



## Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

### PLANNING BOARD MINUTES – SPECIAL MEETING SUBCOMMITTEE ON INCLUSIONARY ZONING FOR AFFORDABLE HOUSING

**January 11, 2018**

2<sup>nd</sup> Floor Conference Room, 350 East Main Rd., Middletown, RI

#### **Subcommittee Board members present:**

Liz Drayton, Chair

Paul Croce

Art Weber

Rita Lavoie, Principal Planner

*The meeting was called to order at 4:00pm*

1. Discussion and recommendations by the Planning Board Subcommittee on potential zoning ordinance amendments regarding inclusionary zoning for affordable housing.
  - a) Ms. Lavoie provided the subcommittee with an overview of inclusionary zoning. Topics included inclusionary zoning practices and definitions; the comprehensive plan's goals for inclusionary zoning; and previous work on inclusionary zoning done by the Town. She indicated that a goal of the subcommittee meeting should be to decide if mandating inclusionary zoning through the prepared draft ordinance is desirable.
  - b) Ms. Lavoie reviewed the state's regulations regarding inclusionary zoning, noting that if the Town adopts an inclusionary zoning ordinance, a density bonus or other incentive must be established by the community to offset developments costs of below-market rate units, per RIGL.
  - c) There was discussion by the subcommittee regarding other avenues of achieving affordable housing goals including:
    - working with partners to develop affordable housing projects
    - state and federal funding sources
    - redevelopment of existing housing
    - working with state legislatures to allow mobile homes to be included in the definition of affordable housing
    - senior affordable housing
  - d) The subcommittee acknowledge the benefits of integrating affordable housing into the community.
  - e) The subcommittee discussed the requirement of including a density bonus in the draft ordinance. Topics included:

- Recent public communications regarding concerns of increasing density
  - The incompatibility of increasing density with the comprehensive plan
  - Removing a density bonus from the draft ordinance would not be in compliance with state law
  - Anticipated resistance from the public on increasing the density of housing projects
  - A desire to find other alternatives to integrate affordable housing into the community that does not require increasing density
- f) By consensus the subcommittee agreed that implementing an inclusionary zoning ordinance was not desired due to the requirements of the state law.
- g) The subcommittee directed staff to draft a memo from the subcommittee to the full planning board outlining their opinion.

*Meeting adjourned at approximately 5:00pm*

Respectfully submitted:

Rita Lavoie,

Principal Planner