

April 2021 Affordable Housing Plan Session #1

April 29, 2021

See slides attached.

Public Discussion Notes:

WLHA communicated that there are 116 units between Southwest Ave, Grove and Chestnut Hill, and most but not all are subsidized, there are some market rate units. She will try to get that number by the next meeting. 56 units are in the concept stage between SW Ave and downtown properties. Would all of those be affordable? If not, what percentage?

There is a moral objective and an “avoiding 8-30g” objective. We’ve nearly satisfied the 10%, have to maintain, but also consider how many additional units morally makes sense without going overboard.

Will these units be served by transit? Close sidewalk gaps, increased bus service (Jen will get updated maps from CTtransit asap.)

Identified areas, RT 75 and downtown. Adaptive reuse already exists for middle neighborhoods (two of the res zones). Consensus by those in attendance that design/architectural criteria should be left as is in regs, no further review board or restrictive regulations even in the interest of certain types of architecture. Possible to use general preferences, visuals as guide but not law.

Statistics at DOH currently aren’t correct. Used all 160 units at MoMill when s/b 80 units, used 2010 census data for rooftops instead of 2020, so we are still around 9.8% rather than 12% shown by DOH.

Energy efficiency / renewables and inclusive design should be woven into policies and regulations for future housing construction/site design.

Ex. Solar wave / youtube and Coventry Micro Grid

Certain number (15% or so) are at risk, FHA loans and subsidized units can move, while deed restrictions can’t.

Any new programs, policies or regulations as a result of the Plan should be enforceable.

May 2021 Affordable Housing Plan Session #2

May 6, 2021

See slides attached.

Notes from April’s meeting were reviewed. WLHA confirmed 45 of 56 units proposed for Main Street would be affordable, estimated. 80% of existing WLHA units are affordable, about 92 units. Reviewed strategies for implementing housing goals, such as partnerships with land banks, realtors, regulatory changes and addition of accessory dwelling units.

Respectfully Submitted,

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Director of Planning and Development