger home to stat a family with good schools and proximity and access to boston.

Moved here to obtain a 3 Bedroom house.

My husband moved here for a job in the 70's. I moved here when we got married in '79. We rented for 5 years and found a place we could afford that required total renovation. We've been in the house for 38 years now.

My husband and I moved here from San Diego 22 years ago, though we both grew up nearby. We have 2 grown children now, one still in college, the other still living at home. We hope to be able to stay in Concord as we live it here!

Moved here with family 7 years ago. Own my home, kids in CCPS. Live the town.

I got a job in Concord and relocated to be close to work.

Sold prior house to buy house here with little daughter. Draw was schools and to be close to work on Hanscom. No plans to move.

Bought home and oved here with young family. Family gone and still love Concord. Want to stay in original home.

Like many people we've met, we (spouses originally from outside New England) moved from the Arlington-Cambridge-Watertown triangle when we were starting a family. We wanted a garage and yard, public transit, and great schools. In 2005-6, most homes in our price range were in Sudbury. We were relieved to find our house in Concord (2 train stops! 2 town Centers!). Concord checked our boxes and was a wonderful community/place/bubble to raise small children. We loved the activism to preserve the bucolic community (eg, prohibited some chains - bank in Concord Center...chains in general). However, our perspective on Concord has evolved over time. We still love the town, but have grown aware of the lack of diversity as well as an economic/ power divide. We see development and affordable housing primarily in W Concord, and resistance on the other side of Rte 2 (note - W Concord also now has 2 banks flanking Baker Ave.) There has been conflict over access to Estabrook Woods, and fear of the BF bike trail giving access to outsiders. Perhaps

we were naive, but we are constantly surprised at the degree of overt wealth, entitlement, and parochialism (both adults and older kids/students. We are troubled by racial incidents that have occurred in the middle/high schools.) We feel that town planning must be flexible to meet changing and cultural needs (ie, environmental and economic stability, create more equity and diversity across economic/racial lines), but the town culture and support must be aligned. Right now the town feels very insular. Proposals for change will be rejected without constituent understanding and support. We ourselves had previously been in the “preserve space/resist change” mindset; it required several deep conversations and listening for us to appreciate the need for even a town like Concord to look forward and plan for change that is consistent with our values. The survey is a great step to “taking the pulse” on housing opinions and needs. Thank you.

I moved to Concord after being widowed to be near family. I rent and live alone in an apartment complex. I feel safe here, enjoy the town, it's history and beauty.

I have loved all over the world Moved to concord when I took a job in Boston

Grew up in concord, left and came back

I grew up in Cleveland, Ohio, lived in Chicago, Berkley, CA, and for 45 years in Columbus, OH. Moved to Concord in 2016 to be closer to my daughters in N. Andover and Carlisle. We purchased a condo when we moved here. May ultimately move to senior living facility - not necessarily in Concord. Our condo has 4 bedrooms and requires more maintenance and upkeep than we will want as we age. I very much like Concord, but we are in our 80's and find the lack of public transportation very discouraging. Our last home in Columbus was a high rise condominium in walking distance to restaurants & shops and near public transportation.

moved here when married a man living in Concord

We moved here from Somerville with a dear friend in 1992. The 3 of us bought a 2 family house. My older brother had already been living here for 10 years.

I purchased a condo in Concord, April 2019. I moved from Colorado to Concord to be closer to family. Since then I have learned that the HOA laws in Massachusetts have no regulatory oversight. They lack major provisions found in other state HOA rules and regulations. For example, in my small condominium of 12 units, the Board refuses unit owners agendas, we are not allowed to attend meetings and the minutes to these meetings can come a year later. There is no accountability, communication or transparency. I have also learned that in the Massachusetts, Property Managers and Management Companies have no licensing, no oversight, no rules or regulations. These are major problems which cause fraud and embezzlement issues. This causes housing prices and monthly HOA fees to be misused and misappropriated.

I grew up in Thoreau Hills. I went to college in Boston and bought a house in 1996 in West Concord.

worked at Concord Academy from 1997-2010 and when I was retired and sold my house in Weston, I needed to move and had always hated Weston and had friends in Concord so I moved when the house sold. The Prescott at Concord (then the Concord Mews) was the only rental in Concord in 2013 that allowed pets and I had a cat. I am 85 and have no concrete plans for the future.

Moved here because it was close enough to my husband's job and (during a tight market) had a house available that we could afford. Schools seemed decent. At that time, the town was not too congested. Now empty nesters, would move to a smaller house if we could find something suitable but small houses get torn down and replaced with large ones. Not interested in losing the verdant landscape that we have, nor the relative privacy. If property taxes drive us out (and they well may) we will probably leave town.

Spent 8 years living with my parents and boyfriend in Concord while searching for something small and private for myself. Nothing like that exists and what's left are all being torn down and replaced

with mansions. I finally just found an apartment in Carlisle, so now I live 50/50 in Concord and Carlisle. Why doesn't Concord focus on adding diversity instead of putting up new houses only to support families moving to town for the school system? Apartment complexes also do not appeal to me. Single standing very small homes would be amazing. It's been really sad to watch the diversity in the town disappear. We should want to keep this diversity instead of becoming a town that only families move to for schooling. Concord is and should be so much more than that.

I moved here for a job. Its a beautiful town and I like living here a lot but housing affordability might force me to leave. I had a negative experience where when I put down a deposit which was a whole months rent on my apartment my landlord (PPM) informed me afterwards that if I didn't fill out my paperwork and set up utilities within a week they would liquidate the entire deposit. They did not inform me before I gave them the deposit and I can't believe this is legal. They are also now trying to rent out an identical unit on my same floor for 30% more for the same lease length (12 months). I only moved here 7 months ago, that's a crazy increase. love my apartment but am scared they will price me out with rent renewal. We need better renters protections and rent controls. Period property management manages almost all the rental properties and doesn't allow pets in any of them which is also sad.

We moved here from Lexington in Feb 1978. We were, of course, delayed because of the blizzard that year. I couldn't enjoy the time off work as I was concerned a out when the move would finally take place. My main negative concern is that while the property IS in Concord, we have a Lincoln mailing address—not an appealing or plus situation when trying to sell. My husband died years back and I'm trying to downsize. I want to stay in the area and move to West Concord. That is proving difficult both from either renting or buying a condo. The availability of the above places in my pice range is almost non-existent.

Moved from a Lexington house to a west concord condo. Love being able to walk to most everything I need.

I am totally in love with Concord. I raised my children here and have lived here for 22 years. My financial situation will be changing soon and I will need to downsize from my current home in about a year. Right now, there is nothing available - as we all know. What really bothers/concerns me is the development in this town. There is no protection for smaller starter homes and they are being torn down and replaced by larger, more expensive homes. I don't want to move to an apartment because I have several dogs and need a yard- but there are very few remaining options for people looking for starter homes or downsizing homes in our town. It is upsetting because it feels like no one who is involved in the decision making process cares to protect these smaller homes by enacting requirements like keeping the footprint of a home on a lot the same even if you choose to tear it down- so the developers/realtors are very incentivized to purchase these smaller homes, tear them down and replace them with 2.5 million dollar homes. So while my friends are here and I love my community, I fear that I will be priced out and have to move.

Wanted to start a family and move from Cambridge to the 'burbs. Concord was our first choice. It took a while to find what we wanted (looked at Sudbury, Wayland, Weston, Wellesley) but happily found our first home just short of 30 years ago, After 8 years we rented for a year while we built a house in the Center. Love Concord and will stay here as long as possible.

Bought a house here because we were looking for a better school system for our kids. We love it here and plan to stay until the kids graduate high school. Not sure we can afford to stay longer than that.

Moved here to be near family. I own a one bedroom condo. As a I get older and work less I worry about affording my condo. I want to stay in concord

mpved here for a job , bought a house here in 1965. now live in a condo I own.

I rent. My rent goes up every year. I am ninety years old. Does the town ever encourage landlords to consider some adjustment for elders who have lived in a home for 30 years?

purchased a house in Concord almost 3 years ago

My late husband, an architect, and I bought my home in 1988. He liked the location since it is right near the Great Meadows Wildlife Area.

We bought our first fixer upper home on Highland St in 1965. Then we bought at 138 Baker Av., built in 1707, completed as a center entrance colonial about 1725 with another old house added to it in the mid 1800. It was horrendous shape after being some type of spiritual home, commune, and home for emotionally disturbed teens. We restored the house, barn and gardens during the almost 40 years we owned it with the guidance of the Mass Historical Society so it was eventually accepted into the Nation Historical Society. Since my husband died and our 8 children have fledged, I now live at Concord Greene.

My Mother thought Concord would be a great place to live--after my husband got a job in Boston.

Moved to concord mews, now the PRESCOTT in 2012. It was to be for one year only. I am still here, happily

Bought a house after getting married. Chose concord for the school district and commutable location

I've lived in Concord for my whole life, and I'm looking to live elsewhere eventually, but the town is nice if I have a need to come back to live here.

W removed here for work, but we knew the area to some degree and loved the small town feel. We owned our previous house and we're ready to buy it was difficult to find a house. Inventory was limited and prices were double from what we paid in MD.

Grew up in Concord and have owned three residences in town since 2004

Grew up in England and wanted to renovate an old home with history and character

We own a home in Concord. Moved here for the schools, environment and cultural heritage.

We moved from Arlington to Concord when our daughter was 14 months old. We moved within Concord - from a condo to a single-family for our daughter to start kindergarten. We moved to be closer to work (in Devens) and were looking for a walkable community with excellent schools.

Raised our family in Concord, lived there for 45 years. Downsized to a condominium out of town.

Grew up in the same house my whole life in concord

was born and raised

Moved to be close to work but not too far from urban areas - Concord was a great balance

My mom got affordable housing in concord and we were able to move to access a better school system.

I grew up in concord

I grew up in Concord and moved back 8 years ago. I rent Town-owned affordable housing and operate my business out of the same place (which is a farm). My family wouldn't be able to live in Concord if we hadn't secured affordable housing through the Town. The majority of my employees do not live in Concord as there are very few apartment rental options and what is available is generally unaffordable. Those that do live in Concord are generally students living with their parents.

Grew up in concord and work here. Love the town. When I graduate will probably have to move somewhere else

Purchased home in Concord bc of the schools, we love main Concord Center and all the new retail/restaurants in West Concord.

I have grown up in concord

We bought the cheapest home in town to get away from city problems unfortunately we lived next to a Housing Authority property that had one problem family after another for the most part.

i live with my family in a rented home in concord and love this town so much and hope to live out my years here but with the skyrocketing cost of the rental we are unsure if we can raise our kids here! Also it is saddening to see the direction of this town in terms of accessibility! it's always been a largely white homogenous town due to white flight and it's colonial heritage but with rising prices of homes and rentals, living here is become more and more challenging for non-white folks. This town claims to be a liberal bubble but it's also largely white and I believe diversity and inclusion improves our children's belief system and values and will reflect what our town claims to support!

I live with roommates

I grew up in concord and my parents grew up in Concord and my grandparents live in town. I love the area so much and I would love to return when I'm financially stable and have a family but I am worried that I won't be able to afford to live in town.

Moved to Concord in 2012 with my family from another state for my parent's job.

My husband came with kids and a house in Concord. As a young professional living in Boston and walking to work, I would not otherwise have chosen to live in Concord. Now, 35+ years later, I cannot imagine leaving. Started in a smaller house, stretched to buy a slightly larger house and added on to it over the years. A negative experience was looking for housing in Concord for my elderly mother to be close to us. She was a smoker and had only social security as income. There was NOTHING for her. Ended up with us buying a condo in Concord Greene for her. At today's prices, Concord Greene might have been out of reach for us.

I was born and raised in the same house I live in today. I'm still in college but when I graduate I could never hope to afford to live here.

Moved to Boston area for work. Lived in apartment before purchasing a home in Concord. Chose Concord for the schools and nature. We initially didn't think we would be able to afford a home here, since we were a single income family at the time. We eventually found our current home, which is near Hanscom and under the flight path. Will stay in Concord for the foreseeable future.

Grew up in concord, moved away, moved back when my wife and I purchased her family's home.

very negative experience with concord housing. looked into affordable housing option over a decade ago when suddenly became single mother of young children. was told couldn't qualify because i had a home. concord has same people living in affordable housing for literally 15-20 yrs (buying and renting condos outside of their affordable housing). one couple (both employed) just sold their family home in west concord for nearly \$1M and they get to stay in affordable housing (have been in it 15yrs) while i've paid taxes all these yrs and struggled to keep my children in a home. that couple has their sister in the same housing and they both grew up in concord- all who you know. it's unbelievable. elm brook has people in it that have trust fund families. affordable housing is a total joke in this town.

Bought a home in 1975, sold it in 1998 Bought a new house in 2000

My partner and I each owned a home in a different location, one in MA and one in NH. We decided to move in together and buy a house in a town about halfway between our current locations. The push pin on the map landed on Concord. We were both already familiar with Concord and had spent time in the general area previously, so it was a great idea and we love it here.

Moved here in 2009. Mainly for schools, 2 kids in school now.

Grew up here.

Grew up in Concord. Moved away as a young adult. After getting married & starting a family, we ended up moving back.

Moved here for family

Love town. Always rented, but expect I won't be able to stay.

Moved here to start a family.

Bought house when engaged 29 years ago. Added on over the years. West Concord. Plan to stay at least until kids out of college.

We bought a home here last year. We are probably somewhat unique in that we love history and are the sort of people who jumped at a chance to live in a historically significant home even though it had sloping floors and angled walls etc. on the below i am happy to include my email but our personal story is so idiosyncratic I'm sure it won't be of help to very many.

I grew up in Waltham and because of the school systems, my parents sent us to private schools. I knew when I bought a home for my family I wanted to live somewhere with a good school system so we have school choice. Concord was such a great community and had great schools it was the perfect fit.

We bought a house in concord to be closer to work. Love the natural environment around but for the tax we are paying and the minimal public resources/program for our children we will not recommend others to move here

Grew up in Central Mass. Lived in Cambridge/Somerville until the pandemic when we wanted more space. Loved the open space and community feel in Concord and feel super lucky that we found a great home to purchase here. Our main concern moving into town was the lack of diversity compared to where we lived in Somerville.

I moved to the region for work. After getting married, my wife and I wanted to move out of an apartment and west of Boston worked well for both of us. We loved that west concord is walkable, has a town center, and water and sewer. The schools were a big plus as well as access to abundant conservation land. We are concerned about housing prices and the extent to which the town is an aging monoculture.

I moved to Concord 15 years ago when I was pregnant with my first child. We rented briefly and then bought a home soon after. Concord was near my then-husband's family and seemed a great place to raise a family. After having two kids, my husband and I divorced. Right after the divorce, He kept the house which meant I needed to rent as I was not financially able to purchase a home on my own at that time. Over the years, as a single mom, although I continued to grow my income and my funds for a down payment, it still became increasingly difficult to be able to afford a home to buy. I lost out many bids to contractors and those that could pay all cash. After renting my home for 11 years, a woman from another town talked my landlord into selling to her (he had not intent to put the house on the market). She immediately let me know her intent was for me to leave when my lease was up so that she could flip the place. This sped up my search for buying a home and I am one of the very few fortunate that was able to finally buy a house during one of the craziest markets ever in Concord (this past year). As a single mom who has rented and bought in Concord, I feel very passionately about the housing crisis in our town.

Renting; husband grew up in Concord

Moved here in 2015 to support our growing family and be closer to potential employer.

Living a Thoreauvian lifestyle on White Pond in a 575-square-foot cabin my wife and I purchased a dozen years ago. Moved to the region for a new job. Chose the location to be near a body of water after living on the Cape & Islands. In downsized mode in Concord, our grown daughters visit us in shifts.

All my life 74 yrs

Fortunate to be here. Left rental home on verge of condemnation. Awful situation. Super grateful to be in this beautiful town.

I moved here five years ago with my two middle school (at the time) daughters from the NYC area. I had a remote job and was looking to live in a town with good schools, close to Boston. I sold my house in the NYC area and decided to rent in the Boston area before buying. At the time the rental

market for a single family house, 3+ beds, pets allowed, was extremely small. I happened upon this rental in Concord because it fit the space and family needs, and schools looked great. I am now interested in buying but in the 5 years here, I fear I am now priced out of the market. I have zero family money or equity from my NYC house so while making a good salary, I can't afford to go over about \$650K for a 3bed home. I'd look at condos or duplexes, but even now those are hard to come by. I love living here, I volunteer in town and I'm a poll worker, so it makes me sad to know that I'll have to move away-- likely as soon as my youngest graduates CCHS in 2024.

Grew up in Concord Own home

grew up in concord

We bought a home in concord in 2019 while pregnant with our daughter. We chose to live here despite having a longer commute to Boston for work because we love the town and community. I grew up in the area and have family in nearby towns. We felt very fortunate to find our dream home in Concord.

Worked in Concord and then moved here. Now work outside of Concord.

moved here for school. own home. love this town.

Moved to Concord in 2011, primarily for kids' education. Won a lottery through CHDC. Family has grown and need a bigger house but the deed restrictions do not allow for 'upward mobility.' So we're a bit stuck at the moment and would love to help find a way, such that we stay in Concord. Despite the challenges, we have had a great time in Concord!

We sold our condo in Acton and decided to rent. We loved having close access to the train, shops, rail trail, medical facilities, etc. We are in our 70's and have grandchildren within 15 my nutes drive. We love the town, but rents are skyrocketing. We may be forced out and we are very sad . We have lived here for less than a year!!

Grew up here and own my.home...sad to see all of old Concord getting priced out and forced to move while people from other communities are given preference in affordable houses ng to create diversiry

My husband and I moved here because it's seemed like a great town and was a good location for our jobs at the time. We bought a condo in a two-unit house. We've since had 2 kids who both go to Concord elementary schools. We haven't moved yet but we need more space. We love Concord and we don't want to leave while the kids are in school. We're glad we already own but wish we could move to a larger house. At the moment this seems impossible even if we sell our house because there is nothing for sale in our neighborhood and when something comes on the market it is far out of our price range.

Moved to Concord for a (Boston-based) job. Loved the town the first time I drove thru; I live in an apartment for 5 years, then moved to PA and returned to Boston, then Concord 12 years ago.

Family moved

Raised family

I grew up in Concord and my family and I have lived here for over 20 years. My family came here in 1996 for the education system, history, and small town charm. I currently live with my father in a small apartment in Concord Center as he finishes up his final year teaching at a university in Boston. My mother works and lives in Indiana due to the nature of her job, university vice president, though her home and her heart is in Concord. My family's dream is to be able to afford a nice house in Concord, but they can't do that even though they make over \$400,000 a year with their salaries. If you walk in downtown Concord you will see several different real estate agencies, with homes selling for an average of around 2 million dollars. You also have "small" homes in the downtown area that are worth around 1.7 million dollars. My family and I love the town of Concord, but here's the problem that has grown and festered over the past 15 years. There's not enough affordable homes for middle class families, so you have long-term residents and renters

getting priced out and they can't afford anything due to everything being worth several million. As a result, the population in Concord is decreasing and businesses in downtown Concord are failing. So now you've got shops coming through all the time which typically end up failing after 1 year due to the lack of customers. Concord has become the kind of town that's only affordable if you're either a CEO, someone with a Dear Aunt Sally, or some kind of successful drug dealer who has yet to be caught (sarcasm).

Live with my spouse in a house we own. Love many things about living here but not the lack of any type of diversity. We can do more to make Concord accessible.

Moved here to live near friends and to be in walking distance of the Fitchburg Line. Looking to downsize, not right now, probably not in Concord for lack of good options which are apartment, condo or co-housing, low carbon footprint, in walking distance of a town center, not surrounded by parking lots.

Grew up in concord

We moved here 6 yrs ago as a blended family looking to bring our households together. I lived in a condo in Charlestown, MA, and my fiancé Ed, a widower, lived in Framingham with his 2 school aged kids. The kids both went to school in Concord private schools so we moved here to better manage the logistics of our collective school and work lives. It is also a beautiful place to live. We initially rented at Concord Mews (now called something else) & then bought a home in the adjoining Thoreau Hills neighborhood. We found house hunting to be a bit stressful given the prices. We would've loved to be closer to a town center than we are but houses in our price range in those areas seemed to need quite a lot of fix up work, which was daunting and expensive. We are looking to stay in Concord after we become empty nesters.

I own a house and rented for a year in concord before buying. I love Concord and my family too. We moved here for its beauty (architectural and conservation land), distance to Boston (not too far but far enough to feel that you live outside the city), and support of small businesses (it's not full of franchises or big brands). Once here we discovered a great international community with great values

We bought a house here a few years after moving to the Boston area due to a job change. We liked the community and thought it would be a good place to raise our children. We're still living in our original house.

I've lived in concord my whole life in the same house.

We looked for our first house in 1972 and were very surprised to find one in Concord for \$30,000 – never dreaming we could afford Concord. We outbid three other parties by offering \$30,200. Fifty years later, we're still very happy with our decision and will never leave – great schools, commuter rail, vibrant downtown, outstanding town departments, and caring residents. A great place to raise our four children.

Moved here for marriage

I own a home and live this town- especially conservation land and people's involvement in issues I value. I would like to rent out a small part of my home but there are bylaws about renting detached structures for some reason.

Moved here almost 12 years ago from Chelmsford; not looking to move; living alone in a condo complex; i owned in Chelmsford before buying in Concord; I chose Concord because of a community of like-minded folks I had met; I love the history, intellect, political persuasion of so many, etc.! High prices of housing as well as mansionization and lack of affordable housing are housing are all issues I am very concerned about.

First moved to Concord as a roommate in a group housing situation in 1989. I liked the town but didn't think I could afford to live here on an engineer's salary. Luckily for me, rates came down faster than prices went up in the 1990's, and I purchased a home in 1993. I raised two children in

Concord and Now that they are grown I am considering a move but I don't know whether I can truly afford to stay

Moved to Concord in 1972 for work. Bought a house here after renting in Arlington. Chose Concord because it was cheaper than Lexington, had a historical atmosphere and a good bookstore.

I love living in Concord! I moved here with my family when I was in high school. I own my own home and live alone.

My husband and I moved here from Boston 31 years ago, from a condo we owned in the South End. We purchased a 2 family home and converted it to a single family. We started our family here and our two children have lived in Concord their entire lives. We do like living here and ideally we would like to downsize. Our current home is not large but it is very old and maintenance is always an issue. However, finding a smaller, affordable home is just not possible in Concord, so we have considered moving to another town.

Born, raised, moved away, came back to raise my family here
moved from the city looking for an education and community

Moved here many years ago due to new job in the Boston area. Love the town

We moved to Concord in 2014 truly because the house we bought jumped out at us on a search. We had never been to Concord and knew very little about it. Since moving here, we have fallen in love with the town!! We now run three businesses here and have renovated four homes. There are some aspects to permitting that are a little difficult to navigate - and we definitely see the need for housing that young families or empty nesters can afford. But overall, this is a great town.

Moved here in 1984 for location and schools

Lived in Brookline for 18 years. Moved out-of-state for jobs. Returned to the Boston area with adolescent children. Concord had the right combination of open space, legitimate historic references, and access to job sites (Cambridge and Brookline).

Moved here over 50 years ago and still love it here. Bought our first house for \$32,500.

Moved here for the schools. Looking to leave as taxes are too high

I moved to Concord from Medford MA with my husband and two children around 1995. We moved here for the schools. Our daughters were age 7 and 9 years. We sold our Condo in Medford to cover the down payment on a small (1950s GI Bill) ranch house on Birch Drive. We lived there until 2018. By then both girls had reached adulthood and we had an empty nest. I developed a disabling autoimmune in 2011 and by 2017 began to need a wheelchair in my home to perform activities of daily living. The ranch house was too small to maneuver the wheelchair easily (narrow hallway, narrow doors, and a sunken family room, 6 " drop). We looked into modifying the house but it was too costly. We rented Birch Dr to a young family and borrowed money to purchase another house in Concord. We purchased a house on Seymour Street (White Pond) which had a good open floor interior design for wheelchair use but with difficult access from the parking area into the house. We solved this by adding adaptive equipment in the form of two outdoor stairlifts and one interior stair lift. We sold the Birch Drive house to the family we were renting to in 2020. The adaptations to our Seymour home were expensive but well worth it for me. I am able to get around the house easily in my wheelchair, swim in the pond and enjoy the Bruce Freeman Rail Trail with my wheelchair and adaptive trike.

I chose to raise my family in Concord in 1966 and am still here, as our two of my offspring and their families.

I grew up here and feel Concord in my bones - its literary history, its profound place in the birth of this country. After living in NY for 13 years after college, and came back with my young family in 2019. We now rent, and are desperate to find a home we can afford in town.

Moved to Concord in 1969. rented a house on Hubbard St. for \$235/month. moved away in 1971 and back in 1977. In 2021, we bought a house in Concord where my son, his wife, his child, my wife, and myself now live. Staying in Concord was important as the family very much wanted our 3rd generation occupant to go to school in Concord. Although our son and family were selling a good home in CA, they were. unable to find a suitable house in Concord. So, my wife and I sold our home and we were able to combine our assets to afford a house for all five of us in Concord. This has actually been a wonderful outcome for the family, but it also shows that prices in Concord are ridiculous and beyond the reach of most people

Grew up in Harvard, MA. Moved to another state for a while, then ended up in the Boston area when I relocated back. Always loved Concord - liked the mom and pop stores in the town centers along with the convenience of being closer to Boston. When I decided I was sick of city life and wanted a better commute, my partner and I moved to an apartment in West Concord. Loved the walkability and also commutability of it, as my partner worked in the city at the time. Knowing taxes were lower and the schools were good mattered as well. as we planned to start a family. We started house searching and eventually found one we could afford together. that was walkable to town. Sadly I don't think I would have been able to live in Concord had I needed to buy a house alone. I earn too much to be able to take advantage of affordable housing programs yet all the homes would have been beyond my reach. For that reason, when I was searching for a home alone at one point, I was looking at Chelmsford as I couldn't afford Concord.

We love our house and the town. Frankly I wish there was less of a push towards government affordable housing - which seems to me to help only the lowest income people- and more of a push to get people in their 30s who are starting a family and have higher incomes - but aren't millionaires. There are plenty of people with six figure salaries who still find Concord too expensive. I'd like to see more 3-4BR homes available in the \$600-\$700K range (or less expensive, of course!) It makes me sad that every time there is what I consider an affordable (or normal priced home) for sale, it seems to get knocked down and replaced with a mammoth house that sells for \$1.2M+.

Moved as young child

I grew up in Belmont and prior to moving to Concord, we had lived in Lincoln for 27 years. Our kids went to schools in Concord and know the Town reasonably well over those years. We moved to downsize and be close to the Town center. We were fortunate to be able to buy a smaller house in this area of Town prior to moving, it was rented when we purchased it and it allowed for a comfortable transition as to timing. We really enjoy the walk ability of the downtown area and the nearby amenity base, along with the mix of neighborhoods and nearby walking trails.

I live in housing provided by my employer, otherwise would be unable to afford to live locally

Married into Concord. My future wife had already purchased (actually created) a condo in a historic home in Concord before I met her. She has lived in Concord since 1976, Creating condos from this historic house was the only way she could afford to buy a home in Concord as a single teacher..

We bought a house last summer. Concord seemed like a perfect place to raise a family. We previously rented in the city.

Moved for work, bought a fixer-upper in a great neighborhood 30 years ago before most of the homes around us were torn down or doubled in size.

I grew up in Westport, CT, and went to school in Boston. I lived for a number years in Cambridge, Somerville and Medford, renting. When I got engaged, my fiance and I decided to buy a house. We looked in the western suburbs and found a starter house in West Concord. It was on Harrington Ave, which was nice, but no sidewalks and people drove too fast. Years later, we found a larger

house on Main Street, in the Thoreau district. People still drive fast, but we can walk to West Concord Center on sidewalks.

I moved to Concord from Sudbury because we liked the sense of community and my sons had friends living in Concord so a change in schools was not an issue. I moved from the first home purchased in Concord into a smaller Concord house in which I now live.

Moved to Concord in 2001 to put my son in Fenn school. stayed because I love the town.

Wife & I moved to Concord, buying a 2 family house in 1972. Wife's family lived in Winchester. Tried to find house we could afford. No negative experiences with housing.

Lived in Concord for 54 years in same house. Raised 4 children who went to Concord public schools.

Moved here 10 years ago from out of state. Our top criteria when choosing a community were: 1) good schools, 2) community with a town center and a house that was within walking distance of the town center, 3) public transportation into Boston. Concord fit the bill although we had to increase our initial budget and ended up with a house that needed a lot of work. We are two white-collar professionals with advanced degrees and good-paying jobs. If we were looking to buy today we would not be able to afford to live in Concord.

Did not grow up in Concord. Moved to the area for a job. Living with a spouse. Currently, renting. Negative for housing is no place to buy in Concord that is affordable/within our budget. I do not want to move from town and we love Concord, however, may not be able to afford it soon.

Moved to Concord from rental in Somerville when our oldest and at the time only child was 2. We choose Concord for its beauty, easy access to Cambridge and Boston, it's reputation as a progressive place, the METCO program, it's Unitarian Church, and it's highly ranked school system. We purchased a small ranch on Elsinore St for \$315k in 1998. We sold it in 2001 for \$415 and moved into our new house at 45 Estabrook Rd. We had purchase that property a year earlier with the intention of renovating it, but every contractor said it needed to come down, so we built new on old foundation. We started a company there, had engineers working in the basement, could no longer afford the mortgage and the business, sold that house, bought small house at 122 Upland Rd in 2005. We renovated and added on to that house in 2008. We sold it in 2017 when we purchased property at 47 Warner St. we rented the house at 66 Blue Jay Drive while we constructed a home at 47 Warner St. We moved in there in December 2019. We love the location and built the house with an eye to aging in place and staying there. We love a lot about Concord. Our biggest complaint is the lack of diversity and affordable housing. We don't want to live in a wealthy overpriced suburb where only wealthy primarily white people live.

I moved here for a job. At first we rented, and we purchased our home six years ago.

Grew up in Newton, spent weekends with my grandmother who lived in Concord all my life.

Decided to move the family here after twenty years in California. Rented for six months (disaster) and then purchased. Was able to afford it after choosing to sell California house.

Grew up in Concord. Moved away for college/med school then moved back to raise our family

Totally in love with Concord. Bought house on Plainfield Rd in 1969. Sold it in 1976 with divorce. Bought fixer upper house at 20 Winthrop St. in 1978 that my son now lives in. Bought current home as complete fixer upper in 1997 at 131 Sudbury Rd. Converted it to a two family in 2012 after husband's death. Continue to live at 131 and rent out 2/3 portion (133).

We moved when our children were little, to raise them here. We chose concord because of the schools. Our older ones are flying away, our youngest is still at school here, so we are not planning to move any time soon! We still live in the house that we bought 12 years ago; we never had a negative experience with housing.

I grew up in concord and then left for 20 years. Moved back here 8 years ago. We love concord but find that the town has become less affordable than when I grew up. The town reflects less economic diversity because the taxes and real estate costs are so prohibitive.

My wife grew up in Concord and we returned after 16 years in Brooklyn, NY to establish roots and raise our family.

Moved to Concord in 1984, (bought a home). Moved to another house in Concord in 2005.

Job, own, love it, schools are great.

Moved from NYC to Concord following my heart. My future husband owned an apartment in town and then we bought a house; lived in it for 7years before rebuilding on the same site.

Moved as a family 10 years ago from Boston for all the standard reasons - good schools, more space, love of having real walkable and historic town centers. Love the town but feel very lucky that we were able to afford moving when we did - it is now extremely expensive to buy here!

We moved to Concord in 2012 from San Francisco where we owned a house, and had three children. We picked Concord for the proximity to my wife's parents (Newton), charm, blend of country/small town, community, schools. We first rented then bought a home. We knew nobody when we moved and found "our people" wishing the first 2 years, and have grown those friends further. We are active and involved in the community (library. Conservatory of music, schools, neighborhood) and feel very comfortable here. Not everyone are "our people" but that's true anywhere you live - and what makes finding good friends such a treasure.

We are a retired (young) Air Force family that wanted a tight Tightknit community with amazing schools

We downsized to a condominium when we retired - 12 years ago. We came to Concord for the history, library, open space, cultural attractions.

I moved here when looking for a permanent home because my grandparents and great grandparents, etc had lived here until about the 1970s. I choose Concord because of the family history, but I also love the nature, access to trails and rivers. I own my own home. I had owned a home in the past. What I don't love about the town is that it has become even less diverse economically and racially as housing prices have soared.

We are a family of 4 and moved to Concord in order to be near family members (living in Groton, Lexington, Needham, Cohasset). It was important to have a train into Boston and to have good schools (two children, at CCHS and Alcott). We are in a one-family house here. Concord is a lovely town, but woefully segregated, which is having a negative impact on our children. While we are now over 7 million people in Massachusetts for the first time (2020 census data), we are not keeping pace with available housing and prices continue to increase--a recent Boston Globe article indicated Concord housing prices have increased by 25% in the past few years. We moved here in 2020 so acclimation has been slow during the pandemic, but it is hard to see Concord as a "welcoming" community at this time. Our housing story is kind of typical for Concord--able to spend exorbitantly high prices in order to secure a good education for our children in a nice setting, we did it. However, I'm not sure that people here understand the enrichment that comes from building a diverse environment--racially, ethnically, socio-economically and including people of all ages--that our children are missing out on here in Concord.

Moved here to be near partner's children. Own our home

Moved here 11 years ago to be closer to work, and because I had young kids so schools are important. I'm married, two kids, and own my home which I bought when I moved to town. No negative housing experiences for me, and I love Concord. I live in Concord Riverwalk, a PRD with a great community, close to Concord Junction.

Came for good schools.

Own home - moved from Cambridge with my young family, where I had been renting.

We bought our home in 1999 and still live in it.

Rent, low income senior housing some stigma associated with address

came to Concord for the schools and easy commute. Own home. Housing was difficult to find and prices seemed high. Totally in love with town. Would like to downsize at some time and stay here.

Born in concord. Grew up in concord. Have to live with my parents. I cannot afford to live here without them.

I moved here for a job, and I currently rent because purchasing a home is completely out of reach. It seems the town has experienced rapid gentrification which has been exacerbated by the pandemic's squeeze on the real estate market. I would LOVE to own a home here, but I don't have \$2M+ to spend on one.

My family moved to Concord in 1969. I was almost 2 years old. I went to Harvey Wheeler Kindergarten, Willard, and Peabody. Concord Academy day camp, swim lessons in Walden Pond, children's choir at Trinity Church, all of it. Fast forward...my husband and I raised our 3 kids in the Midwest due to jobs. Concord always held a place in my heart, and when we needed to bring my 6 year old son to Children's Hospital 2-3 times a year for cancer treatments and surgeries, I looked to Concord as a place to come to rest between appointments. I took him canoeing on the river, swimming in Walden Pond, walking to the North Bridge. It was a salve to the deep sadness we were experiencing. Fast forward again...my husband began a job in Cambridge three years ago. We rented there to figure how to reconcile our out-of-balance real estate conversion to greater Boston coming from Milwaukee. Of course we had to choose Concord due to what this town has meant to me over the course of my life. The most amazing thing about being witness to Concord's growth over the past 54 years is that it hasn't changed very much at all. Concord values the intangible beauty and goodness that comes from NOT over developing it's land. I can not begin to understand the idea of building in Concord as a way to create diversity, and that diversity is more important than our environment. Preserving our land in Concord is what keeps this town from becoming like every other town. Traffic and light pollution. Go spend some time in other parts of the country to see how other communities have "developed", and try to say it's better.

Grew up in Ohio, came here for school, stayed. Moved here from Acton in 2013 - smaller house bigger price. Business in W. Concord before that.

Won the lottery for Affordable Housing here in Concord. Great schools made us affirm the move. We do have a relative who has lived here in Concord for about 30 years

My wife and I chose to buy in concord because of the mix of town center urban areas, proximity to green space, schools, and transit access.

We moved here because we fell in love with the town and wanted to start a family and raise our children here. We first rented a home for two years and then after our daughter was born we purchased a home. We chose Concord because of its community, history and abundant conservation land. I grew up in Wellesley Massachusetts and the town I grew up in has morphed into some thing that I no longer recognized. All the normal sized homes were torn down and McMansions were built in their place. The rents in the town center grew so high that private businesses could no longer afford them in the downtown became like an outdoor mall with stores like the gap and Taylor the body shop etc. filling spaces that had previously been filled by owner operated stores or small chains. Ultimately those stores went out of business with several of them still being empty and what used to be the charming a part of the community is now an area that most people just drive through. It happened over time and it was devastating to watch. I am very passionate about preserving Concord Center and I also love what has been going on in W. Concord Center. Both parts of town are wonderful and in my opinion, to be treasured.

We own and are planning to stay.

Own a home. Moved w my husbands job but chose concord for the train and bc it's such a great town. Love the community here.

We moved to Concord in 2012 when we returned to Massachusetts from Bethesda, MD. We previously lived in Groton. We originally looked at Concord in 1999, but could not afford it at that time. We chose Concord for the high school, particularly the Rivers and Revolutions program and the Boy Scout troop. We also like the walkability to retail, the beauty of the historic homes and many trail, as well as the history. We like that there are many others here who appreciate the same things. We rented on Hubbard St next to Hunt Gym before purchasing on Lexington Rd. Hopefully, we'll be able to remain here for good, but we are interested in knowing about affordable housing options in Concord Center.

Grew up here. Moved back at 25. Purchased at Concord Greene because was all we could afford. Have only lived at two other addresses since. Won't move again.

Grew up here. Hadn't planned to move back but then got divorced and wanted my kids to get a good education. Moved into my parents' condo which was empty. Couldn't afford to buy here but then won the lottery by being one of twelve picked for brand new affordable housing. Live in a fabulous house. Very grateful.

I grew up here and inherited the family home. Live with another person. Lived outside the town, and came back to live.

We are renters who moved to Concord in November of 2012 for my spouse's job which was located in Cambridge. The commute from Concord to Cambridge via the Commuter Rail is very convenient. As a family of 4 with one income, we do not make enough money to purchase our own home in this town. I continue to see prices go up and get more and more ridiculous. One of the most frustrating things to me are the ways that many folks in town claim that they value equity and inclusion but then they fight new housing developments every chance they get.

I own my home, a small house in west concord village on a small parcel. Owned a larger home on an acre before and so happy to downsize and be walkable to stores, train station.

Moved to concord after living in Somerville - looking for access to train, more space, good schools. Lucked into a somewhat affordable home (\$550k) and then 8 years later used proceeds from sale to purchase a larger home in Concord

My husband and I were interested in moving north/west of Boston. Was searching for several neighboring towns and threw Concord into our list on a whim, didn't think we could afford to live here. Randomly fell upon a short sale home with good bones. Was able to put down roots in a town that I would have not been able to access. Both of us have since been engaged in the community, and are proud to raise our children here

I grew up in Concord; I have lived here as an adult with my family for more than 15 years. We own our home; it was one of the very few available for just under 500,000 at the time. I find it concerning that there is no such housing stock available here today. While it was always an upper income community, our teachers, police officers, town employees, farmers, merchants and others could live in town. And people that were new to the middle class (like my family) could also afford to move here to raise families. The increasing lack of economic diversity in the town - driven in part by out of reach housing costs - will continue to change the character of the town and the community to one that is exclusive and less welcoming, and that does not make room for people who have raised families here to downsize and stay in the community. Clearly these challenges are not just Concord's - but the region as a whole. That said, I would like to see Concord help to take the lead in a solution to the housing crisis and the challenges of increasing inequality in the region.

We moved to Concord so our son could go to CCHS and because the winter roads were well-maintained and the broadband connection (wireless) was strong. We chose Concord on a friend's

recommendation, "Go check out Concord, if you can afford it." Finally, we could afford Concord. Our home in Concord is assessed just below the median value point.

Wife grew up in Concord. Moved here from Cambridge when we had our first kids (twins) to be closer to her parents for help and closer to my job in Northampton, while not too far from her job in Boston. We bought right away. Not looking to move.

I grew up in a nearby town and now live in Concord with my family. I own a home. I have not had any negative experiences with housing.

Moved from Boston with my family for a top rated school system, and a less-dense, small town feel.

My partner and I decided to live together and we chose a town halfway between his current home and mine: Concord. I'd lived in surrounding towns before and liked the area, and the commute to his workplace wasn't bad. We bought a condo when prices were depressed in 2008.

We owned a condo in Roslindale and in 2018 the house we now live in came up for sale. We had only just been starting to think about moving, but the closeness to West Concord Village and Warners's Pond made us decide to go for it and we are SO glad we did

My husband grew up in Concord. His parents still live here. I basically like living here, but I hate the hideous, God forsaken cluster homes being built on Main Street in West Concord. Looks like a trailer park or Army barracks, and it's embarrassing that it is in our previously beautiful main stretch of road. It's developer greed, and I don't think anyone other than people who are being tricked into paying hundreds of thousands of dollars for "green homes" that are 2 feet apart from one another likes them.

I grew up in Lexington but my parents took us to numerous events here and always I loved the town. My husband came from England, and Concord reminded him of an English village with beautiful open space.

I sold my home in NJ and moved back home to Mass and landed in Concord in the Fsrhaven apartments while I look to buy. Sadly everything I see is so over my healthy budget of \$600-\$800 (for a 2bed 2bath) that I am starting to look outside Concord.

I've been renting a house in Concord for six years. I love it here! Unfortunately the house is being sold and I'm looking to buy a small house or condo. I don't come close to being eligible for Affordable Housing but I also will never be able to afford to purchase even a condo here. Sadly, I will be leaving town in June.

Known Concord all my life. (I had family here.) Pleasantly surprised to find my self living here.

My grandparents and mom grew up here. In 2012 my husband and I moved her to help take care of my of grandparents. We love living here and now have 2 daughter, ages 1 and 5. We have lived in the Mews/Prescott since moving to Concord. Although we would love to stay in Concord, the housing prices have gotten out of control and this year alone our rent went up \$400 a month.

We moved to Concord in 1980, at a time when interest rates were through the roof. We were originally from New York and then Connecticut, and moved because of a job. We were attracted to the town because of the beautiful town center and the young, friendly neighborhood that was still in development at the time. The drawbacks, as we saw them at the time, were the lack of diversity and inclusiveness, and the limited retail in the area in terms of restaurants, shopping, etc. To us, in our late 20s, the price of the house was a stretch, and we were torn between a larger house in Sudbury, and the one in Concord. We chose Concord because of the reputation of the schools and the town center. Frankly, it was challenging to 'break in' to the old Concordian world, and we did feel like outsiders for a very long time. In particular, the lack of diversity made us feel like "others". One longtime Concord realtor actually told us we might feel more comfortable in Sudbury. In all, we loved raising children here and love it still!

We chose Concord due to its beauty, and because we wanted to live in an established neighborhood with a yard for kids. We previously lived in a very dense neighborhood with no yard.

My husband and I moved to West Concord in 1989. He was from NJ and I was from Michigan but I had lived in NYC for eight years. We decided it was time to live in a more country environment. He had gone to Harvard so we thought we would try this part of the country. We had wanted to live in Concord for its history and character but thought we couldn't afford it. Then we found a house that was a fixer-upper, a WAY fixer-upper (like with gigantic holes in the walls) that we could afford so we bought it. We have just finished working on it 34 years later, but we love it. We love our neighborhood in West Concord and are so glad we were able to raise our son , now 29 and living in Boston, here. If we find we need to move from our house due to aging issues (ours, not the house's, though the house is 150 years old), we will try to find housing here in West Concord. We haven't had any negative experiences with housing, but I worked for many years in adjoining towns in human services and I know that affordable housing is one of the most important issues for enabling lower income residents to live in our communities. I would support any projects that will bring more affordable housing, especially Section 8, to Concord.

We moved here when our children were young after rental increase after increase. Concord provided reasonable prices at the time in comparison so we moved here. Our rental property now has become so expensive we were at a point of needing to relocate. We will be instead moving to our new house and planting roots in the town we have grown to love so much.

Grew up in Carlisle. Moved to Concord from Boston after getting married and while pregnant with first child. Purchased our home when we moved here in 2016. We plan our raising our 3 kids here and would not contemplate moving before they are out of school.

We own. Wanted commuter rail and a downtown to walk to. Housing prices are absolutely outrageous here now. Tear downs turning into McMansions are a tragedy. Less diversity because of housing problem. We consider moving to find more demographic and ethnic diversity for our kids

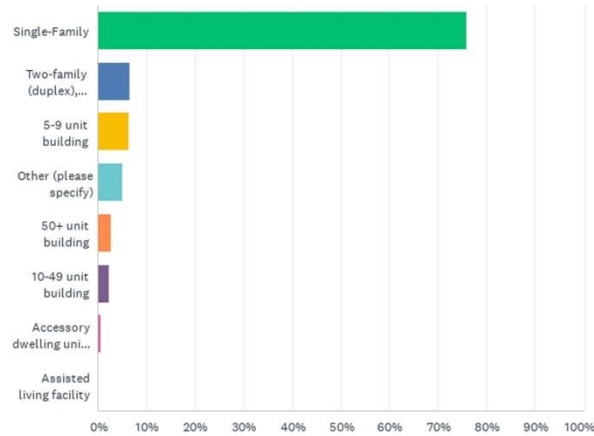
6. Question six asked if survey respondents would be willing to share their housing story publicly to help community members better understand housing issues in the community and asked those who agreed to provide their contact information. Below is a summary of how respondents answered but for privacy reasons this report does not contain raw data with participant contact information.

Answer Choices	Responses	
Yes	34.77%	105
No	65.23%	197
	Answered	302
	Skipped	140

7. What type of property do you live in?

Q7: What type of property do you live in?

Answered: 329 Skipped: 113



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Answer Choices	Responses	
Single-Family	75.99%	250
Two-family (duplex), Three-family (triplex), or Four-family (quadplex)	6.69%	22
5-9 unit building	6.38%	21
10-49 unit building	2.43%	8
50+ unit building	2.74%	9
Assisted living facility	0.00%	0
Accessory dwelling unit (in-law apartment) or carriage house	0.61%	2
Other (please specify)	5.17%	17
	Answered	329
	Skipped	113

- Other (please specify)
- condo

 - I am in a single-family and my parents live in an Accessory dwelling unit behind the garage.

 - Condo

 - We live in the only house in a condo development that includes 14 or 15 units in a building.

 - We live in a house and rent out our carriage house

 - i think there are 325 units here.

 - condo in a 2 story building --CONCORD GREENE

 - Apartment rental

 - Over 55 condominium

 - McMansion. The houses for a family that could fit four

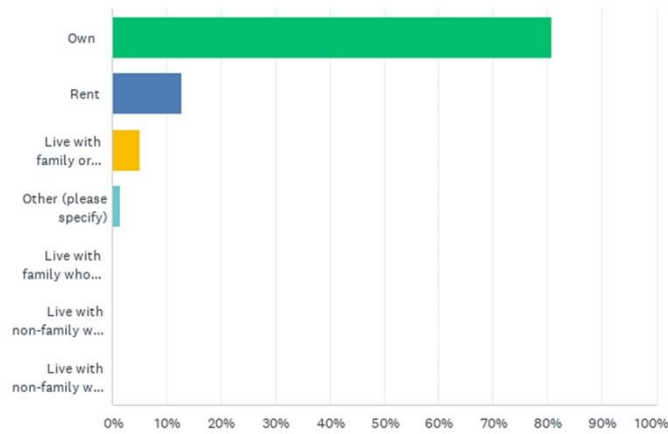
 - other

- Condo neighborhood of detached single-family homes.
- Public housing
- Single family unit with potential for ADU
- 2 families sharing a single-family dwelling (but a large one)
- Townhouse Complex, multiple units.
- Two family condo

8. Do you rent or own the place where you currently live?

Q8: Do you rent or own the place where you currently live?

Answered: 337 Skipped: 105



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Answer Choices	Responses	
Own	80.71%	272
Rent	12.76%	43
Live with family or others who do not require me to contribute to housing costs.	5.04%	17
Live with family who rents	0.00%	0
Live with non-family who own	0.00%	0
Live with non-family who rent	0.00%	0
Other (please specify)	1.48%	5
	Answered	337
	Skipped	105

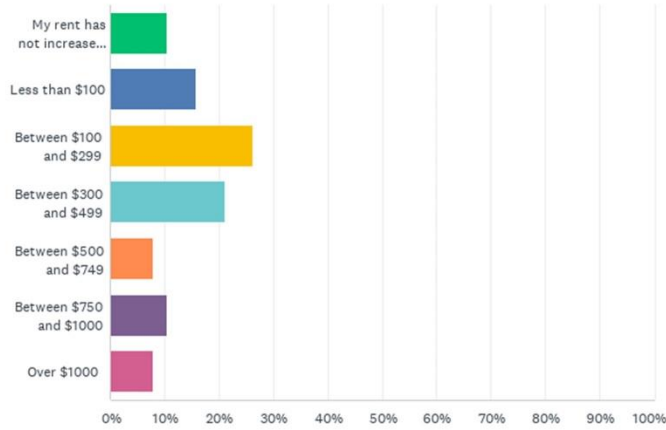
Other (please specify)

- We pay for 1/2 our mortgage with rental income
- Wedgewood Commons includes 20 or so units of 8 townhouse units
- I am a widow
- other
- Owned by my wife. See above.

9. How much has your rent increased in the last 3 years?

Q9: How much has your rent increased in the last 3 years?

Answered: 38 Skipped: 404



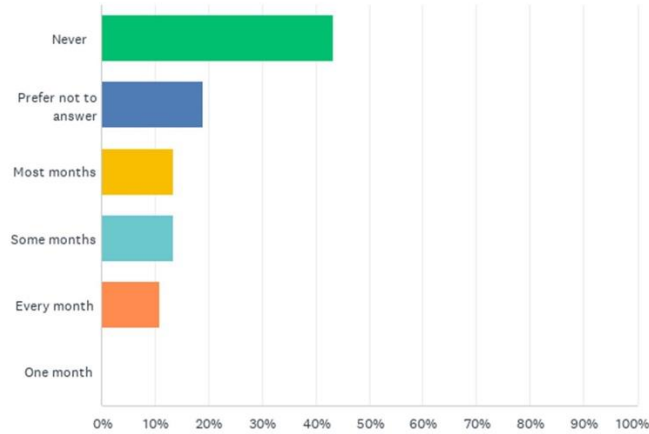
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Answer Choices	Responses	
My rent has not increased in the last 3 years	10.53%	4
Less than \$100	15.79%	6
Between \$100 and \$299	26.32%	10
Between \$300 and \$499	21.05%	8
Between \$500 and \$749	7.89%	3
Between \$750 and \$1000	10.53%	4
Over \$1000	7.89%	3
	Answered	38
	Skipped	404

10. In the last 2 years, how often have you struggled to afford your rental payments and other housing costs?

Q10: In the last 2 years, how often have you struggled to afford your rental payments and other housing costs?

Answered: 37 Skipped: 405



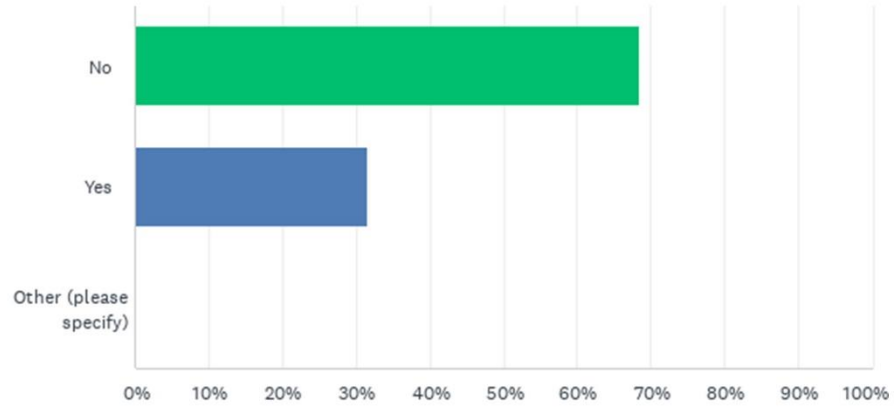
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Answer Choices	Responses
Every month	10.81% 4
Most months	13.51% 5
Some months	13.51% 5
One month	0.00% 0
Never	43.24% 16
Prefer not to answer	18.92% 7
	Answered 37
	Skipped 405

11. In 2021, the average rent for an apartment in Concord was \$2,660. If you were to rent today, would you be able to afford this price?

Q11: In 2021, the average rent for an apartment in Concord was \$2,660. If you were to rent today, would you be able to afford this price?

Answered: 38 Skipped: 404

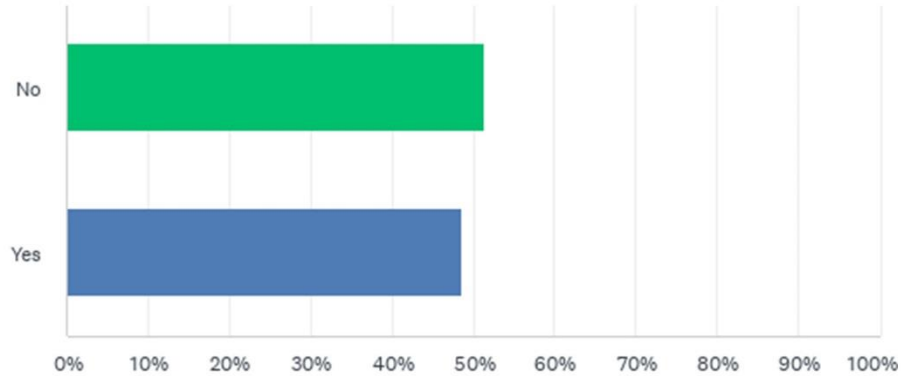


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Answer Choices	Responses	
Yes	31.58%	12
No	68.42%	26
Other (please specify)	0.00%	0
	Answered	38
	Skipped	404

12. The housing market is changing rapidly. Would you be able to afford a home in Concord if you were to buy today? (The median sales price for homes in Concord was \$1,250,000 in 2021).

Answered: 257 Skipped: 185



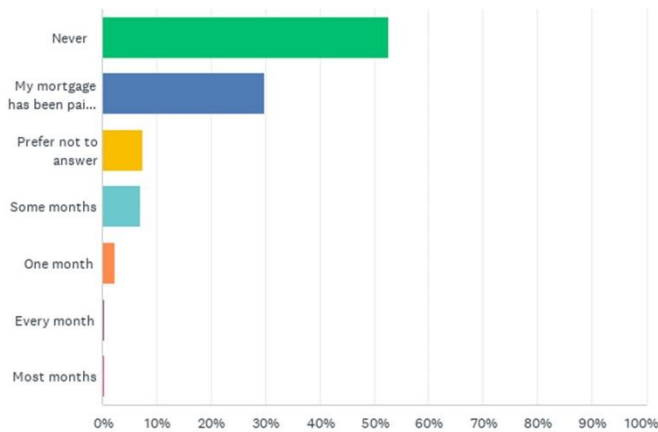
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Answer Choices	Responses	Count
Yes	48.64%	125
No	51.36%	132
	Answered	257
	Skipped	185

13. In the last 2 years, how often did you struggle to make your mortgage payments and other housing costs?

Q13: In the last 2 years, how often did you struggle to make your mortgage payments and other housing costs?

Answered: 258 Skipped: 184



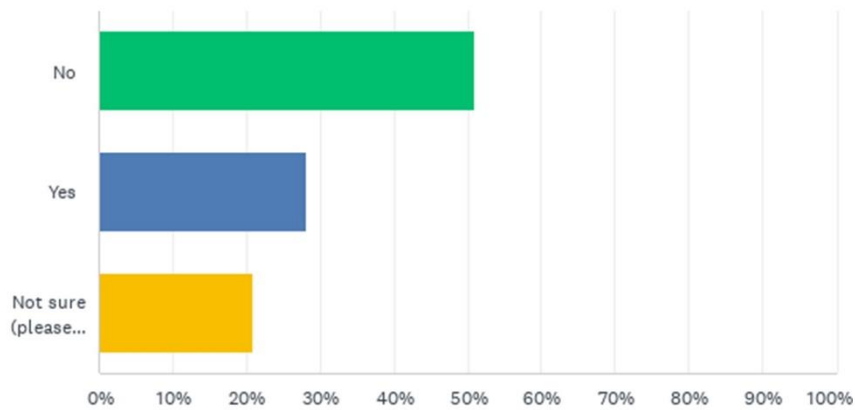
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Answer Choices	Responses	
Every month	0.39%	1
Most months	0.39%	1
Some months	6.98%	18
One month	2.33%	6
Never	52.71%	136
My mortgage has been paid off	29.84%	77
Prefer not to answer	7.36%	19
	Answered	258
	Skipped	184

14. If you own a single-family home in Concord, would you consider creating a small apartment on your property to supplement your income?

Q14: If you own a single-family home in Concord, would you consider creating a small apartment on your property to supplement your income?

Answered: 249 Skipped: 193



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Answer Choices	Responses	
Yes	28.11%	70
No	51.00%	127
Not sure (please explain)	20.88%	52
	Answered	249
	Skipped	193

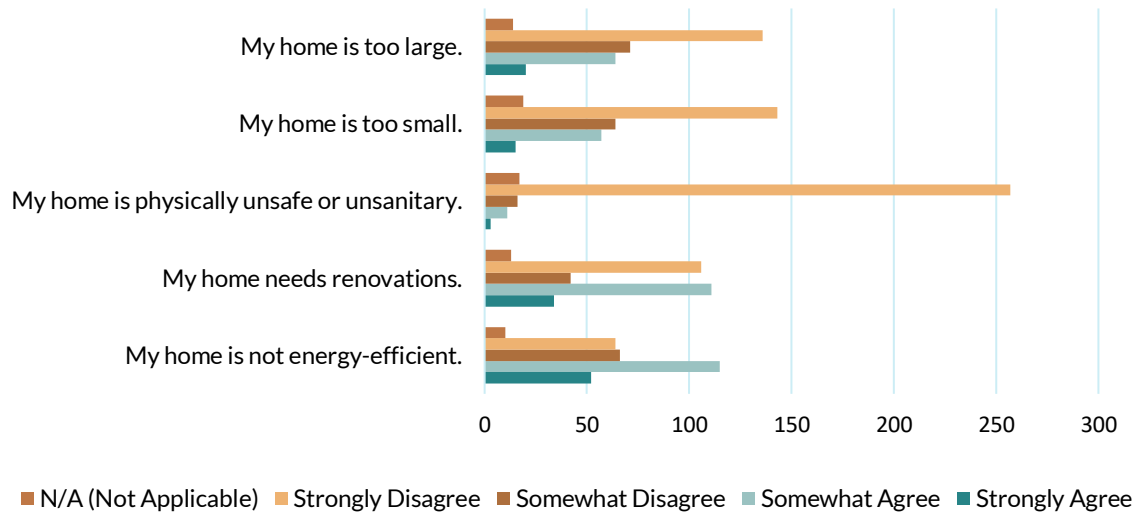
Not sure (please explain)
I don't think I have enough land. I would have to cut down a marvelous oak tree.
NA
I am not sure if our property is suitable
Not possible
Can't, HOA

not applicable
Have already done so. My parents lived in FL for five years, and we rented it out during that time, but they are back now.
Not sure what this means
Deed won't allow
I like the idea, but there's really no space for another structure.
No room. But if I had room--yes,
Historical house
what would it entail?
I like the idea but would need more information about the tax implications.
Maybe after we retire
no space available on our property
Not for income but for a space for a caregiver.
Never thought about it.
Willing to consider - but pretty sure we don't have the space.
we have an in-law apt
NA
don't know enough about it to say - - being a landlord in MA is difficult
don't think I have the room for this
I don't think I have space on my lot.
NA
It would be nice but don't know how
Our property has already been subdivided, with the former barn turned into a condo on a separate lot.
Limited septic capacity to expand. It takes a sewer to make a village.
First, I need to find a way to create more space for my growing family.
House is small.
Not applicable
Would consider a "mother in law suite"
not sure
I supplement our income by operating an Airbnb from a guest suite on the bottom floor of our home.
I think this is a good idea, but not suitable for my house.
not at this time, but it is conceivable depending on family circumstances
Our house doesn't have a lot of extra space, so it's a no for that reason
I've thought about it
Maybe next owner may wish to do this.
Possibly. Hadn't really thought of this although it's an intriguing idea.
My home is very small, under 1,000 sq. ft. And the lot is also very small. There isn't room for another dwelling.
Not at this time - hoping to build in order to start a home business, would consider creating a second living unit on the property in ten years when the kids have flown the coop.
Already did this with 131 Sudbury Rd.
Not as an income supplant but to increase housing stock
Don't own a single-family home.

- Depends on the size of the lot
- Maybe for a family member
- My property has already been subdivided w the former barn becoming a stand alone residence.
- Yes, but don't think it's allowed by my HOA
- Would love xtra income but concerned about ability to manage a rental property. Also not sure we have enough space on our current property - can't even build a shed!
- Our home is part of a complex and we can't alter it per HOA rules.
- I like the idea, but we don't have the yard space for it

15. To what extent do you agree with these statements about the conditions of your current housing in Concord?

To what extent do you agree with these statements about the conditions of your current housing in Concord?



	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	N/A (Not Applicable)	Total
My home is too large.	20	64	71	136	14	305
My home is too small.	15	57	64	143	19	298
My home is physically unsafe or unsanitary.	3	11	16	257	17	304
My home needs renovations.	34	111	42	106	13	306
My home is not energy-efficient.	52	115	66	64	10	307
Anything else to add about the condition of your current housing?						58
					Answered	309
					Skipped	133

Anything else to add about the condition of your current housing?

built in 1900. some upgrades but needs work.

I need solar panels, a heat pump, and triple-pane windows.

Concord Greene uses Methane gas for heat & hot water community-wide, paid through condo fees, so there is no financial incentive to conserve. Also, there is a disincentive to replace the central air conditioning with heat pumps, because the condo owner would still have to pay for gas they no longer used. Also, we cannot have home EV charging here, or access to the town fiber optic cable internet.

It's a condo community so not entirely applicable

We remodeled a lot of it over the last two years so it is in really good shape. We did full remodel of 3rd floor, 2 bathrooms and kitchen.

I have solar panels and a heat pump

it should be on town sewer

We did a renovation after purchase

we need more single family homes

Lots of deferred maintenance. 1970s vintage kitchen

When we owned our home, it was older, and in constant need of upkeep to maintain it. Much of the housing stock in Concord is older, or, if new, giant.

We completed our build in 2018, so our house is very new.

Taxes are too high

Our house has mold, but is so structurally unsound (very old) that renovations would be radically out of our price range. Buying a new home in Concord would be, too. we have to keep living in it. We are forced to continue living in it or uproot my son during high school.

Parking conditions are horrible.

We've done hundreds of thousands of dollars of improvements over the past six years; we still have a few left.

It was built in 1763

Our house was built in 1896

we have a heat pump

My HOA Board refuses to have MASS SAVE come in for an energy audit. Refuses to put sensors for lighting in the common areas. Lighting is on 24/7.

when I cannot climb 19 steps I will have to move

We had to update my boyfriends house when he bought it so that it wouldn't be all those things. But it was gross and in desperate need of updates when we bought it.

There's safe to build a small house on property but the Town has I indicated my property is a Permit B.

No longer need a home this size on a daily basis now that most of the kids have moved out but the house is fully filled at least a dozen times a year.

Important things have been breaking down

Retaining wall needs to be replaced, but no contractor will take such a small job when there are McMansions to build elsewhere in town.

This home is the nicest home my children and I have lived in in 20 years.

We have Route 2A next to us with no sidewalk and cars (even 18 wheelers) driving well above the 45 MPH speed limit.

We've already done renovations that we took out a loan for. Some of the renovations improved curb appeal, we've improved energy efficiency and added solar, we've replaced the roof, and we've

had a drainage system added to move water away from the house to solve intermittent basement leaks.

I love it!

I had to do unanticipated inside work while completing septic work and have not undertaken the needed renovations

I spent a lot of money to make improvements

the current configuration of the rooms is not ideal, and may require renovation.

I would love to be able to get geothermal but it's so expensive -- and with the town not having National Grid, we miss out on their benefits (\$15k rebate, 0% interest free 7-year loan)

It was fully renovated, including foam insulation and electric heat pumps in 2016

To be expected in a building of this age.

we have solar panels

solar

We heat and cool our house with geothermal.

historical home from early 1700s

Have solar panels on roof.

Our house was build in 1708 and has had additions over the years (1800's, 1900's). Maintaining a house that old is a never ending process. While it is efficient by today's standards, it could always be made more energy efficient.

We live in a well-managed condo association

Well maintained 1957 home but needs energy efficiency improvements

My house is a super energy efficient, right-sized home. It's flippin' great!

We have solar

Lacks storage for items generally used outside like bicycles, gardening tools, garden cot, outdoor chairs, grill, table, snow shovels etc no storage for seasonal items

We are making our house more energy efficient

We don't have backyard space to utilize

My home is not as energy efficient as it could be because I live in a historic district and was not approved to replace windows.

It's very old so...

It needs new windows.

Just completed a major renovation 2020/2021

Our barn needs to be replaced and we need to create accessory unit for family member

Off site management is not always responsive and the tenants have suffered.

We have taken advantage of the Town's energy efficiency services, and recently got a heat pump due to the Town's efforts.

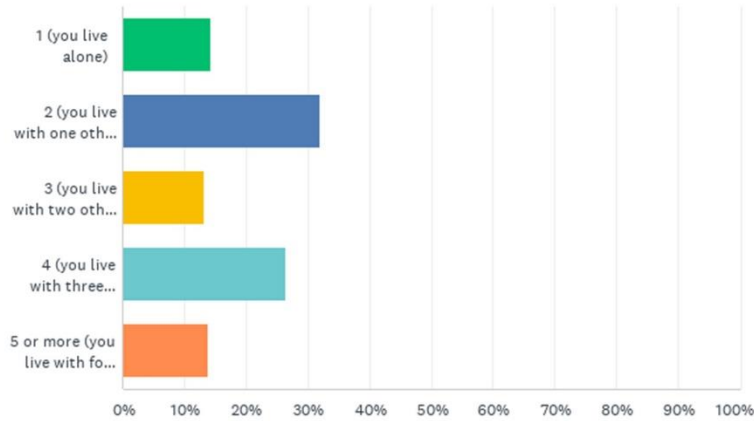
Maintaining an historic home is expensive but the biggest challenge currently is finding available local service people

It took a long time for us to find a house that we thought wasn't outrageously big. Most houses in concord are too big

16. How many people live in your household (including yourself) at least part-time?

Q16: How many people live in your household (including yourself) at least part-time?

Answered: 309 Skipped: 133



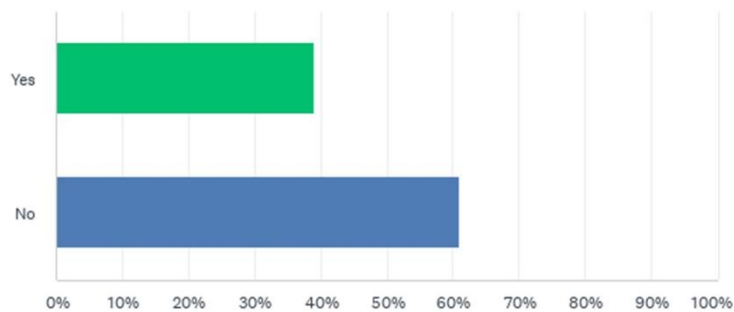
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Answer Choices	Responses	
1 (you live alone)	14.24%	44
2 (you live with one other person)	32.04%	99
3 (you live with two other people)	13.27%	41
4 (you live with three other people)	26.54%	82
5 or more (you live with four or more other people)	13.92%	43
	Answered	309
	Skipped	133

17. Do you have any children under 18 living with you in Concord?

Q17: Do you have any children under 18 living with you in Concord?

Answered: 310 Skipped: 132



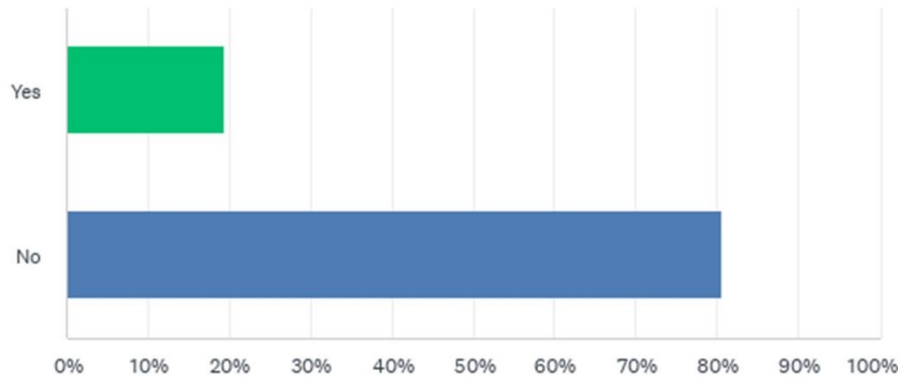
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Answer Choices	Responses	
Yes	39.03%	121
No	60.97%	189
	Answered	310
	Skipped	132

18. Do you have adult children (over age 18) living with you in Concord?

Q18: Do you have adult children (over age 18) living with you in Concord?

Answered: 315 Skipped: 127



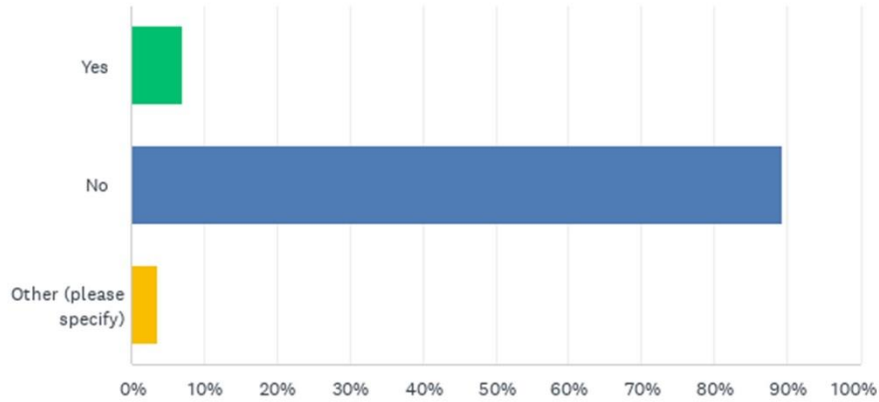
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Answer Choices	Responses	
Yes	19.37%	61
No	80.63%	254
	Answered	315
	Skipped	127

19. Do you have related older adults (parents or grandparents 65+) living with you in Concord?

Q19: Do you have related older adults (parents or grandparents over age 65) living with you in Concord?

Answered: 310 Skipped: 132



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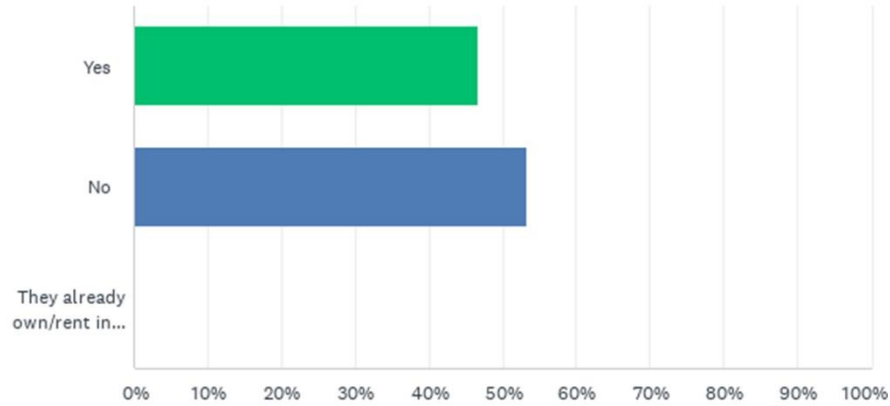
Answer Choices	Responses	
Yes	7.10%	22
No	89.35%	277
Other (please specify)	3.55%	11
	Answered	310
	Skipped	132

Other (please specify)
one adult grandchild
Not yet, but probably soon!
my husband and I are over 65 - - no others live here
A friend over 80
No but have long-term visits from older adult relatives
I am 80
Applying for in-law
sometimes
we are 2 people in our 70s, 2 in their 50s, and one child
Not now but we did.
Not now but likely in future

20. Would your adult children consider renting or owning in Concord?

Q20: Would your adult children consider renting or owning in Concord?

Answered: 62 Skipped: 380

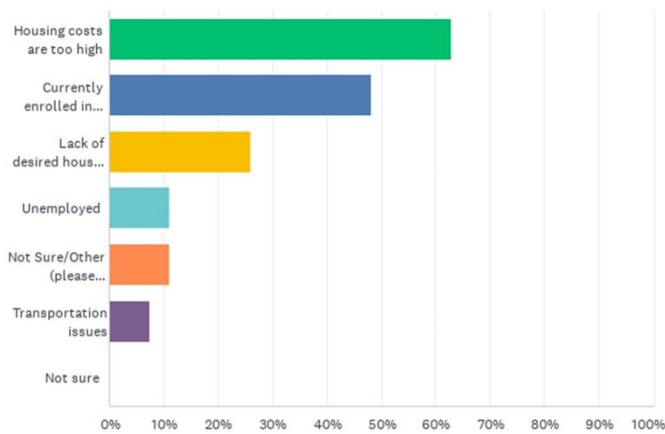


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Answer Choices	Responses	
Yes	46.77%	29
No	53.23%	33
	Answered	62
	Skipped	380

21. You've indicated that your adult children living with you would like to rent or own their own place in Concord. What is preventing them? (check all that apply)

Answered: 27 Skipped: 415



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Answer Choices	Responses	
Housing costs are too high	62.96%	17
Unemployed	11.11%	3
Currently enrolled in school	48.15%	13
Lack of desired housing options	25.93%	7
Transportation issues	7.41%	2
Not sure	0.00%	0
Not Sure/Other (please specify)	11.11%	3
	Answered	27
	Skipped	415

Not Sure/Other (please specify)

They are college student

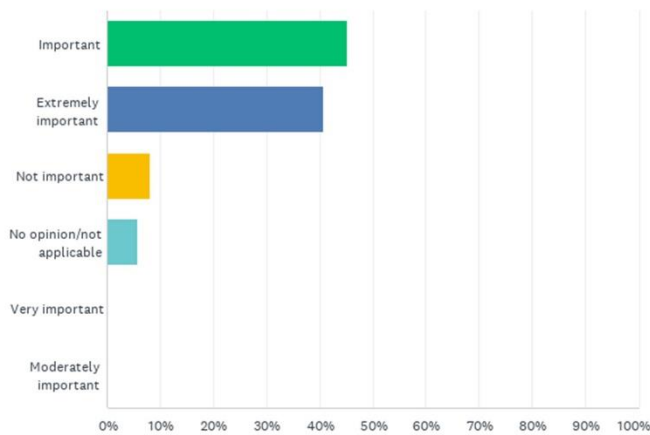
He has a good deal living here as a single Dad with his 6 yr old

Our daughter is enrolled in school and does not have definite plans once she graduates, but she loves living in Concord and would probably like to continue but costs are prohibitive.

22. As you age, how important would it be to you to stay in the community?

Q22: As you age, how important would it be to you to stay in the community?

Answered: 307 Skipped: 135



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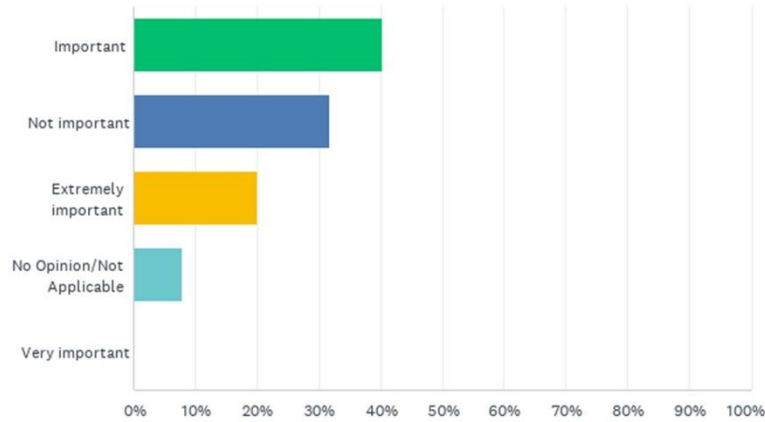
Answer Choices	Responses	
Extremely important	40.72%	125
Very important	0.00%	0
Moderately important	0.00%	0
Important	45.28%	139
Not important	8.14%	25
No opinion/not applicable	5.86%	18

Answered 307
Skipped 135

23. As you age, how important would it be to you to stay in your current home?

Q23: As you age, how important would it be to you to stay in your current home?

Answered: 308 Skipped: 134

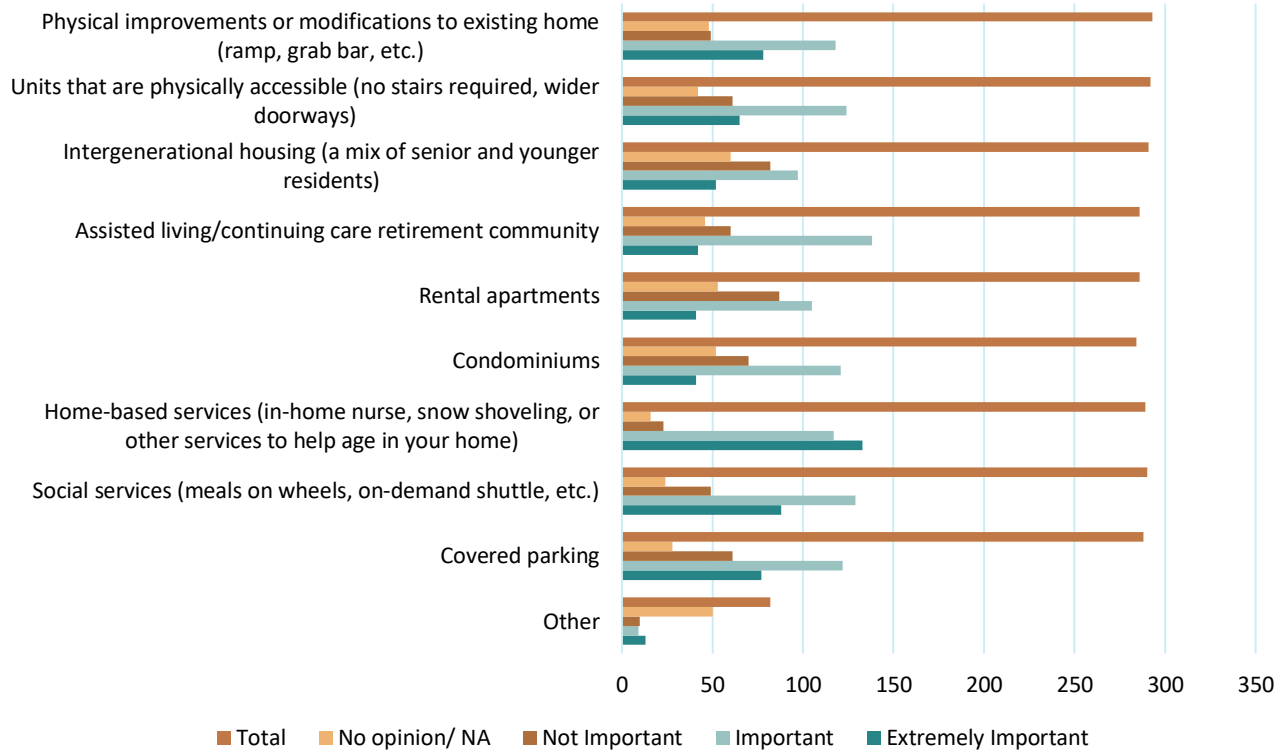


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Answer Choices	Responses	
Extremely important	20.13%	62
Very important	0.00%	0
Important	40.26%	124
Not important	31.82%	98
No Opinion/Not Applicable	7.79%	24
	Answered	308
	Skipped	134

24, As we age, it may become harder to see, hear, and move around easily. How important are the following when it comes to aging in your own home?

As we age, it may become harder to see, hear, and move around easily. How important are the following when it comes to aging in your own home?



	Extremely Important	Important	Not Important	No opinion/NA	Total
Physical improvements or modifications to existing home (ramp, grab bar, etc.)	78	118	49	48	293
Units that are physically accessible (no stairs required, wider doorways)	65	124	61	42	292
Intergenerational housing (a mix of senior and younger residents)	52	97	82	60	291
Assisted living/continuing care retirement community	42	138	60	46	286
Rental apartments	41	105	87	53	286
Condominiums	41	121	70	52	284
Home-based services (in-home nurse, snow shoveling, or other services to help age in your home)	133	117	23	16	289
Social services (meals on wheels, on-demand shuttle, etc.)	88	129	49	24	290
Covered parking	77	122	61	28	288
Other	13	9	10	50	82

Please explain your response(s)	Answered	54
	Skipped	295
	147	
Please explain your response(s)		
When kit becomes necessary to move into assisted living the town it is in is irrelevant.		
Price/quality of care become the primary considerations		
Our home is handicapped accessible.		
Affordable taxes		
I would like access to an all-electric, solar w battery backup and electric vehicle charging, home in a co-housing style PRD-style community with common house facilities for shared meals, music/media room, workshop, exercise room, pool, etc. preferably in a multi-generation community.		
We're doing pretty well with the maintenance, snow removal, etc., but we're almost 60 and it's getting harder each year.		
Affordable taxes		
It is best for people to age in community, as opposed to living isolated in a home alone. As many options as possible to ensure it is possible as people age is what is needed in Concord.		
I'm sorry I really don't understand this question. All of these things can be important or not, depending on individual needs. All should of course be available.		
My husband is 70 and has Parkinson's. Our stairs are rickety and steep with no possibility of affordable renovation; it's only a matter of time until one of us has an accident. It's scary to have no options!		
I have already made my apartment aging-in-place friendly.		
We have services for lawn, driveway and garden maintenance/service. We plan to move into Newbury Court if/when continuing to live in a maintain our house become burdensome.		
I found these questions confusing - does "in your own home" refer to current home or any other future home? We would not make changes to our current home, but would seek accommodations or services in a different home as needed as we age.		
Public transportation		
We are thinking of staying here, but renovations may be prohibitive.		
I realize the importance of aging close to relatives.		
I'm 85 and would like to just drop dead one day so I don't have to deal with what lies ahead. Assisted living is just too expensive and I am not good at letting people care for me. I am used to helping others.		
There's a big difference between "important" and "not important". In this question (and previous questions) a "somewhat important" and/or "not important now but will become important" would have helped. None of the above is important now for us except covered parking (we have a garage) but in the future, and especially if we should relocate , they would be considerations.		
There seem to be very few places in Concord where we could move if we were unable to manage stairs. Most places with single floor living are very small. (e.g. two bedroom apartments).		
If I cannot live in my home, I will buy a condo at Concord Greene as other people I know have done.		
No sure yet		
Garage in building extremely important		
Down sized units near public transit like the commuter rail		
N/A		

If we needed one-floor living, it would make sense for us to move given challenges we'd have in adapting our current home and how little sense it would make to keep a house with three levels (one down and two up) that can only be accessed by stairs.

Walkable trails and sidewalks.

Other: some privacy

To be honest, I really don't know. I know that if/when we downsize, we'll want to live somewhere on a single level and where we aren't responsible for outdoor maintenance (i.e. someone else mows the grass & shovels the snow). But we haven't really thought much farther than that.

Live in close proximity to my family

Focusing on the aging population is good, but you need to think of bringing in "new blood" and new residents with affordable housing. If the housing prices do not change with regards to rent and purchasing a house, Concord will become a ghost town within 50 years.

What does this mean? How important are these things to me right now? How important do I think they would be if I wanted to stay in my current home as I age? If I wanted to stay in any home in Concord? Also, about question 7, what do you mean by "afford"? Do you mean "could I buy a house that's below median price" (yes) or "would it be a wise decision instead of saving for retirement" (no)?

Being able to be connected socially & not having to personally drive everywhere. I've seen in my own extended family how isolated seniors get when they're determined to continue living in a suburban home that is car-dependent & they stop being able to safely drive. Our current house isn't super close to restaurants, shopping, etc. but it's walkable or bikeable if you have the time, which hopefully I would as a retiree.

One member of our household is somewhat handicapped.

At age 76, mobility and available services are becoming critical; especially those needed to maintain our home. When no longer able to drive, local shuttles and delivery services will be important.

I am alright for now but may have to move as I age

Access to recreational areas, trails, shopping, etc. are all very important to me

Looking to leave as my kids no longer attend schools and living in the town is far too expensive and no longer holds a value for my family.

I presently drive a wheel chair adapted vehicle. However once I can no longer drive or afford a to replace my aging vehicle transportation services that can accommodate a wheelchair will be very important to me.

I don't understand this question. You asked about staying in my home and then switched to other options. These are two questions. First I would like to stay in my home, second I may have to consider assisted living.

I'm in my 30s.. Assuming I will want to be self-sufficient as long as possible

We recognize that we may need some assistance if we live long enough, but would be very reluctant to leave this building. Willing to crawl up stairs if I have to.

We created a first floor bedroom. I think the social services will become important.

affordable housing in neighborhoods that are walkable.

How about a property tax abatement for installing a stairlift or elevator in the home with a provision to reclaim the abatement if not certain age or move within 2 years.

Affordable housing is an issue that needs to be addressed.

Neighbors

We are only here two years, so not yet clear to us that we'd want to age in place/stay in Concord. In terms of current housing, it is well organized for one-floor living, with nearly all necessary supports (grab bars, etc).

Ways to get around to medical appointments, safe intergenerational transportation, both train stations fully accessible with parking for elders and people with young children. Ways to walk safely to a functional town center with vital every day shopping, use groceries, pharmacy, paper goods, newspapers, etc. along the way sidewalks with frequent wayside benches to stop along the way to sit to catch one's breath. Safe ways for senior tricycle riders, wheelchair (motor or push), walkers with a rollator, mobility scooters, baby carriages and kid strollers, little kids on learner bikes or tricycles then safe ways to park one's transportation gear while shopping, having coffee or lunch. Good outside lighting yet with attention to dark skies initiatives. Home access to electric charging stations for electric vehicles, bicycles, wheelchair, and mobility devices. Also downtown quick charging for various devices. Housing is about more than the building in which one lives. Housing is also about the environment physical and social and how a person's life style is supported in a way one can flourish.

We will live in our small house into the future.

a

Concord needs better zoning. The crap houses two feet away from one another on Main Street in West Concord are ridiculous and a huge burden on Thoreau School.

Less red tape getting plans approved with town. Lots of fees, we can afford but many cannot. Lots of older homes here so renovation an ongoing reality. And could be greener/better than tearing down to build new

We don't know whether we will choose to remain in our house as we age. However, We do not believe that Concord need s more apartments or condos. Traffic along route 62 through West Concord is unbearable, and undeveloped land is disappearing.

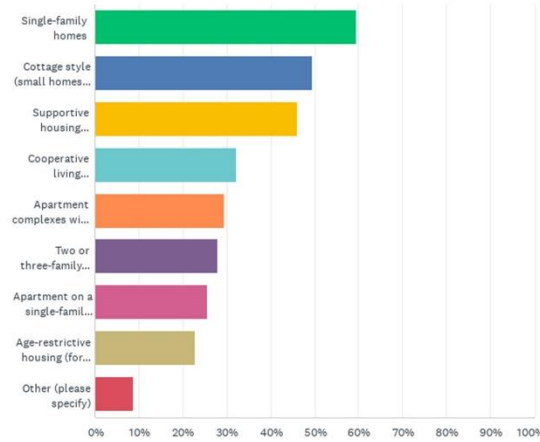
At some point in my life, I envision moving closer to the ocean somewhere.

We don't need services or adaptations to stay in our home now, but may in the future. So, the responses reflect what we anticipate we may need in the next 20 years or so.

25. What kinds of homes might interest you or family members in the future?

Q25: What kinds of homes might interest you or family members in the future?

Answered: 289 Skipped: 153



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Answer Choices	Responses	
Single-family homes	59.52%	172
Cottage style (small homes in a cluster, often with shared green space) or tiny homes (under 600 sq. ft)	49.48%	143
Two or three-family homes (as owner or renter)	28.03%	81
Apartment complexes with on-site amenities like a gym, pool, and common areas	29.41%	85
Cooperative living arrangements (with friends, family, home care provider, etc.)	32.18%	93
Supportive housing (housing that includes services)	46.02%	133
Apartment on a single-family property (i.e., Accessory Dwelling Unit)	25.61%	74
Age-restrictive housing (for residents over 55 years old)	22.84%	66
Other (please specify)	8.65%	25
	Answered	289
	Skipped	153
Other (please specify)		

I would like to live in a two or three bedroom open concept unit (either separate or multi-family) in an all-electric, solar w battery backup and electric vehicle charging equipped home in a co-housing style or PRD-style community with community organic garden, common house facilities for shared meals, music/media room, workshop, exercise room, pool, etc. preferably in a multi-generation community. I want it to be operated by consensus by the residents, not corporate owned.

condominium; but not a crowded area like concord green

we need to find creative solutions for how to provide diverse models we may not have even thought of yet

affordable townhouse design

Condos walking distance to stores in concord center-2 bedroom/2 bathroom/no stairs/covered parking for one car

None of the above. All set w current house

If I could live in a ground floor two bedroom at Concord Greene, I'd move tomorrow. Otherwise, I want to stay where I am.

see previous question answer

Something like the original Riverwalk (NOT including the huge extension) on a smaller scale for retirees.

Condominiums

I am very pleased with where I am. Really

Never age restrictive!

Mixed ages

Home near public transit

Homes with in-law capability

AFFORDABLE HOUSING!

Nothing jumps out. We want to stay put.

Love the idea of cooperative housing!

Continuing care retirement communities

living in a multi-generational family situation, I feel that we are already ideally situated.

Cottage style homes in cluster shared green space and fitness facility that includes an indoor pool

Intergenerational mixed cottage grouping with a common interest in having adjoining space for cooperative light organic farming and maybe some farm animals

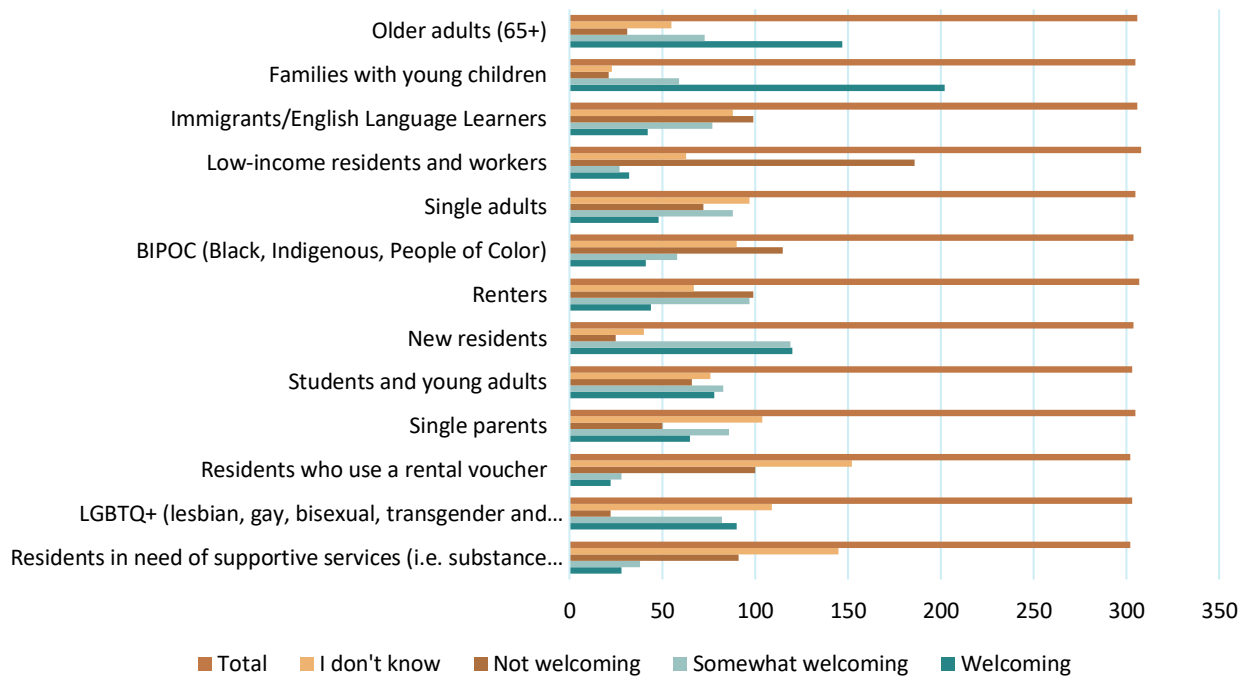
We have no plan to leave our current home

No more cluster homes!!!!

2 -3 bed 2-3 bath townhome with garage (the green is a bit old and not in concord center)

26. In your opinion, how welcoming is Concord to the following groups?

In your opinion, how welcoming is Concord to the following groups?



	Welcoming	Somewhat welcoming	Not welcoming	I don't know	Total
Older adults (65+)	147	73	31	55	306
Families with young children	202	59	21	23	305
Immigrants/English Language Learners	42	77	99	88	306
Low-income residents and workers	32	27	186	63	308
Single adults	48	88	72	97	305
BIPOC (Black, Indigenous, People of Color)	41	58	115	90	304
Renters	44	97	99	67	307
New residents	120	119	25	40	304
Students and young adults	78	83	66	76	303
Single parents	65	86	50	104	305
Residents who use a rental voucher	22	28	100	152	302
LGBTQ+ (lesbian, gay, bisexual, transgender and questioning and/or queer)	90	82	22	109	303
Residents in need of supportive services (i.e. substance abuse, mental health)	28	38	91	145	302
Please explain your response(s)					94

	Answered	309
	Skipped	133
Please explain your response(s)		
The vote at town meeting to defeat rezoning around the WaldenSt , train station area shows that the town is still clinging to 20th century bourgeois , Nimby attitudes.		
Concord is emotionally "welcoming" to everyone, and constantly promotes diversity and inclusion. But if most people can't afford to live here, what difference does that make? Even "Affordable housing" is not actually affordable for many low-income residents and workers, except perhaps on the Habitat for Humanity type of system.		
I have been very dismayed by the negative tone of conversations I have heard around town in response to possible increase of affordable housing. I think it has racist and classist undertones masked in concern over traffic or other more palatable things to say out loud. It really makes me question if I want to live here long term because I think this type of mentality is deep rooted and not easily changed.		
The town is very open and accepting to new most new residents but (not that I have a much experience) it seems that the town could do more to welcome new residents and families into Concord.		
Concord is expensive but liberal. People without wealth will have a tough time finding a place to live. But LGBTQ+ and nonwhites will be accepted if they can find a place to live here.		
The town is to costly from most young families.		
In our 2.5 years in Concord, we have met fewer than 5 families of color (including our entire neighborhood, nearby neighborhoods, preschool, community activities, etc.), zero young single people, exactly one single parent, and zero LGBTQ people. We feel very concerned about bringing up our children in such a strongly homogeneous community.		
I have not seen any discrimination for any of the above		
Items checked with "I don't know" - I personally don't have experience but interacting with individuals from some of these groups, I know there are many challenges individuals face.		
Everything is cost prohibitive. EVERYTHING.		
This is based on conversations I've had with people in the groups listed above.		
Xxx		
Safety concerns and transportation issues preclude services/services-needy		
No facts to go on--just impressions		
It is so expensive to buy or rent in Concord, that many/most of the groups you reference above are priced out. Economic diversity is a thing of the past in our town.		
We are a community of people who want to be welcoming, but sometimes miss the mark. Debates around recognizing Jewish holidays on the school calendar and CPS fighting with METCO parents and staff leaves a poor taste in the mouth. The uproar around changing zoning around Thoreau Street does, too. NIMBY!		
I'm especially troubled by the destruction of modest, more affordable residences and their replacement by huge, extraordinarily expensive new construction. Concord does not need more huge houses.		
Lived experience		
A lot of racism in the schools at all levels. It is bad.		
Concord is not diverse nor welcoming to those who don't have high incomes.		
Concord is pretty open to welcome most I believe.		

Low income housing doesn't exist in Concord. As a renter who has become a senior citizen during my 38 years living here, Concord offers a great deal of services for seniors which I appreciate, but moving to Concord now with the extremely high rents would not be possible for me.

It's too expensive for students/renters.

I don't know what services are needed for each of the above questions, nor what the attitude of renters and real estate sales personnel are to the questions above. I have no negative feelings about any of the categories above, but the renters and R.E. feelings and policies are what impacts new people's ability to move to Concord

Welcome all persons, regardless of ethnicity, gender orientation, etc. Need mix young, old, rich, poor.

I am basing them either on experience, or on what I've heard from others (BIPOC). I do not have a first hand experience with some of the above groups.

Our recent Concord Town Meeting exposed the lack of knowledge our community has for building housing near transit lines. Concord is a historic town, let us share it with others in an affordable way. Shame on us for being so short sighted.

I moved here right before the COVID shutdown. The COA of Concord has been a major source for me.

I don't see a lot of resources for the groups I marked as "not welcoming".

I'm not really sure what you mean by "welcoming", but did my best to answer.

I've heard from my black friend who grew up in Concord that if you weren't used to being here, it can be very shocking to come here because it's all white people. I think that within itself demonstrates a lack of welcoming to diversity in general. Would be so fantastic for Concord to try to invite in diversity.

I think that Concord is a great town for families and for people who have lived here and can afford to grow older here. We have consistently voted as a town to approve the building/improvement of our schools because I feel as a town we value education- but that means that our taxes are extremely high. It is the type of issue that doesn't matter if you are affluent, but can make or brake you if you are middle-class. I think/hope that many people are open and welcoming- but I am a married white woman, so I would not know how BIPOC or LGBTQ+ people experience living here. We have many LGBTQ+ friends who have grown up here and I think that younger people are very educated and open when it comes to those issues.

Concord seems welcoming to most people as long as they have a lot of money and don't want to live in "dense" housing.

BAD QU-- ex ;; are. you asking if the people here welcome black people or young adults? or can they find housing here they can afford? Yesntie the first, and No to the second.

Concord does not unwelcome people, but does not create conditions for people of lower income

No experience

I just don't know.

Since I moved from Sudbury- I was able to keep my friends from there. It was up to me to seek activities and programs. I never felt that anyone reached out to me. Luckily, I am an outgoing person

My search for a rent unit in Concord lasted about 10 minutes because it was extremely obvious there was no affordable rental units available. I think tried to see if taking public transportation from my current residence and found that was also not an option. This makes Concord feel inaccessible to anyone without the financial stability to buy a (expensive) home here.

Concord residents put Black Lives Matter signs in their yards but when it comes to actually taking action to make concord a welcoming place for BIPOC and lower income families we vote against it. Why not take our positions of privilege and use it to bring others up and give them actually

reasonable opportunities to live within the community. We literally bus BIPOC folk from Boston into our school systems. Why not make it so they don't have to wake up at 5am to catch a bus? Make concord a welcoming and affordable place for BIPOC and lower income families. We can afford it.

very inclusive community with a lot of families

Concord is largely homogeneous which makes it not especially welcoming to those who look or behave different from the majority of Concord residents.

It is very apparent being a queer BIPOC and noticing that spaces are incredibly white heavy. This in and of itself can already be nerve wracking, and not having any indication of actively welcoming marginalized groups and supporting them can be frightening.

My impression is this town is only financially accessible to elderly/retired people and very established professionals/families with old money. Inevitably that closes the door to a lot of diversity that comes with lower middle/working class families, turning the town into an unwelcoming enclave that would greatly benefit from the presence of more diverse cultures, perspectives, and colors. There are definitely BIPOC and LGBTQ people present but the homogeneity of the town makes them less visible, and being one of those I know there is an inherent pressure to conform.

Concord caters to the wealthy. There is not enough housing for low to moderate income folks, which are typically singles, young families, or folks on a fixed income. Very few, if any, small sized homes / condos are built for retirees looking to downsize.

There's a lot we just don't know about.

I think people who live here are very welcoming to the above. I just feel a lot of the above can't afford to live here at all.

Most services in town are geared towards people with families / school aged children, or retired folks. I moved to town in my 30s with no children, and it's been more difficult to find our way.

I rate not welcoming to low income due to housing prices and co tinier resistance to rezoning for density, see the defeat of article 33 at the town meeting.

As a single parent, there are very few other single parents in the community, mostly because most cannot afford to live here.

As a single mother on a budget who rents, I do not feel generally that I am wanted here in Concord. This is evidenced by the chatter I hear whenever dense housing is suggested. On a personal level as I engage with others around town I feel welcome, but as a possible home buyer this town's current construction projects tell me they are interested in anyone other than millionaires. Even the cottage homes and duplexes are now selling for close to, or over \$1M.

I have not lived here long enough to know

Cost of living excludes marginalized groups

Concord is welcoming to families with young kids because there are high-quality educational and child care services. There are always activities and things to do. It's easy to makes friends with other families. These are all very expensive and that's a burden that cuts into our ability to afford the larger house that we need.

Its a wealthy community, with great access to Waltham, the 95 jobs corridor, and direct commuter access to Boston via rail or rte 2. There needs to be denser affordable housing near rail and rte 2.

Like I said earlier, you need to focus on the "new blood" of Concord in addition to the current residents and aging population. You have loads of people who are graduating from college and university who would love to stay in the town, but can't afford to do so.

I think welcoming is more than acceptance. I have found the culture of much of the town to assume white, affluent, married, we'll educated, European ancestry to be the preferred norm.

Vocal Concord residents are against anything that would add children to the schools. They are against any meaningful amount of low-income or rental housing. There have been racist and anti-LGBTQ+ incidents around town and in the schools. Seniors are welcome ... as long as they can take care of themselves.

For some of these populations I'm not entirely sure. I feel like a bit of an outlier in Concord as a female who works outside the home. It's easiest to meet people in Concord if you have school aged kids.

Not connected with most of our younger residents.

Since moving here in 1972, Concord has become a much wealthier community – losing much of its socio-economic diversity. It's reputation is that of an elite community, as evidenced by: Tear-downs of smaller homes and replacing them with extremely large houses, summer migration of many residents to their vacation homes, replacing all school buildings in a short period of time, etc.

The very fact that the housing prices are so high is self selecting. Further, Concord strongly discourages multi-family housing because "it would change the character of the town" which it would, maybe not for the worse. There is no evidence that the discrimination is other than economic. The elderly who have lived in Concord all their lives are forced to pay taxes to support young families with children who move when their children graduate, because the taxes are too high. It takes 40 years of paying taxes to cover the the education of 2 children; few stay that long!

I am basing my responses on observations about the people I see walking/shopping/attending events, etc. in Concord. I honestly do not have much personal experience with any of the categories aside from new families, families with kids and older residents, plus those with rental vouchers because my son has a Section 8 voucher and lives in Concord.

Income barriers limit access

Concord is a busy place for conformist residents ...young families and others are of lesser importance as long as the financial details are met...or social norms and appearances are maintained

The cost of housing in Concord makes it exclusionary for all but those with wealth or very high annual incomes. That excludes most people.

There are very few rental properties available. There are very few BIPOC residents.

Is being welcoming the issue? I think the issue is affordability..

I love Concord... do we really need to make it be a place for everyone though? I think we should maintain what's great about the town - the greenery, safety, good schools, walkability, eclectic, cultured, small town feel. We don't need it to be some diverse metropolitan hub that has people of every type - we can go to Boston for that!

Biggest barrier is cost. This is a fairly liberal community, but hard for me to say how difficult it is for various minority groups if they have the money.

I think townfolk are fearful of mental health and substance abuse issues

highly educated upscale town, not looking to include people with little education or money. that's why we live here

Housing is too expensive for most, but community is otherwise welcoming.

We have a BIPOC adopted son and were a METCO family. There is a lot of implicit racism and classism as well as a lot of entitlement and elitism.

Only aware of a few cases of single parents who rent, but they didn't have nice things to say. Single parent who own didn't have any problems.

With a high socio-economic base, it appears to us as newcomers (during the pandemic) that the community is homogenous, proud of history and longevity and rather proud of itself. Differences don't seem to be interesting to most residents here.

You pretty much need to be dual income or rich to live in Concord. I know the town is trying to increase opportunities outside that demographic, but it's a challenge.

It seems easier to fit in if has a good amount of money and some sort of prestige. Being wealthy or having access to wealth is an extremely big help in gaining access to living in Concord, Massachusetts.

Most of the groups above cannot afford to buy or rent in concord. That's why i put not welcoming or somewhat

The town has high rental pricing and extreme housing costs. Marginalized groups cannot afford this, nor can young adults, single parents, low income families etc.

We loved here two years ago as Covid was beginning. We have not met many people for that reason.

I think the market has priced out many people, resulting in an overwhelmingly white, affluent town that is aging.

My greatest wish the Concord would give affordable housing options to town employees such as teachers, police officers, firefighters and other people who work in and serve our community. As I mentioned earlier I grew up in Wellesley and when I was growing up there every single person from the janitor at the elementary school to the local police all were able to afford housing in our town . I don't think that it is ethical to expect people to want a serve community that they cannot financially be a part of.

Not welcoming to those with low incomes due to prices.

Anyone who has money is welcome to Concord. Seniors are struggling to stay in Concord due to huge expenses (taxes) ex: new schools high school and now a new middle school.

Concord does not like people that don't have money

The cost of housing eliminates many from feeling welcome

The town has few members of the groups listed above; this leads me to this conclusion. I have observed improvements in acceptance of members of the LGBTQ+ communities, particularly in the school system. The average housing price and the increasing number of large homes would seem to make the town out of reach for members of these groups.

Concord is one of the most welcoming places on earth. I've lived in multiple cities in the US and multiple countries around the world.

We feel like relative newcomers and since we didn't have kids in the Concord schools (our children are adults), we missed out on opportunities to get better connected with residents here.

Concord is not a big city. We do not have resources to build to maintain housing for some of the above groups. Forcing people who are just trying to hang on here to pay for some of these new groups - with hosing and schools - is not realistic.

The prohibitively high cost of living, excessive parking and minimum parking requirements, and insufficient Missing Middle Housing, Multi-Use Developments in downtown neighborhoods by definition is excluding most of these populations from comfortably and safely affording to live in Concord.

Again, this is a difficult town to feel at home in, although there are so many new and younger people that it may be changing. People are attracted to the restaurants and walk ability, and the beautiful natural resources.

We are 60+ and feel very welcome and we felt welcome when we had a small child. When I said that I don't know, that is because I don't share those characteristics and so have not experienced living in Concord with them. I am very impressed with Concord's social services (COA, Community Social Worker, etc.) so even though we don't use those services at the moment, I know that those who need them have them available.

We don't seem welcoming to renters or low income because we have very little of it. We protect the rich property owners and want to maintain resale value at the expense of the greater community

27. What do you think are the most pressing housing issues in Concord, even if you have not personally experienced them? (please specify below)

Responses
I think the most pressing issue is that the town needs to produce housing (including single family housing) for purchase that is moderately priced for people who do not qualify for affordable housing (as legally defined) and cannot afford \$1M homes (e.g - housing in the \$450-\$600K price range).
Low income and affordable housing clustered around the train stations, mitigating the dependence on automobiles.
Lack of affordable housing. High taxes. House prices/rents too high.
Too many small homes that would help people be able to stay in town are being torn down.
Affordability, convenience to public transportation
Inadequate supply of small affordable housing for elders and young couples.
Stop tearing down orchards and agricultural land to build large home subdivisions!!!! And smaller affordable units/homes and rentals.
Housing for the middle-class.
As the middle-class shrinks and economic social mobility diminishes, this purely economic housing availability problem will worsen. We need affordable rental properties as well as affordable housing, because many working people and even families will never be able to afford to buy property here and must rent. We should look, for example: how many of Concord's public school teachers live in Concord?
I think the town lacks housing for those who work for the town -- teachers, school bus drivers, fire and police.
Affordability.
Lack of affordable housing
reasonable homes. More units like Wedgwood Common
Cost is extreme, but it is hard to maintain the current feel of Concord, while expanding the available housing stock.
Home prices are so high that it restricts current residents from buying a larger home in the same town
More affordable housing in densely built structures near train stations
Modest houses at an affordable price with some land for our kids to play (.33 acre minimum for a small house)
Small homes getting torn down for bigger ones, not enough options for seniors. Not enough diversity of housing.
Housing is ridiculously expensive so only wealthy people can move here. They would likely be two-earner families who hire out services like lawncare workers with noisy equipment and questionable lawn care practices (over use of herbicides and pesticides), and less time to engage in civic practices like serving on a board or committee, attending Town Meeting, etc
Prices
Zoning disparities between West Concord & the rest of town that have led to greatly increased population/housing density in WC. This feels terribly unfair to those of us who live in WC; we beg the Town of Concord to make it stop!

The teachers get paid too much, which makes the taxes high. The high school teachers could be teaching one more class, like every surrounding town does.
rethink single family zoning to create more options
The housing stock seems almost exclusively focused on large, single-family homes. Old houses are regularly torn down to make way for larger, more expensive single family homes. I believe that in order to make Concord truly more welcoming to people of varied means, there needs to be a much greater focus on two-family and multi-family homes, as well as condominiums, with a focus on affordable housing units, in particular close to commuter rail stations.
affordable housing and a broader discussion of what we mean by "affordable" and what tradeoff will be required to create a new, beautiful model of life in Concord.
Too many homes. Builders taking advantage of corner lot bylaws and cramming 2 or more houses.
Lack of affordable housing. Too many oversized houses being built.
Small homes that are more affordable
Range of affordable (and AH) housing options for downsizing seniors who want to stay in the community; housing for workforce and younger new families.
More economical diversity in housing options.
Creation of affordable housing, with minimal loss to green spaces.
Cost
The fact that the young family/middle income/first home demographic doesn't have a chance to live here or an advocate to create smaller homes they can afford. "Low income" will get some help, and the rich or two-income families can squeak in, but middle income or one-earner families are left out, so we will have three classes: the rich, the owners who were already here before the prices skyrocketed, and the subsidized.
more starter homes for small families
Affordable housing Property taxes
Affordable housing
Lack of new efficient small apartment or condo units for residents who want to stay in town, but stop yard/exterior maintenance and walk to do errands. Like mid am square only newer and better maintained.
Sustainable / limited growth.
not affordable housing (or apartments)
Xxx
Lack of homes and cost of homes
Affordable housing. Accessible (physical disability) housing
Affordability
Why aren't there more people of color who work in the housing office? Also, we have FAMILIES in housing why aren't we doing more for them?
Alternatives to large, single-family houses. These are just too expensive for most people.
Affordable housing for not-rich people, particularly police, fire, teachers, administrative employees, retail workers, etc.
Lack of affordable rental housing or housing available for purchase. People cannot afford our town.
Real estate developers buy the \$1 million houses, tear them down and build \$2 million houses that many young, even upper-middle class families can't afford. If only rich people can live here, we will wind up with a town made up of rich people. People working in even remotely idealistic jobs are increasingly shut out, so we lose the idealistic PEOPLE. This undermines the local culture this town

has historically prided itself in. If only hedge fund managers and law partners can afford the houses here, Concord will soon be made up of hedge fund managers and law partners.

Affordability. Competing (and potentially conflicting) priorities (e.g., the desire to build affordable housing near public transportation vs. the desire not to destroy the livability and "look and feel" of the town. Tax rates pricing out people on fixed incomes.

The preservation of affordable housing for less-affluent people and the failure to restrict out-of-control construction of huge new housing.

housing that is "somewhat" affordable is being lost to mansionization - teardowns and grand remodels. Our bylaws voters passed to prevent this do not work. The bylaws and the boards are weak.

Need to take some open spaces and build small communes

Builders and developers choosing only to build profitable mega mansions and smaller single-family homes or multiple family homes becoming rarer. It is very hard for aging people to downsize and stay in Concord. Equally hard for young families to move to or back to Concord as it is so expensive.

More black people need to live in town. Not sure how you make that happen. It would help either the rampant racism in the schools. The Metco program does not help this.

Affordable housing, housing for residents who want to downsize, continuing care community. We lack a healthy supply of condominiums for young and old.

Affordability.

Little housing at lower end of market.

Affordable housing!

There is not enough housing stock, at all price brackets. This means prices are rising (it's a desirable area for families with young families) and rentals are not existent.

Lack of affordable housing for seniors down sizing into single houses , condos or assisted style living with services.

During my 38 years of being a Concord resident, I have seen our town slowly become "gentrified" as realtors have sold properties by capitalizing on the rural qualities of our community and thereby diminished said qualities as only the wealthy can afford to live here now thus limiting diversity in our population.

No affordable housing. All small houses in our neighborhood (Belknap/Elsinore) are being torn down and replaced by huge mansions. No family needs a house that big! It has destroyed the character of the neighborhood--lost yard space, trees, etc., and no affordable homes for middle-income people. The laws benefit developers--many new owners of the mansions have said they wanted a smaller home but could not find one.

Traffic & related safety

McMansions

Moderate-priced homes.

Affordable housing units

High cost of single family homes, oversized houses on small lots, pressure to build more housing and add to the tax base

- Making the existing houses as energy efficient as possible. Difficult in many older properties. Ensuring we have inventory but not at the expense of removing every scrap of land. Managing to address demand for housing variety but not at the expense of removing the charm which makes this town appealing in the first place.

The price is housing is so high.

It's a shame that small affordable homes are knocked down and replaced by mini-manses, some of which appear to be unoccupied. Concord could use more apartments/condos/accessory apartments.
Less rent
don't know
Smaller more affordable homes and units for families of all types.
We need more lower income housing.
More energy efficient/environmental building, and low/middle income housing. Additional services that may also be needed.
Price and size of homes
Let's build affordable housing and smaller homes. I am not the only person who is aghast at all the small houses being torn down that are being replaced by large ones.
Lack of affordable housing
housing for town employees
More affordable housing options...but only if Concord can regulate good HOA laws and deal with making Property Management laws for the town of Concord.
Affordability.
Traditional modest single-family homes on small lots are becoming unavailable. They are ideal for young families and for older adults like me who do not care for the idea of apartment living. They are replaced by huge houses, and all other new housing is cheek-to-jowel.
There needs to be more affordable housing, pet friendly rental housing, middle housing (townhouses/small homes), and housing near the train.
Builders are catering to only one client - rich young families. If we let this continue, Concord will be full of only rich young families, and the school system will suffer from lack of diversity.
Housing costs. Property taxes, lack of smaller homes and rental apartment prices are skyrocketing in town right now. It's too expensive.
Affordable housing. Help with home maintenance.
There are very few homes on the market for people who cannot afford a \$1M home. In particular, it is very hard to find housing for elderly relatives nearby.
Cost of housing
housing at reasonable rate--for retiring people, and families with children
There are no rentals available for people flow income..or even for some of middle income
not sure
The price of housing
Low to middle income housing. The Highland St home we bought for \$16,000 now sells for \$1,225,000. Small post WW2 capes are torn down and mega mansions are built in there place.
Low income housing. Housing for BIPOC.
Affordable housing. With garages in buildings and elevators.
I don't know if any place to lease/rent nearby as a student coming back from college for the summer.
Lack of single family housing that creates a barrier to entry for young families.
Takes way to long to get approvals for normal improvements
Affordable housing and lower property taxes
The incredibly high cost of housing prevents many types of people/families considering Concord.
Affordability; economic diversity; racial diversity; assess to public transportation

-
- The lack of affordable housing for BIPOC and lower income families. We should want them to join our school systems, our community events, and our day to day livelihoods. We can all afford to take a financial hit. And in time I believe the value of diversifying our community will make concord an even more valuable place to live
-
- There are not nearly enough affordable housing options for younger working professionals, elders, etc. The town over-prioritizes "historic" status/zoning rules. These tight land use regulations disproportionately exclude/push out the poor, elderly, working class people.
-
- High cost of housing keeps diversity of all kinds-- racial diversity, class diversity, ethnicity etc-- low because it is inaccessible to many who are not a wealthy and mostly white population.
-
- Price of living is expensive. Lack of diversity is also expensive.
-
- Lack of diversity of housing options and extremely high cost of housing.
-
- Opportunities for housing for lower income, more diverse individuals and families. Education for long term Concord residents about the value of a diverse community, how "NIMBY" limits growth of our community
-
- Keeping seniors and elders in their homes and not overtaxing them.
-
- lack of diversity and overwhelming whiteness. cost of housing and lack of public transportation outside of the commuter rail.
-
- Cheaper housing is necessary
too expensive and poor use of land. lots of properties could be used for inclusive and diverse cheaper housing.
-
- affordability
-
- Housing affordable for people who work in town (in shops, at the hospital, in the schools, for public protection, for town departments); housing for elderly who wish to downsize and remain in town; housing for the older generation of families living in town.
-
- Providing low income housing (especially in a rich town like Concord).
-
- The lack of affordable housing.
-
- Housing costs have always been inaccessible to the vast majority of people. Ive seen neighbors forced to move out of their rental homes because of costs, disrupting neighborhood community and the lives of the children who were living there. Living here now (temporarily) in my early 20s I feel unwelcome simply because of the demographics– while I appreciate the company of geriatric friends, people my age would benefit from the presence of others in this age bracket, made possible only by financial accessibility. The dire situation is exacerbated even further by the housing crisis (I'm aware how bad it is especially here, my parent is a real estate agent.)
-
- Concord needs high density housing and smaller homes. As a town, concord needs to be more walkable and bike-able.
-
- average cost of a home
-
- Affordable housing; progression housing for elders
-
- More affordable housing especially close to train/town centers
-
- Smaller housing. Every small house is bought by developers who knock it over and build a large house.
-
- We need more affordable housing, and we need to focus on smart redevelopment--housing that is not as dependent on car use & housing that is itself energy efficient.
-
- Tearing down homes and building more homes on lots that are too small.
-
- Affordability
-
- Avoid large apartment complexes and the condominium pandemic that has plagued towns closer to Boston. Part of concords charm is the homes.
-
- High housing price and tax and not enough educational resources
-

Price price price
Small, older homes are torn down by contractors and large new homes put in their place, making housing increasingly unaffordable.
The cost of purchasing or renting and the availability of affordable rentals especially of a decent size for ex for a family of 4. Purchase of home is ridiculously expensive
Infrastructure to housing areas. My neighborhood (Concord/ Acton line Rt 2A) is growing and several private developments have been approved and built in that recent years. However, the town has not improved the access or infrastructure in the area there are no sidewalks, utilities seem to be aging and not in good repair.
To provide housing opportunities so that Concord can better reflect the region as a whole as a community that values diversity, equity, and inclusion
We need more low income housing for over 55
New construction of smaller homes or condo complexes- 3bed 2bath or smaller.
Cost
high taxes
Cost of living.
Affordable homes to PURCHASE NOT TO RENT.
Quality affordable housing
Older residents being forced put
Lack of availability from too many single family zoned lots
I believe the town needs more modest, middle-income family homes. The classic 3-bedroom, 2-bathroom ranch or cottage for example. I think there are enough luxury houses and high-end apartment complexes.
Affordable rentals in varying sizes
You have to be extraordinarily wealthy to afford housing and concord.
Not enough affordable housing
Lack of housing diversity. The majority of housing is large, expensive, detached single family homes. All the small single family homes are being torn down for mega mansions. Would like a smaller home not a condo if we downsize
- not enough large-scale homes with an affordable price range to middle class families. Example: \$800,000 - 1.2 million. If everything is over 2 million you got a ghost town in the making.
- not enough places people can rent that are around the price range of \$1600 - \$2200
- There needs to be a price ceiling where homes cannot increase in price past a certain amount.
Limited affordable units that are not age restricted, zoning that favors single family houses, lack of public transportation.
Low-income housing. Smaller housing that isn't officially low-income but that regular people can afford.
More housing near the train station
The expense of housing. The smaller spaces that a person may want to occupy as a starter residence or down-size location seem largely missing. The amount of renovation or home upkeep that seems necessary in this 4-season climate & with the more intense weather brought by climate change.
Teardowns of smaller, older houses that prohibits their resale at relatively affordable levels.
Only a very wealthy class of people can afford to buy a home here. I recall when the Housing Authority built and sold several affordable homes adjacent to Willard school, many neighbors fought the project as one that would "harm" the neighborhood. To the contrary, it has worked well.

Mixed income community
Too expensive.
Low income housing availability, smaller and more older-age friendly homes, end of new mansions being built, more welcoming to all people of color and lower income folks
Cost
Lack of multi-family housing.
Affordability
Affordability and housing for small, 1 or 2 person households and those with limited/fixed incomes.
Affordable small home, mixed zoning sizes, more small cluster zoning
low income residences which support town ideals...supporting marginal income jobs like farm workers, retail employees, etc
Article 33 at Town Meeting would have a huge negative effect on Concord if passed, and the Town is railroading it through with wholly inadequate public discussion in order to benefit developers who know how to work the system.
Allowing modifications to historic homes that allow older residents to age in place. Allowing apartments in commercial areas. Allowing in-law apartments.
Affordable housing
Price
services needed by the non-wealthy. Also, people want to see others like themselves. Not much of that in Concord unless you are wealthy and white.
The prices. Tearing down smaller homes and building big/new units at a very high price.
I would like to see more affordable housing, more accessible affordable housing and less needlessly large houses that are energy inefficient and have large lawns and groomed landscapes that are ecologically unsound.
small cluster homes, as use to be true in the Prescott Road area.
That developers are snatching up all the affordable housing in the price range of young families and first-time homeowners
It seems like the schools' ranking has dropped significantly. That hurts the attractiveness of our town and future tax revenue - as well as children's education.
Numbers. Zoning limits them
Scarcity of affordable options
Loss of small homes and replacement by McMansions: so we are losing "workforce" housing and not building our share of incomes for low income households. I believe strongly in dispersion of these groups across communities to provide support and encourage integration.
housing for teachers, farmers working in Concord
I think Concord needs a greater mix of peoples, it is in danger of becoming too rich, too isolated.
Too much building. Keep the town small and exclusive
Affordable housing to allow a diverse community.
Affordability by middle to lower income households, including those who work for someone else.
More affordable housing especially near commuter rail.
Affordability. Lack of options. Dated houses needing lots of work. Almost all new construction produces enormous houses (no new construction for houses that are approx. 2K square feet). Concord needs a better system of sidewalks and safe crossings over Route 2 to make the whole town more accessible to people on foot or bikes.
Too many developers profiting and not providing desirable and diverse housing options.

I think there is demand for 1.25 million dollar houses and small houses are being demolished to achieve this. Developers have too much leeway and use chapter 40b loopholes to push in large developments.
Lack of affordable housing.
Moderately priced housing.
Affordability. I am seeing friends trying to buy in Concord because they love their neighborhood, considering saddling themselves with an imprudent amount of debt for an overpriced undermaintained house. The market is out of control and the options for younger families are just not there. It really hurts the diversity of the town.
Cost for young families and singles.
N/A
Cost of housing. Even the rent for a 750 s.f. is not possible for the average person
The median home price is incredibly restrictive to only represent privilege. A push for greater diversity and inclusion of a greater range of socio-economic range would benefit all—particularly the school kids/parents who assume/expect their cloistered privilege as the norm.
House prices, lack of affordable housing for lower income families which continues the lack of economic and other types of diversity.
Probably for single parents.
Affordability and smaller scale homes.
Affordable housing is an issue
Housing for older residents- affordability. Affordable housing in general.
Our town has changed dramatically over the last several years. You are more likely to get flipped off than a neighborly hello. The road rage is overwhelming and over all friendly energy of the town has completely disappeared. SAD! We have often talked about moving.
Affordable family housing
Affordable housing for people who work in Concord - teachers, first responders, hospital staff, etc.
There is insufficient variety of housing stock, there often seems to be a tension between pride in history and proponents of the environment vs. need to support divergent housing needs.
Very limited rental and affordable starter homes
The aging population. We will need smaller houses, condominiums that eliminate the burdens of home maintenance, and we need more housing close to our village centers and train stations.
High prices
Turnover - people tend to stay in their homes a long time.
Smaller homes for retired people
Ways to have inclusive housing for a diverse people. The current way of doing housing that relates to balancing the Subsidized Housing Inventory (SHI) and unaffordable "affordable" housing in order to minimize the possibility of unfriendly 40B developments does 'check the boxes' for legal actions yet leaves a big gap for me morally and ethically when there is little or no available housing inventory for the low income employees of the town's largest employers to live here in town.
not enough houses and not enough affordable housing
Helping the elderly residents who have lived their whole life here. So they can afford to stay
Cost of real estate
There are no housing "issues" in Concord
More housing
Pricing

Market prices for ownership or renting. This issue effects the whole region and hurts our economic competitiveness. When recruiting people to work in the region local housing prices are always a hurdle.
Affordable housing for town employees and an availability of smaller homes/condos/apartments for people to downsize and open up their larger homes to families wanting to move in.
Low income housing
Affordability / taxes
Affordability.
The price
Affordability
Little houses being demolished with McMansions being built. Money talks in Concord with building approvals.
Restrictive and racist and classist zoning laws
Community opposition is strong
High rent. Not enough rentals. High home prices
Lack of access, no housing diversity, lack of welcoming to ppl who don't fit the regular "high income, white" mold
Though outwardly inclusive with goals of including BIPOC, it's still very challenging for non-white people to enter into our community. I went to a preschool open house and wouldn't send my child there because every kid was blond-hair, blue-eyes. It was eerie
Not enough production
Affordable housing
Housing that is priced so that middle class families and individuals can afford to live here and older folks can afford to stay if they wish to.
How to keep Concord an attractive place to live and work.
Housing that is affordable to our teachers and others who work in Concord.
Options for senior-citizen long-time residents to stay in a community their lives are anchored in.
Prices, taxes, scarcity
Schools, over-development
Demolishing concords character by building mansions lot line to lot line. Variances all round. Not abiding by previous zoning requirements.
The price of renting and living
Zoning. We don't need anymore low income housing, cluster homes, retirement homes, etc. The money has to come from somewhere, and it is not fair to make the people Who are here make it affordable for those who aren't.
Easing the permit cost and process of getting home projects approved in Concord. And seems some residents have "more clout" than others .
An unwillingness or inability to allow by right dense, multi-use, "missing middle" housing forms in downtown Concord and in existing residential neighborhoods. Housing reform need not be "extreme" tall apartment buildings, but instead a combination of new projects and raising the density, FAR, etc of *existing* lots so that density and affordable housing returns to Concord.
Housing for people of middle income brackets.
Poor government planning
I believe that the prices of housing are through the roof. I also feel that zoning restrictions have been too lax and the character of the town is negatively impacted.
Lack of affordable housing

Based on my experience offering human services in neighboring towns, affordable housing for those in the lowest income ranges. I've heard wonderful things about Concord's public housing but I imagine there is just not enough truly affordable housing to go around.

A better collaboration between the schools and housing. If Concord is happily accepting families into community of all income levels and skin color then their should be a concerted effort to balance the schools and housing equity

Lack of affordable housing, particularly for people who wish to live and work in concord but cannot afford to.

High taxes

Missing middle, affordable housing, rental housing. Even west concord now is the land only for the rich

28. What do you think are the biggest housing opportunities in Concord? (please specify below)

Responses

Creating a community of cottage-style housing that is moderately priced. Not everyone wants to live in a large, 4,000-sf house (that is also environmentally unsustainable), but they may want to live in a small, detached house.

Low income and affordable housing clustered around the train stations, mitigating the dependence on automobiles.

multi-family buildings, mixed use buildings, clustered houses like Riverwalk with green space.

Smaller homes

I don't follow the issue close enough to answer

Instead of tearing down older and smaller homes in Concord and having them go to Developers maybe Concord could buy them instead and subsidize for young families and elderly in need. Or Concord could develop creative multigenerational housing complexes when land is slotted for development, and use green building techniques and talented architects, this is a very rich town and I feel we can do better.

Zoning to enable denser housing.

We should continue seeking public/private partnerships like the development planned for the Assabet River Bluff property that will conserve open space and provides a few affordable housing units. We should incentivize larger all-electric rental developments in West Concord center and the Thoreau depot area. New zoning initiatives like the one for PRDs should be developed by the Planning Board to allow these kinds of mixed-use apartment developments if they are all-electric solar w battery buildings.

Making some large homes into two family homes or rental properties that are affordable. I don't think big box condos are the answer because they tend to be nearly as expensive as single family homes but if we can make concord more renter friendly I think that would be a good goal. Rent to own opportunities would be even better of course.

The above

Affordable houses with land!

Concord should have better Over 55 options, have more rental options and be more flexible with zoning laws. Why not allow people with 1 acre lots to build a small apt. (not just downtown)

Dense, small unit housing within a half mile of transportation hubs.

More kids playgrounds, parks

co-housing communities. conversion to energy efficiency

not sure

Improve public transportation - work with state to increase the commuter train frequencies. Add public buses.
Creative programs to save at least some of the smaller homes from being tear downs; accessory dwellings or two family homes in additional zoning districts; better use of Thoreau/Sudbury business district; mixed use or housing use for retired Peabody School; same for other possible retired municipal sites; future use of Armory for affordable housing.
I think the housing opportunities in Concord are very limited unless you are wealthy
Apartments above commercial properties and backyard accessible dwelling units. We don't need more, expensive, single family homes.
None
Accessory dwelling units and mixed-use zoning with apartments over businesses. Also the Nuclear Metals site is a great opportunity for apartments within walking of shopping/grocery/potentially a bus route to West Concord, and the Peabody School site after the kids are at the new middle school building.
more starter homes for small families
Do not know
Xxx
Some of the new clustered housing. Housing in old schools (Emerson) or factories (by the river in West Concord)
Creating cottage communities like Riverwalk.
This is Concord. There are resources we can find resources this is a very close knit neighborhood with quite a few kind and loving people I'm sure we could find resources and do more for one another we can start programs up for our youth to help them in school(youth development) we can help our elders. Have the kids do something with them! Bring it back to when we were young and instill that in our youth! Respect your elders. We can impact our families more. Why cant we have a budgeting program? I DONT WANT TO LIVE IN HOUSING FOREVER (Please dont kick me out I love it here) I just want to learn how to save how to become financially stable how to be an average concord person without the genetics! Clearly the BLM movements has died down but do black lives really matter? I will use every last drop of blood in my body to make sure my kids get the future they deserve. They matter to me and they deserve it. I've been asking the schools for any after school programs. There isnt anything free here! I've even asked to WORK AS COMPENSATION but I haven't heard back. Soooooo. Yeah... I dont know. This survey is starting to get depressing. But yeah Concord is nice. Oh yeah and I moved here initially to work and be close to my mom and dad. But when I got here in 2018 my dad passed. So theres that. But my fiance has his mom too and we are much closer to our moms now so that's a plus!
Not sure.
no idea
Accessory housing on 2 acre lots for extended family.
The biggest problem is the biggest opportunity. How can we as a community ensure that there is housing everyone can afford? Do we limit McMansions? Limit lot size? Increase density? How will our infrastructure hold up? Roads/sewers, etc?
Figuring out how to protect the remaining smaller houses from developers so that people of lower income brackets can afford to live here.
To set a new, higher bar in terms of how affordable housing can be developed, and how it can be integrated into the existing town.
The construction of new, affordable rental and condo units that are designed with community and neighborhood input while avoiding the trap of knee-jerk nimbyism.

more SMALL housing units - condos, multifamily, apartments. It is simply much too profitable to build large upscale units. We need homes between 700 and 1700square feet. Baker Ave should be explored for mixed use development. A lot of housing and green space could be built there if parking was put underground. The town intends to build a bridge from West Concord center to Baking Ave which makes that location PERFECT for housing.

Zoning laws

If you've got several million to spend on a home, there are some nice choices.

I don't know

Allow accessory dwellings. Build small homes for residents who want to downsize.

I don't know.

The most obvious opportunity is for a serious re-think around the Sudbury Road / Thoreau St nexus. Acres of carpark and under-developed land adjacent the train station and walking distance to the school. Ditto the Wheeler Land. Piecemeal redevelopment is going to be less successful than thoughtful, long term planning.

Apartments, but are they affordable pricing?

The biggest housing opportunities in Concord are for those with money to make more money. For anyone in my position, ie living on a teacher's pension, there are no opportunities other than assuming debts and getting buried under them.

eco-communities, i.e. groups of modest houses with shared green space. I know a few exist, but I'd be thrilled with more, especially if they happen in areas walkable to town.

I think, considering the infrastructure (or lack there of), increasing the population in this town is irresponsible. Until we have larger roads & competent public transportation, we are at capacity. Development by the train depot on Thoreau. People shouldn't put the kibosh on that. We need those units.

I do not know

None too expensive

Space by the prison

I would love it if we could build on Thoreau inspired principles and increase the energy efficiency and ingenuity of our homes. To ensure that new builds are made to follow such designs as a matter of course.

high density housing near public transportation

negative: houses are selling in under a week, positive: don't know about opportunities in rental units.

Add on units on larger parcels, affordable apartments and condos.

I don't know.

Other than the proposal at the recent town meeting, I'm not aware of the options. But that sounded pretty good. A few other locations were made by the opposition group, I would need to hear more about those.

Affordable housing

The paved parking area at Crosby's Market is a perfect place to build smart, mixed/affordable housing. It is near public transportation, already paved and an eyesore, too. Our town can and should do more.

Need to take advantage of possibilities for Crosby's area. Wonder if it may be necessary to use a small amount of conservation land. Need to make zoning less of an impediment.

If the Prison was relocated, it would present to the town many opportunities for development.

I have no idea to be honest.

Housing opportunities in Concord are adequate at the top and the bottom of the scale.

Keeping the smaller single bedroom houses and renovating them instead of bulldozing everything. Single people matter too! I run a business in Concord and have always contributed to the community. Although I don't yet have much excess to contribute - I frequent the restaurants, grocery stores, retail shops, and do the most I can to support the community. I really care a lot about Concord, but it's very clear that Concord does not want me. :(

I love Concord River Walk and Concord Mill Run in West Concord. I would love to see move development like that in Concord. It would be great to have something like that where Crosby's currently is- and instead of tearing down smaller homes and allowing developers to put up 5,000 sq foot houses, they should either make builders keep the original footprint or put in a smaller version of Concord River Walk.

The variety of multi family housing

More housing should be built near the train station.

?? apartments in big houses in older houses; a small house build on a C or B zones. (or azone)

i don't know

not sure

Places like Concord Greene

Affordable units built and sold in very small clusters and also added to all housing developments so they do not stand out as affordable

I do not know.

Not sure what the question is asking

Building densely near the commuter rail.

N/A

Diversify the community by creating different housing options available to a range of people rather than wealthy families

I really don't think we need anymore housing, especially for renters/non-tax payers.

To create housing to allow long term residents to remain in their homes and/or create smaller housing development for downsizing.

This is a beautiful community that I think would easily attract lots of new residents if units were available to them. Making that possible through high density housing is environmentally and socially responsible. Concord can make an impact!

There is a dire housing shortage and more housing needs to be built.

Multi family homes are a more environmentally sustainable and often less expensive way of living. Where I live now, many large old houses have been retrofitted to be multiple units. This could be good for Concord because it would keep the old timey charm of the town, while providing additional housing for people across income levels. My dad and stepmom live in a dual family home in concord and they love it, they love the community feel it brings on their street, they love the sustainability, and they love that it's a little bit more affordable than other options(though it is still too expensive).

Lack of diversity and accessibility to housing

Higher density housing options that are walkable to ammenities. I think there is a high level interest in sustainable developments like Riverwalk. More affordable rental options - there are a lot of people who work here and would like to live here as well, but for whom home ownership is not an option.

single home small houses

old people dont need humongous houses and that space could be used to diversify housing market.

converting mansions to affordable housing apartments

Sensible increased density around transit stations per Envision Concord. Perhaps repurposing of underutilized commercial properties on Baker Avenue and 100 Main Street. Perhaps school administration moves to former Peabody School and Ripley property is repurposed as workforce housing at higher density.

Providing more low income housing!

If we were to be true patriots and reconcile with our history, both colorful and discolored, we would choose to make a forceful concerted effort to make this town more accessible to low income people, making sacrifices for the opportunities of more wealthy white people for the sake of those who we previously have forsaken. In an ideal world any one of the dozen (maybe hundred) mansion-sized homes could be bought by the town and converted to several beautiful affordable apartments with a pool (and sometimes tennis courts, a movie theater, etc) for the enjoyment of many families, not just one, so that low income people feel welcomed, not just accommodated. Making this town truly welcoming to BIPOC would take a colossal town-wide cultural overturn, but affordable housing could be a step in the right direction.

Thoreau district for high density housing. Smaller more affordable family homes.

Please, not Thoreau Depot area. What happened to the units that were going in next to the prison? Haven't heard about that project in a long time. I don't know if Concord is considered "built out" -- i.e., no building lots left.

Lack of new supply and high prices.

No clue.

Dense housing near train is vital!

Conservation

Concord Housing Authority could purchase small homes and rent them out. Spread housing opportunities to Concord Center and Depot area. West Concord is getting very crowded. It tends to be where the town defaults to for huge housing complexes. Kind of unfair. Mews, Winthrop St, etc.

Redevelop west Concord.

More housing near the great public transport options in town.

Greater density in existing neighborhoods, particularly those walkable to transit / commercial areas.

Restricting contractors buying homes. There is opportunity for housing in the Thoreau District, but with a better plan than was presented.

MBTA Communities requirement for by-right zoning for multi-family near transit stations, but needs to provide for affordable housing through inclusionary zoning. Pending state legislation for dedicating funding for municipal affordable housing trust through real estate transfer fee and building permit surcharge.

Mansions to many

not sure what you mean since the only construction being approved is \$3M properties (other than those recent duplexes on Conant which I am sure will list at over \$1M). I would love to see more dense affordable housing for buying in walking distance to WC or CC but that seems to be an impossible dream! And by affordable, I mean for those of us even at higher income levels, but who can't afford massive down payments.

Properties available

Mansions

Affordable housing program

Mixed use retail and residential within walking distance of the town center.

more apartment buildings for younger adults

Not sure
Upzone more
Modest, modern “green” homes for families, older couples, and single adults, built in traditional neighborhoods off busy roads, but walking / biking distance to business centers and parks/ services. A town shuttle to connect neighborhoods would be great. Mixed use developments with businesses in the bottom and apartments on top could work too.
Thoreau Business District If Junction Village is not constructed, convert space to apartments
Reducing housing costs
Dense housing near rail and highways.
- affordable large-scale homes that range in the \$800,000 market - rental properties for singles and young people \$1600 - \$2000
Smaller houses, denser housing, co-housing.
Mixed-use development like Article 33. Could do like that for the West Concord Shopping Plaza and it would probably pass because it's "only West Concord". Allow two-families in all zones. Add some kind of penalty for large homes that would make multi family homes more profitable to build. Not that entitled Concordians would let that happen.
Slowly replace the single story commercial buildings with 2-4 story mixed use buildings
I think Golden Girls -style community living for older residents in some of these enormous single-family homes would be a creative solution. We need More Riverwalk-type neighborhoods. Accessory dwellings are great & hopefully will be used more. In spite of the outcome at tonight's town meeting, thoreau depot does need mixed use development & hopefully the town can agree to a plan for that on some form. I think the town needs at least 1 more Concord Mews type development somewhere to take the pressure off so few rentals being naturally available.
Approval of real estate sales tax or similar way to enable regular income independent of property taxes, which can be used for intervention into the housing market for the benefit of housing diversity.
Continuing to build small clusters of homes surrounded by green space.
I don't know
As in for the future? Build more small cottage/cluster/communities. Cap rent and limit size of building in relation to lot size.
Folks with lots of money.
More affordable housing near the train stations
I like the proposed Thoreau district, but there is a lot of opposition in town, due to reasons given above.
I am not at all sure, but when I see 3,000 sq. ft and larger homes being built on a regular basis it seems that we could be making far better use of the land and building smaller homes and perhaps clustering the homes for a better sense of community.
Housing within 1/2 mile of town centers
There should be tighter restrictions on teardowns and house size.
Allowing apartments above the commercial businesses in Concord Center. This would not only expand smaller footprint housing - it would do so in an area served by public transportation AND support the local businesses with a vibrant town center.
Condominiums, accessory dwellings, multi family buildings
Rentals
for whom? Lack of transportation services is a large barrier to many groups.
Lower taxes
Not sure what this question means

?????
Instead of building enormous houses, keep the size of the house to 2,000 sq ft or less to decrease the cost of the sales price. Stop people from buying houses as investment/rental opportunities and force them to live in them if they're going to buy it
40B
Changing local regulations to allow more density
Ancillary units if we can prevent them from becoming Air B&B's. Two family homes in village areas. Room for a few more PRD's, and for mixed use a Thoreau Depot. But we need money (the transfer fee) to do that.
creating small apartments in the huge homes
More average size houses
Small to medium sized houses that are being sold.
More rental units for seniors who want to continue to live in Concord but not have the responsibility of managing a home.
New, smaller houses within walking distance of either Concord or West Concord
I am excited to hear about the new multi- use development in the Crosby's area. I think there should be more 2 family's and tiny houses. I wish there was a way to control costs and keep rents affordable. The increase in prices is not good for community.
I would love to see a lot used for multiple smaller (1-2 bedroom) houses rather than filled with yet another McMansion starting at \$1.8 million.
Auxiliary units in larger homes so residents can age in place.
N/A
Denser housing near the commuter rail stations that is allowed as of right
Would love to see some housing options designated for diversity/younger residents/artistically minded people to help return Concord to its previous/lost reputation as a haven for thinkers/artists/free expression.
Housing for individuals over \$1,000,000
Using tax abatements strategically. Vouchers that fill the gap if above Section 8 but but below standard to live and raise kids in Concord.
Build denser housing in mixed use neighborhoods
Creating affordable housing - while keeping to the look/feel of the community. e.g. Baker Ave housing in/around cul de sac.
Not sure there are any... We are not in favor of apartments near the train that's for sure! CCHS needs more parking for the current students... and it takes 25 mins to drive 7 miles in the morning for the current students. We do not have the infrastructure to support an influx of people.
Dense developments near public transportation and services.
tax on expensive homes to fund affordable housing
There is considerable acreage owned by the town that could be used to support building varied housing stock (multifamily housing, smaller dwellings, condominiums, apartments). Also, the area near the train station could provide an opportunity to build robust town center that could reinvigorate the community and tie us more closely to the dynamism of Boston and Cambridge.
Working with employers to provide programs and dormitory style properties to provide affordable housing for workers
Transit Oriented, mixed use development in Thoreau Depot and West Concord.
Keeping the New England style architecture
Concord seems to have an abundance of large dwellings with large tracts of lands that are subjected to home demolition, division, rebuilding a huge "non-development" places on the divided

land. If we really want diversity and inclusion we need to change and do housing and community differently than we are currently doing it. There are many interconnections that make for good housing experiences in addition to putting a roof over ones head it is challenging and doable at the same time, it takes creativity, commitment, resources and changes to the legal structures.

The amount of land within the town provides opportunity to create affordable housing.

The market is high right now, here and everywhere. Decisions can not be made to change Concord as it reacts to the national housing situation.

change zoning to allow higher density

Affordable

Multi family / ADU development particularly in the existing town centers. I think the town should accept greater density in existing neighborhoods, and can do so without sacrificing its character or conservation land / farms.

The town needs to stop letting builders tear down smaller affordable homes and put in much larger homes. I live in the Grant Street neighborhood in my neighborhood is unrecognizable from when I moved here 23 years ago. People complain that there is it any entry-level homes in Concord but that is because the town allows them all to be bulldozed and larger homes to be built. There is no protective Laws like they have in Lincoln where if you tear a house down you cannot increase the size of its footprint. It is very distressing to see this and I don't wish to live in a community that is full of large homes and department buildings.

Apartment /condo complex, but NOT on Thoreau st. Crosbys is a great spot.

There aren't many opportunities right now!

Tax base to create affordable housing

Affordable housing for seniors so they can stay in town. Condos or modified living. Step down living.

Pocket neighborhoods and more multifamily buildings

The prison should not be included in the affordable housing numbers

Thoreau depot, upzoning for gentle density eg. Millrun/Riverwalk

Housing for extremely wealthy

Opportunities to promote community and more ecological uses of space with planned communities near transportation and better walking and biking infrastructure. Smaller / more well organized units.

Thoreau Depot Business district, 2229 Main Street, Peabody school property.

Transit oriented housing.

Development of senior communities where appropriate. Possibly some apartments around Thoreau Depot. But I do NOT think Concord should massively build itself up. There are dense communities for people who want that ... people living here today don't want Concord to over-develop itself (as many other local communities have) because the life sciences industry has caused Boston to have a lot of money sloshing around (pushing up housing prices in EVERY suburb). That too will pass.

No idea.

Development of Res B and Res A zoning districts

Biggest opportunities for \$1.5 m+. Bigger the better

The cluster homes on Main Street in West Concord that over burden Thoreau School and are so close together that the people will be forced to live with their shades down all day or look at their neighbor's kitchen.

Need for smaller affordable homes. The issue is land availability and cost.

Reducing excessive parking lots and allowing existing buildings, whether residential, commercial, etc, to add floors on top of new residential housing. Quick and effective at adding new units.

Co-housing for seniors similar to what's going on in Littleton would be great - I believe that may be a private project though. It's frustrating to me that I make a decent wage and can't afford to stay here.

Single family homes around Thoreau and Alcott.

accessory apartments (again, based on my experience working in other towns), mixed use zoning

The community!

Provide incentives for developers to invest more in small scale affordable or accessible housing developments consisting of multi-family dwellings, ADUs, etc rather than larger scale apartment style development.

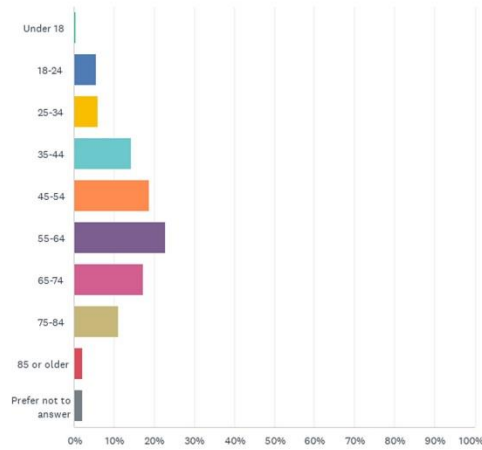
Town needs to be proactive in identifying co-development opportunities and supporting housing that isn't just for the super rich...what will be done with old middle school land once we have a new one? Super fund site redevelopment? Buy the old best western hotel and turn it into apartments. Allow two family in all zoning. Reduce min lot sizes in zone B to allow subdivision. The biggest challenge to accessory dwelling use is that most of the town is on septic

Questions hereafter are optional, demographic questions.

29. What is your age?

Q29: What is your age?

Answered: 289 Skipped: 153



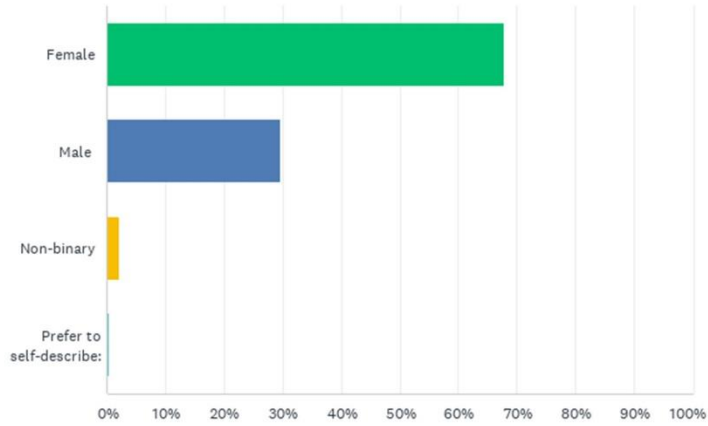
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Answer Choices	Responses	
Under 18	0.34%	1
18-24	5.52%	16
25-34	5.86%	17
35-44	14.14%	41
45-54	18.97%	55
55-64	22.76%	66
65-74	17.24%	50
75-84	11.03%	32
85 or older	2.07%	6
Prefer not to answer	2.07%	6
	Answered	290
	Skipped	152

30. Gender: how do you identify?

Q30: Gender: how do you identify?

Answered: 286 Skipped: 156



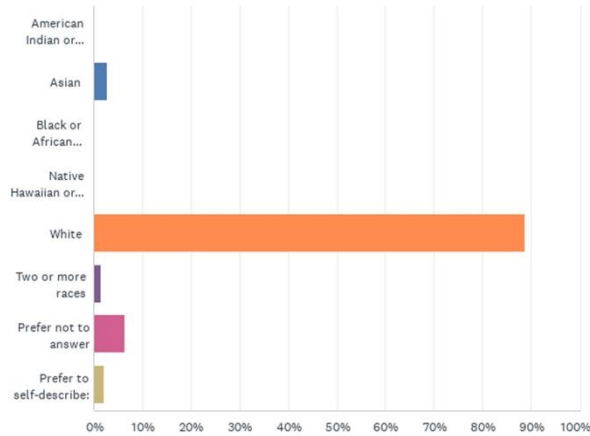
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Answer Choices	Responses	
Female	67.94%	195
Male	29.62%	85
Non-binary	2.09%	6
Prefer to self-describe:	0.35%	1
	Answered	287
	Skipped	155
Prefer to self-describe:		
Human		

31. How would you describe your racial identity? Select all that apply.

Q31: How would you describe your racial identity? Select all that apply.

Answered: 285 Skipped: 157



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Answer Choices	Responses	
American Indian or Alaskan Native	0.00%	0
Asian	2.80%	8
Black or African American	0.00%	0
Native Hawaiian or Pacific Islander	0.00%	0
White	88.81%	254
Two or more races	1.40%	4
Prefer not to answer	6.29%	18
Prefer to self-describe:	2.10%	6
	Answered	286
	Skipped	156

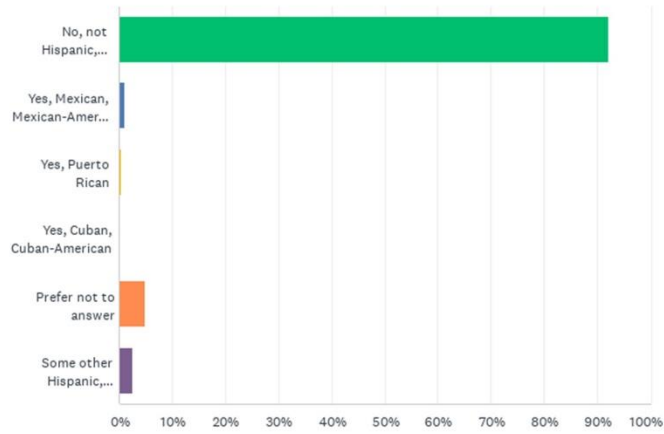
Prefer to self-describe:

- Askenazi
- Latina
- Human
- Ashkenazi
- Freckled with an "ethnic" surname
- Human

32. Are you of Hispanic, Latino, or Spanish origin? Select all that apply.

Q32: Are you of Hispanic, Latino, or Spanish origin? Select all that apply.

Answered: 269 Skipped: 173



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Answer Choices	Responses	
No, not Hispanic, Latino, or Spanish	92.22%	249
Yes, Mexican, Mexican-American	1.11%	3
Yes, Puerto Rican	0.37%	1
Yes, Cuban, Cuban-American	0.00%	0
Prefer not to answer	4.81%	13
Some other Hispanic, Latino, or Spanish group:	2.59%	7
	Answered	270
	Skipped	172

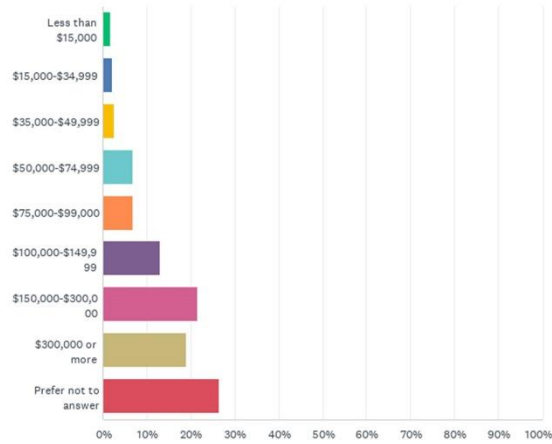
Some other Hispanic, Latino, or Spanish group:

- I'm white but husband and kids are mexican
- What do you do with Brazilians?
- Latinx
- Spain
- South America
- I have a Spanish surname which often influences people's reactions, positive, negative and sometimes just curiosity, to me and my family.
- Human

33. What was your household's annual income last year?

Q33: What was your household's annual income last year?

Answered: 279 Skipped: 163



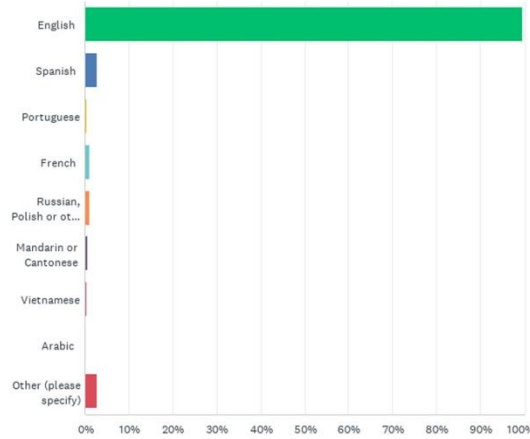
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Answer Choices	Responses	
Less than \$15,000	1.79%	5
\$15,000-\$34,999	2.14%	6
\$35,000-\$49,999	2.50%	7
\$50,000-\$74,999	6.79%	19
\$75,000-\$99,000	6.79%	19
\$100,000-\$149,999	13.21%	37
\$150,000-\$300,000	21.43%	60
\$300,000 or more	18.93%	53
Prefer not to answer	26.43%	74
	Answered	280
	Skipped	162

34. What language(s) do you speak at home?

Q34: What language(s) do you speak at home?

Answered: 286 Skipped: 156



Powered by SurveyMonkey

Answer Choices	Responses	
English	99.65%	286
Spanish	2.79%	8
Portuguese	0.35%	1
French	1.05%	3
Russian, Polish or other Slavic Language	1.05%	3
Mandarin or Cantonese	0.70%	2
Vietnamese	0.35%	1
Arabic	0.00%	0
Other (please specify)	2.79%	8
Answered		287
Skipped		155

- Other (please specify)
- multiple Indian
 - Dutch
 - Hindi
 - Japanese
 - korean
 - Taishanese
 - Learning Japanese
 - Human