



# **TOWN OF BRISTOL, RHODE ISLAND**

## **PLANNING BOARD PUBLIC WORKSHOP MEETING**

**Planning Board Public Workshop Meeting Agenda  
Wednesday, May 22, 2024 at 7:00 PM  
Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

**A. Pledge of Allegiance**

**B. New Business**

- B1.** Presentation and Facilitated Public Engagement Workshop to get public input on the update to the Housing Element of the Comprehensive Plan.

The Town of Bristol has received a Technical Assistance Grant from RI Housing to update the Housing Element of the Town's Comprehensive Plan of 2017 and develop a program for an Affordable Housing Trust Fund. With the grant, the Town is partnering with planning consultants from the Horsley Witten Group and financial consultants from Camoin Associates. The update will include all aspects of housing including the creation of more Low-Moderate Income Housing that count towards the Town's Low or moderate income housing goals.

**C. Adjourn**

Date: May 16, 2024

Posted by: mbw

# 4. Housing

## Introduction and Background

The Town of Bristol is home to a cultural and economically diverse population. The quality of life in Bristol attracts homebuyers from across the region. The Town's community spirit encourages pride and long-term commitment to the community. Bristol's sense of pride is strong and people take pride in their homes and neighborhoods. In 2010, the Town was named one of the ten best places to raise a family by Family Circle Magazine.

Between 2009 and 2013, there were 77 new single family residential units and two multi-family units (a three-family and a two-family) built. This rate of housing growth represents a decrease of 1/3 from the 2009 Comprehensive Plan which reported 115 new single family units. There were no condominiums built in this time frame which is indicative of the economy during this period. In 2012, the Building Department began tracking the estimated cost of construction and in that year it was reported at \$2,323,500 and \$3,798,825 in 2013. This is an increase of almost 40% in the value of construction.

The Town's population is also growing older. Having affordable housing is important in order to keep the younger generations in Town, to help provide the Town services such as Town's volunteer Fire Department; and, to have a strong workforce. The Town also has to provide services and amenities so that Bristol's older population can age in place. What is good for the growing elderly population is actually good for all of the residents, such as making streets more pedestrian friendly and the ability to safely walk. Bristol's walkability score is 65 on walkscore.com, which means that it is somewhat walkable and some errands can be accomplished on foot. The AARP Public Policy Institute conducted a study as to what older adults want to have close to home. The top things are: a bus stop, grocery store,

park, and drug store/pharmacy. Bristol prides itself on having a pedestrian friendly, walkable downtown. However, more needs to be done to connect neighborhoods to the downtown, especially those on the east side of Metacom Avenue and along Metacom Avenue. Using funds for a voter-approved bond in 2004, the Town has been upgrading and replacing existing sidewalks in many neighborhoods. Development projects along Metacom Avenue have also been installing new sidewalks as part of the Town's requirements.



*Residential neighborhood in Bristol*

In May 2013, the Town was entered into the Community Rating System of the National Flood Insurance Program. The Community Rating System provides a discount to all property owners who maintain flood insurance as required by the National Flood Insurance Program. The discount is based on a scoring for eligible activities to educate residents and mitigate damage from flooding including brochures, posting information on the Town's web site, and preservation of open space that is in the floodplain. The Town's discount is currently 10%. The Building Official and the Director of the Department of Community Development became Certified Floodplain Managers in 2013. A Certified Floodplain Manager is trained on the requirements for construction in the flood plain which is important in the review of permits for construction in the flood zone. FEMA has also developed new floodplain mapping for the

Town which was finalized in July 2014. Along with this new flood plain mapping, the Town of Bristol has also adopted a companion Flood Zone Ordinance Update. The adoption of the Flood Zone Mapping and Ordinance allows the Town to continue to participate in the National Flood Insurance Program which means that all property owners in the Town continue to be eligible to purchase flood insurance for their property.

### Assessment of Housing Needs

Current Housing Inventory (Range of housing unit sizes and types) – Housing in the Town is predominately single-family detached dwellings however there are many neighborhoods in the downtown and surrounding area that have multi-family units.



*Housing in Bristol*

**Table 4.1: Types of Housing Units in Bristol, RI, 2000 and 2012 ACS 5-Year Estimates**

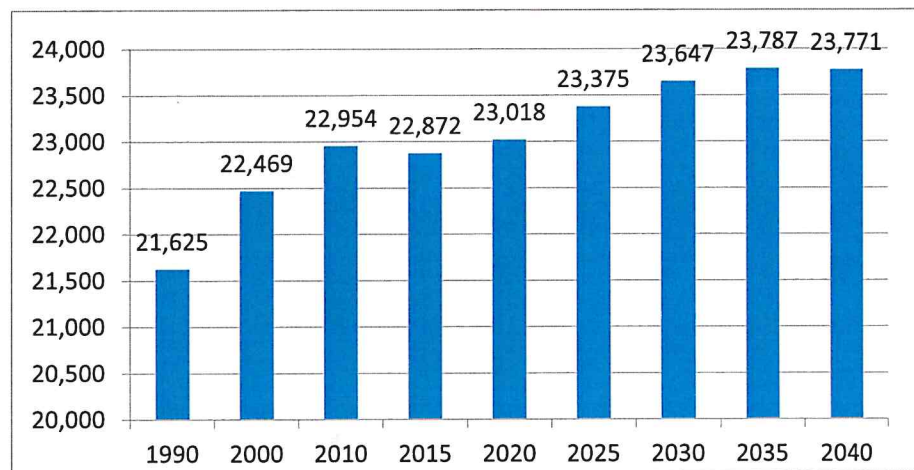
Type of Structure	2000 Units	2008-2012 Est		% Change 2000-2012
		Number	Percent	
Single-family (detached)	5,293	5,980	62.1%	13.0%
Single-family (attached)	361	257	2.7%	-28.8%
Two-family Units	1,175	1,074	11.2%	-8.6%
Three or four units	987	1,138	11.8%	15.3%
Five to nine units	476	597	6.2%	25.4%
Ten of more units	408	579	6.0%	41.9%
Mobile Home	5	0	0.0%	-100.0%
<b>Total Units</b>	<b>8,705</b>	<b>9,625</b>	<b>100.0%</b>	<b>10.6%</b>

Source: American Community Survey 2008-2012 5-Year Estimates

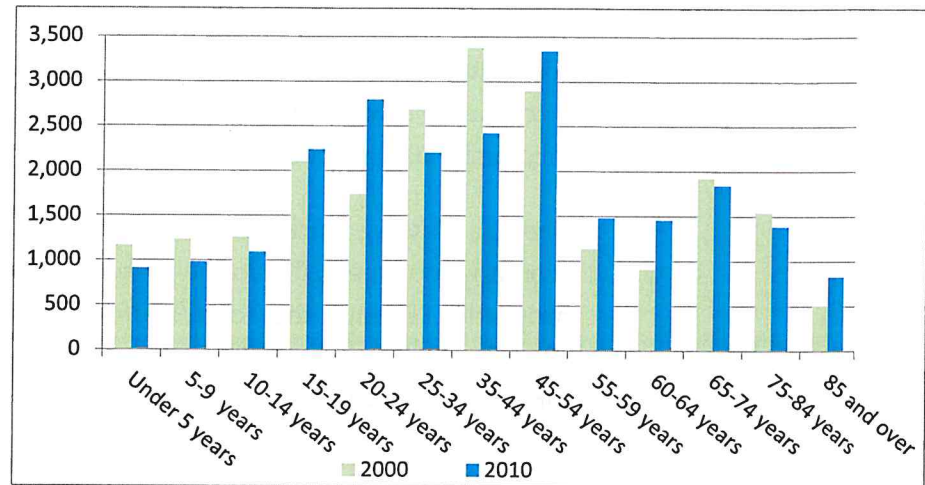
### Population Projections

According to the Rhode Island Population Projections from 2010 – 2040, Technical Paper 162, dated April 2013, the population in the Town was forecasted at 22,866 for 2015 and will increase slightly in 2020 to 23,009. Given the census data, the population is expected to rise for those in the 54 and older category as the baby boomers age.

**Figure 4.1: Historic and Projected Population Growth in Bristol, RI**



Source: US Census, Rhode Island Statewide Planning Program Population Projection

**Figure 4.2: Distribution of Age, Bristol, RI**

Source: US Census 2000 and 2010

### *Housing Needs*

The US Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database provides information on the housing needs. According to the CHAS data tabulations from 2006-2010, of the 8895 total households, 3310 (37%) pay more than 30% of their income to housing. The CHAS data also indicates that 3120 households are low income with approximately half rental (1735) and half home ownership (1385).

Based on the population projections and the current housing inventory, there will a need for additional housing for seniors and/or provisions for more residents to age in place.

## **Affordable Housing**

### *Housing Affordability*

The Town of Bristol has 9,015 total year round housing units<sup>1</sup> with 535 qualifying as long-term affordable. Of the 535 units, 359 are reserved for elderly, 100 are long term affordable units reserved for family and 76 are reserved for special needs.

<sup>1</sup> The year round housing units data from the 2010 US Census represents the latest decennial census of the Town of Bristol for the purpose of affordable housing discussion.

RI Housing's report on meeting the 10% affordable housing target indicates that the Town has made good progress toward reaching that goal with 5.96%. The Town would need an additional 367 units to meet the 10% threshold established by Rhode Island's Low-Moderate Income Housing Act of 2004.

Bristol's housing market has been hit with the downturn in the economy. Between 2010 to the present, there were 42 bank-owned properties. Though the Town's affordable dwellings increased by 0.7% from the 2008 count, the Town lost two affordable units due to foreclosure in 2012. While attempts were made to have the Town's local affordable housing organization, East Bay Community Development Corporation, purchase the dwellings, an agreement could not be reached and ultimately the bank took over the mortgages and the affordable housing deed restriction was lost. Another unit of affordable housing will also be lost in the near future with the expiration of the affordable restriction.

Households are considered cost burdened if they pay more than 30 percent of their gross income for housing costs, which include rent, utilities and fuel costs for renters. They include mortgage or purchase contract payments, property taxes, and hazard and mortgage insurance for homeowners. As may be expected, renter households are more likely to be cost burdened than owner occupied households.

In the 2013 Housing Works RI publication "Housing Fact Book", the Town of Bristol's median home price was \$280,000 in 2013 which is approximately a 20% increase over the last ten years. The income needed to afford this was \$80,416; however, the median household income in Bristol was \$60,934 in 2012. A 2-bedroom rental average rent is \$1,132 with an income needed of \$45,280 to afford this rent. The average private sector wage in Bristol is \$39,104 and the Median Renter Household Income for the area is \$31,740. Thus, there are significant gaps between the income required to own or rent in Bristol when compared to the median household income. The report indicates some examples of median wages from different jobs as follows:

- Registered Nurses - \$68,367
- Customer Service Reps - \$31,707

- General Office Clerks - \$29,270
- Home Health Aids - \$24,317
- Retail Salespersons - \$20,924
- Wait Staff - \$17,277

This speaks to the affordability gap in Bristol which is approximately \$13,540 for renters and \$19,492 for homeowners.

The first Habitat for Humanity house in Bristol is currently being constructed which will be deed restricted as an affordable unit.

### *Affordable Housing Organizations*

#### *Non-Profit*

The Town recognizes the East Bay Community Development Corporation (East Bay CDC) as the nonprofit organization to address the Town's affordable housing needs and the only monitoring agent in the East Bay. This CDC is based in Bristol and had its roots there but has grown to a regional affordable housing provider. The East Bay CDC owns and manages Franklin Court Independent Living with 96 units of low income senior housing and Franklin Court Assisted Living, with 68 affordable apartments. Both of these are located in the former Kaiser Mill Complex. Franklin Court Assisted Living is one of only two assisted living facilities in Rhode Island that can offer Medicaid waivers to low income elderly needing financial assistance. There is currently a 4-year wait list for senior units in the Franklin Court Independent Living.

In addition, the East Bay CDC owns and manages 170 apartment units in multiple scattered sites throughout Bristol, Warren, and Barrington. In addition to providing this affordable housing, the East Bay CDC has also helped the Town and bettered the neighborhood by removing blighted buildings in the Wood Street neighborhood. The East Bay CDC recently completed a 19-unit building at Metacom Avenue, known as "Kane's Way", which is 100% affordable for families; all but one of these units has sold.

#### *Public*

The Bristol Housing Authority oversees Benjamin Church Manor which is rented to persons who are 62 years of age or older whose



income does not exceed \$40,450 for one person and \$46,200 for two persons as of 2014 data. Persons who apply and are eligible have their name placed on the waiting list with preference given to residents of Bristol. According to the Executive Director, there are 85 people currently on the waiting list. The Bristol Housing Authority is currently moving forward with plans to build additional housing at the Benjamin Church property which will be for seniors 62 years of age and older. There are a total of 194 units that were developed over time. Phase 1 with 150 units was constructed in 1969, Phase 2 with 30 units was constructed in 1979 and Phase 3 with 40 units was constructed in 1982. The Housing Authority constantly maintains and upgrades the property. In 2011 and 2012, vinyl siding, new doors and new windows were added to eight buildings housing 150 units. In 2013, most of the sidewalks were replaced. In 2013, state-of-the-art wireless security cameras that meet Police Department recommendations were added to all buildings. In 2014, major electrical upgrades were made to buildings S-AA. In 2015, the Housing Authority intends to upgrade the fire panel and the fire alarm system with a state-of-the-art wireless system. The Bristol Housing Authority has been recognized by HUD as a “High Performer”. The Authority is scored on a physical inspection of the property, financial management, along with other items and in 2014, the score was 100%.

The Bristol Housing Authority also administers the Housing Choice Voucher (Section 8) program, which provides federal assistance for people to live in private apartments. The program currently has 156 vouchers being used in Bristol and there are approximately 750 people on the waiting list. This program is for the very low-income residents – federal guidelines for income and rents are:

Income	Rents
\$15,200 for one person	\$822 for one bedroom with utilities
\$17,350 for two people	\$1,004 for two bedrooms with utilities
\$19,790 for three people	\$1250 for three bedrooms with utilities

The Housing Choice Voucher Program was scored at 100% on performance and management. This scoring system is called the Section Eight Management Assessment Program (SEMAP). The BHA has consistently scored 100% for 15 years in a row.

The Bristol Housing Authority also leases the historic Benjamin Church building to the Town of Bristol for the Senior Center. This building, listed on the National Register of Historic Places in 1971 has always served senior citizens (except for a brief period between 1968 and 1972). The Senior Center has operated for more than 40 years. It offers many social, wellness and educational opportunities for adult members 55 and over. The Bristol Housing Authority's partnership with the Bristol Senior Center has enabled both organizations to better service the seniors of Bristol.

### *Affordable Housing Policy*

In an effort to clarify Bristol's position on affordable housing, the following policy statement was developed for the 2009 Comprehensive Plan and re-affirmed with this plan update. Bristol supports the development of housing that helps to meet the needs of all Bristol's "local residents". Bristol is also willing to do its share to assist in meeting the housing needs of the regional population, but within the context of a broad, cooperative, fair share policy that involves all of Bristol's neighboring Towns. Bristol has great concerns over pursuing housing strategies based on past theories of public housing provisions, specifically the development of large projects for specific socioeconomic groups.

Bristol is a town that has always had a rich mixture of housing types blended together within the downtown. The outlying single family neighborhoods have developed in a variety of lot sizes and development patterns. Bristol has never created large multifamily developments that then deteriorated causing yet more problems for residents and non-residents alike. Bristol shall not pursue that strategy in the future. In order to guide affordable housing development in Bristol, the following development standards were adopted.

Affordable housing in Bristol shall:

1. Be integrated with market price units.
2. Be dispersed throughout town rather than being congregated in specific areas or projects. It shall be developed in areas that are suitable for any type of housing development.

3. Be designed so as to physically blend with surrounding market price units in terms of height, massing, site design and architectural treatment.
4. Be designed to give the residents and neighbors' pride in their homes.
5. Be developed to give residents the opportunity to share in the ownership of at least some of the units where feasible given the particular needs.

In June 2005, the Town completed the Affordable Housing Production Plan. Following this, the Town appointed an Affordable Housing Committee to oversee implementation of the plan and further the Town's affordable housing goals. The Town's Affordable Housing Committee prepared a report with recommendations to the Town Council but has not been active in recent years.

The Town adopted Inclusionary Zoning in 2010 and there are two applications currently pending under this provision. The threshold for requiring the affordable housing unit is five market rate units; however, when discussed with developers, they will drop their market rate density to below five which will then not trigger the ordinance. The Town has required six affordable housing units as a condition for the granting variances for legalizing additional dwelling units. The Town is currently reviewing two proposals that include an affordable housing component. If they are approved as proposed there will be seven additional affordable housing units and they would be the first ones to be built under the Inclusionary Zoning provisions.

The Town also revised the zoning ordinance to allow multi-family dwellings in otherwise single family zones and to allow accessory dwelling units for nonfamily members when they are restricted to affordable housing. No one has taken the opportunity create a multi-family dwelling in a single family zone; however, there were two affordable units created when accessory family dwelling units originally approved were modified through the zoning process to allow for non-family occupants. It is believed that the 30-year deed covenant requirement is the main reason why people do not create the affordable units. The rental for affordable units is often more than

landlords are charging so they are encouraged to participate until they find out that they need to have a 30-year deed restriction.

In addition, there are three locations depicted in green in Map 6 Homes and Neighborhoods identified as "Open Space Conservation with Affordable Housing and Agriculture". These are existing residential properties that are currently used for agriculture and/or have undeveloped woodlands and open space. The Town intends to keep these properties residentially zones to be consistent with the FLUM. However if these properties were to be developed in the future, considerations should be given to preserving existing open space areas and utilizing existing residential structures and developed residential portions of the properties for affordable housing options.

There is little land available for large scale development which could include a percentage of affordable housing; therefore, infill development will continue to be the preferred way to achieve the affordable housing goals. There needs to be smaller sized, well-designed housing units to fit into existing neighborhoods. A public advertising campaign and strong leadership on the importance and need for affordable housing is also necessary. In order to meet the affordable housing goals, the Town will need to find creative solutions.

It is also worth noting that the Town has been well managed and maintains the lowest taxes in the region which is a plus to affordable living.

## Affordable Housing Progress

The table below is an assessment of the Town's affordable housing strategies from the 2009 Comprehensive Plan, including resulting progress of affordable housing development in Town.

### Assessment of 2009 Affordable Housing Strategies

Strategy	Number of Units Proposed	Number of Actual Units
<i>Allow Multi-Family Housing By Special Use Permit in R-10 zone for 3-4 units</i>	49	0
<p>Factors affecting Success Rate and Ways to Improve the Success:</p> <p>The Town has not yet amended the zoning ordinance to allow this strategy. In doing so, we would explore a partnership with RI Housing Works and the Roger Williams University Community Partnerships Center to assist with outreach. A brochure could be developed to generate interest and help educate on the options. A guidebook of housing types and styles could also be created illustrate how to keep the housing within the character of the neighborhood while also generating interest.</p>		
<i>Mandate Inclusionary Units</i>	75-120	5
<p>Factors affecting Success Rate and Ways to Improve the Success:</p> <p>The Town adopted the mandatory inclusionary zoning in 2010 with a trigger threshold of 5 or more units. The Town did not see many applications during the subsequent years for subdivisions with this many units or the Developer revised the application to provide fewer than 5 thereby eliminating the requirement. The Planning Board recently approved a subdivision (July 2015) with 2 affordable housing units as a result of the mandatory inclusionary zoning requirement. In 2012, the Planning Board granted Master Plan approval on a mixed use development with 3 affordable units in accordance with the inclusionary zoning requirement; however, these units have not yet been built. While this has had some limited success, we expect that we will continue to see units produced through this requirement. The Town's Technical Review Committee continues to facilitate a greater understanding of the process with the developers and coordinate with the Town's affordable housing agency so that the monitoring, marketing, and eventual sale or rental of the LMI unit does not seem so daunting to the developer.</p>		
<i>Allow Duplexes by Right in R 15 and R 20 Zones</i>	18	0
<p>Factors affecting Success Rate and Ways to Improve the Success:</p> <p>The Town changed the zoning to allow duplexes by Special Use Permit in the R15 and R20 zones rather than by-right. The reason for the lack of units being created by this strategy has been lack of will by property owners to build duplex units with the mandatory 30-year deed restriction needed on the affordable unit. Again, in partnership with RI Housing Works and Roger Williams University Community Partnerships Center, a brochure could be developed to generate interest and help educate</p>		

<p>on the options. A guidebook of housing types and styles could also be created to generate interest and illustrate how to keep the housing within the character of the neighborhood. Based on the past performance of this strategy, we have adjusted the expectations going forward.</p>		
<i>Review Accessory Family Dwelling to Allow non-family affordable Units</i>	25-50	2
<p>Factors affecting Success Rate and Ways to Improve the Success:</p> <p>The zoning ordinance was amended to allow for this; however, we haven't seen any applications because most people want this unit for family and don't have a need to create a non-family unit. While we have had 2 or 3 Accessory Family Dwelling Units transition to non-family Affordable Dwelling Units, we haven't seen as many as expected. Those that have applied to transition are unique situations where either the family member has left the property and the owner wants to keep the additional unit or the property has been sold and the new owner wants to keep the unit but doesn't have a family member to occupy it. While it is a great way to keep both the homeowner and the renter with affordable housing, most people are reluctant to go down this path because of the required 30-year deed restriction. Most people want more flexibility and some people think it will make it difficult to sell the property. However, more can be done to educate people on this option as part of our enforcement follow-up with the existing stock of Accessory Family Dwelling Units.</p>		
<i>In-Fill Development Vacant Lots R10</i>	12	0
<p>Factors affecting Success Rate and Ways to Improve the Success:</p> <p>The reason for the lack of units being created by this strategy is assumed as lack of will by owners / developers. Similar to the strategies listed above, more could be done to education property owners about this option in partnership with RI Housing Works and the Roger Williams University Community Partnerships Center. To educate and create interest, a "Small - Lot Pattern Book" could be created which would illustrate how to create in-fill development that keeps within the character of the neighborhood and sparks ideas on small home designs. We will also explore opportunities for additional infill lots in the R6 and R8 zones</p>		
<i>Rehabilitation in Low - Mod Area</i>	212	0
<p>Factors affecting Success Rate and Ways to Improve the Success:</p> <p>The reason for lack of units being created by this strategy is lack of will by owners/developers and required deed restriction for 30 years on property. Because of the lack of performance on this strategy, we have adjusted our expectations going forward. However, there is a relative high supply of older housing stock in the low-moderate area census tract so we will also review the current CDBG home repair program policies to determine if we can create any deed restricted units through this program. A future housing trust fund could also help pay for monitoring costs as an additional incentive for the housing units and be used for low interest loans or other home purchase assistance.</p>		

<i>Adaptive Re-Use Robin Rug Mill</i>	10	0
While these units have not yet been built, they were a condition of the zone change for the re-use of the mill.		
<i>Comprehensive Permits</i>	66	18
<p>Factors affecting Success Rate</p> <p>*We had one Comprehensive Permit application which was before the Planning Board in July and denied. The proposal had 5 units of affordable housing. The reason for lack of units under this strategy has been the poor housing market overall and the lack of applications.</p>		
<i>Conversion of Student Housing at Almeida Apartments</i>	30	0
<p>Factors affecting Success Rate:</p> <p>This strategy is in partnership with Roger Williams University; however, the University has not been ready to move forward on this action and is still using the Almeida Apartments for student housing.</p>		

The Affordable Housing Strategies Table that follows summarizes the number of affordable units to be produced by development strategies of the Comprehensive Plan and the timeline to achieve the 10% affordable housing target of 1,012 by 2035 (20-year horizon).

The housing target is calculated as follows:

20-year population projection = 23,787 (from RI SPP 20-year population projections)

Average Household Size = 2.35 (from Factfinder. Census.gov 2010)

20-year housing unit projection 10,122 (calculated by dividing the 20 year population projection by the average household size)

Forecasted 10% threshold = 1012 (calculated by multiplying the 20 year housing projection by 10%)

Existing affordable units = 535;

Forecasted to need by 2035 = additional 477

### Affordable Housing Strategies Table

Strategies (Items in parenthesis refer to Action Items from the Implementation Table)	1-5 Years	6-10 Years	11-15 Years	16-20 Years	Projected Total
1. Comprehensive permits at identified sites (H-21)	15	35	34	42	126
2. Inclusionary zoning	20	20	20	20	80
3. Accessory Dwelling Unit – (H-20)	5	5	5	5	20
4. Condition of variances and zone changes (H-22)	4	4	4	4	16
5. Infill ( H-21 and H-24)	9	10	11	12	42
6. Housing rehab/existing housing stock conversion with housing trust fund (H-3, H-11, H-21)	10	20	20	20	70
7. Tax sale properties	2	2	2	2	8
8. Multi – Family by Special Use Permit – (H-1, H-2, H-10)	3	5	7	10	25
9. Mixed Use Commercial/Res	20	20	25	25	90
<b>TOTAL Affordable Housing Units</b>	<b>88</b>	<b>121</b>	<b>128</b>	<b>140</b>	<b>477</b>

#### NOTES from the Affordable Housing Strategies Table:

1. Comprehensive Permits at Identified Sites – refer to the Affordable Housing Location Summary Chart for locations. This is a 2009 Strategy that has been carried forward with an adjustment to the number of expected units since one of the previous identified properties is no longer available. This strategy also includes the units from Robin Rug and student housing at Almeida.
2. Inclusionary Zoning – This is a 2009 strategy that has been carried forward.
3. Accessory Dwelling Unit for affordable Housing – This is a 2009 strategy that has been carried forward and revised as to the number of expected units.
4. Condition of Variances – has been an effective tool when applicants come to legalize units and/or need other relief on density. This is a new strategy.
5. Infill– This is a 2009 strategy that has been carried forward and revised as to the number of expected units.
6. Housing Rehab and Existing Housing Stock Conversion using established housing trust fund to assist with low interest loans and home purchase assistance and CDBG funds. This is a 2009 strategy that has been carried forward and revised as to the number of expected units.
7. Tax Sale Properties - In conjunction with RI Housing, Town to monitor tax sale properties annually and move to acquire for affordable housing establishment. This is a new strategy.
8. Multi-family Units – This is a combination of two (2) 2009 strategies that have been carried forward and revised – Multi-family by Special Use Permit and Duplexes by Right.
9. Mixed Use Commercial/Residential Units including Metacom Mixed Use Zone – This is a new strategy



## Homelessness

According to the Bristol Director of Human Services, the Town does not have data on the number of homeless people, although it is believed to be small. The Town does not have a homeless shelter within its borders – the nearest ones are in Middletown, Warwick and Providence. The East Bay Coalition for the Homeless works to help families get back on their feet by providing access to safe, affordable housing combined with case management, financial counseling and connection to mainstream resources. There are also short-term shelter services provided by the Rhode Island Veterans Home on Metacom Avenue and the East Bay Coalition for the Homeless' 18 apartments that are scattered within East Providence, Bristol and Warren. The Town will work with these local homeless agencies and others such as the RIVERWOOD MHS and/or East Bay Community Action Program to track homeless individuals or families who may have resided within the Town.

## Statement of Goals and Policies

Housing policies must support a broad range of housing opportunities so that Bristol can continue to provide affordable housing to its traditionally diverse population and to ensure that all neighborhoods are livable places.

Based on the critical issues described in the Introduction and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its homes and neighborhoods. These goals encompass goals expressed in the other elements of this plan.

**Goal 1. Work for a continued range of housing opportunities so that Bristol can continue to be home to our traditionally diverse population.**

Policies to achieve Goal 1:

- A. Direct Town efforts toward addressing housing needs that the private market does not, or cannot, meet.

- B. Address the needs of Bristol's special demographic groups, to include: working families, single parent families, parents whose children are grown, persons living alone, and the elderly.
- C. Make sure that housing programs first meet the needs of Bristol residents.
- D. Encourage a broad range of housing costs, with special emphasis on creating and maintaining houses and apartments that are affordable to lower income residents.
- E. Work toward a range of housing types to match residents' differing preferences and resources for their physical environments.
- F. Encourage a range of housing ownership and rental options to match residents' differing preferences and resources, to include: home ownership, rental, accessory apartments, condominium, cooperative, and congregate.
- G. Continue programs to help elderly and others on fixed incomes stay in their homes.
- H. Encourage coordination among the public agencies and the community organizations to leverage their resources and generate new programs.

**Goal 2. Ensure that neighborhoods are livable places.**

Policies to achieve Goal 2:

- A. Historical and architecturally significant properties should be surveyed and designated for preservation.
- B. The Town is encouraged to investigate new urbanism techniques such as form based vs. use based zoning regulations to maintain characteristics of existing neighborhoods.
- C. Sidewalks are encouraged for safety and sustainability purposes in new developments.
- D. Connectivity must be maintained between neighborhoods as essential to quality of life, as well as for safety and convenience.

- E. Address the issue of exterior lighting for public and private development, balancing the need for adequate lighting with the need to avoid excessive lighting on nearby residences.
- F. Provide adequate water supply and pressure.
- G. Buffer neighborhoods from incompatible land uses.
- H. The Town should continue to call for adequate buffer zones between incompatible uses (i.e. between adjoining industrial and residential areas).
- I. Take into account existing land use patterns when designing new zoning regulations.
- J. Promote good design in all future developments.
- K. Require that new developments stay within a scale that is appropriate to Bristol and to surrounding homes.
- L. Strengthen the services and amenities that make Bristol a good place to live.

**Goal 3. To protect the safety and welfare of all residents, new residential development along the waterfront, especially on undeveloped land, should be carefully reviewed and considered for its appropriateness.**

Policies to achieve Goal 3:

- A. Continue participation in the National Flood Insurance Program in order to allow property owners the ability to purchase flood insurance. Any waterfront development should be required to provide public lateral access to the waterfront.
- B. The Town will pursue federal and / or state funds to purchase flood prone properties.
- C. The Town must stress the need to maintain large tracts of open land as still exist.

**Goal 4. Create affordable housing opportunities and diversify the housing stock.**

Policies to achieve Goal 4:

The Town's Affordable Housing Production Plan of 2005 recommends the following affordable housing policies and they are re-affirmed and incorporated in this Plan. The Town of Bristol's affordable housing goals are as follows:

- A. Create a diversity of housing types that meets the current and future needs of low-moderate income residents, employees, and special needs populations. While Bristol does currently have housing for the elderly, families, single persons, and special needs populations, the majority of housing being built in Bristol is out of the reach of the low-mod populations. The housing gap this causes will continue to grow unless Bristol continues to actively and aggressively pursue the development of affordable housing within the town.
- B. Meet 10% Goal for affordable housing.
- C. Provide housing opportunities for the Town's special needs populations. Achieve or maintain, whenever possible, at least a few housing units that will provide opportunities to households of one or more of the groups that have been identified as being of particular need in Bristol, with the following targets: Family Housing 394 Units, Elderly Housing 96 Units, Special Needs Housing 73 units. Include careful and creative decisions about how the public purpose of expanded housing opportunity can be combined with other public purposes on any given site.
- D. Revise the zoning ordinance to promote affordable housing and housing that meets the needs of all Bristol citizens.
- E. Identify potential locations for affordable housing development.
- F. Strengthen partnerships and build community support for affordable housing development.
- G. Identify existing and new resources for affordable housing development.
- H. Encourage public /private partnerships for the creation of affordable housing which will provide additional funding opportunities such as grants.
- I. Ensure the long term affordability of housing.

### Affordable Housing Locations Summary Chart

Location	Total Units *	Affordable Units
Robin Rug	98	10
Nunes Property on Chestnut Street	12	4
Bristol Housing Authority Senior Housing	22	22
Francis Gravel Bank at Bayview (P48/L8)	24	6
Goulart at Metacom (P87/Lots 1-8)	35	7
KenDan LLC at Gooding (P11/Lot 1)	20	5
Anthony Nunes at Metacom (P108B/L4&9)	10	2
Coehlo at Gooding (P111/Lots , 2, 42, 43)	16	4
Stephenson off Annawan (Plat 127/Lot 6)	14	3
Stephenson in Mason Farm (P128/Lots 3,4,9,10)	25	6
Rego/Ramos at Metacom (P128, L 15 &16)	6	2
Francis Bros off of Harrison (P133, L3&4)	14	3
Raposa at Metacom (P150/L17)	5	2
Perry Nursery at Metacom (P159/L1034)	8	4
RWU at Almeida Apts	30	30
Balazano's Mt. Hope Avenue (mixed use)(P41/L 126)	8	4
St. Elizabeth School – (Reuse)	12	12
<b>Total Identified</b>	<b>367</b>	<b>126</b>

\*Potential proposed unit numbers are conservative; build out of each site will be specific to each development proposal.

Note that the projected 126 affordable units indicate significant progress toward closing the 367 unit shortfall in the Town's effort to meet the 10% threshold. The Town will continue to look to creative approaches in addressing the affordable housing requirements despite the fact that expectations for achieving the goal described in the 2009 Comprehensive Plan have been diminished with the realities of the fluctuating housing market, which is out of the Town's control.



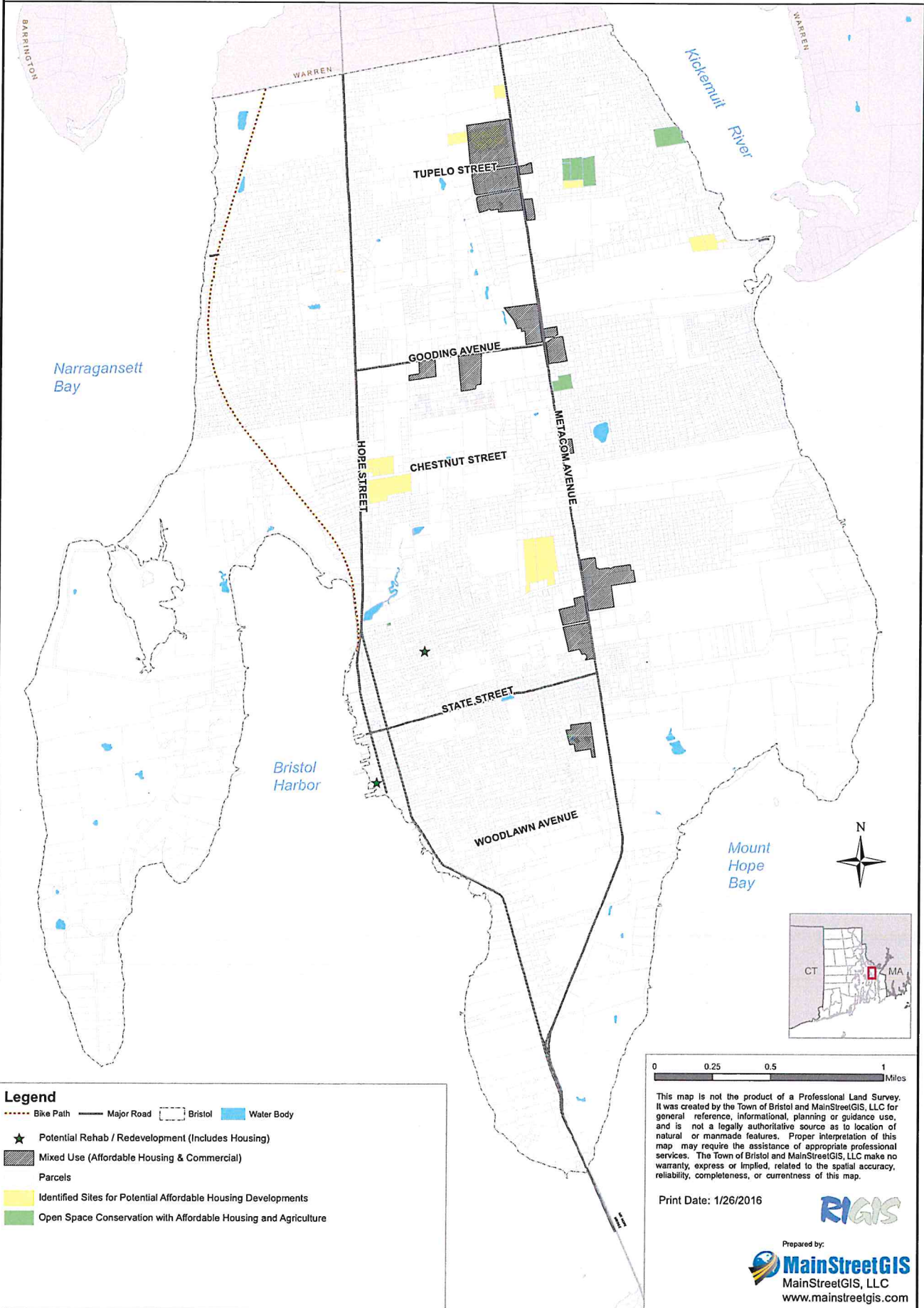
# Town of Bristol

Rhode Island  
Comprehensive Plan, 2016

# MAP 6

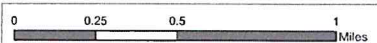
Item B1.

## Homes and Neighborhoods



**Legend**

- Bike Path
- Major Road
- Bristol
- Water Body
- Potential Rehab / Redevelopment (Includes Housing)
- Mixed Use (Affordable Housing & Commercial) Parcels
- Identified Sites for Potential Affordable Housing Developments
- Open Space Conservation with Affordable Housing and Agriculture



This map is not the product of a Professional Land Survey. It was created by the Town of Bristol and MainStreetGIS, LLC for general reference, informational, planning or guidance use, and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. The Town of Bristol and MainStreetGIS, LLC make no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.

Print Date: 1/26/2016

**RIGIS**

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## Housing

#	ACTION	TIME FRAME <sup>2</sup>				RESPONSIBLE AGENT
		S	M	L	O	
H-1	Create standards for multi-family housing units that are created for affordable housing through the special use permit process.	√				Community Development Department and Planning Board
H-2	Adopt a public advertising campaign to educate residents on the need for the creation of affordable housing units.	√				Community Development Department
H-3	Build an affordable housing trust fund so that foreclosed units or units for sale may be purchased to create affordable housing rather than building new or to help with down payment assistance for first time homebuyers. This fund could also receive revenue from the inclusionary zoning ordinance "fee in lieu of" provision.	√	√			Finance Director, Town Administrator, Town Council, Department of Community Development
H-4	Work with RWU to encourage more on-campus student housing. As off-campus housing becomes surplus, the Town should consider creating opportunities for affordable housing. The Town and RWU should create an agreement offering the Town the right of first refusal for these units (Almeida Apartments)	√	√			Town Council, Planning Board, Department of Community Development
H-5	Re-institute the Affordable Housing Committee to help identify affordable housing opportunities, advocate for / educate about affordable housing needs, and explore more creative ways to achieve affordable housing goals. Include representative from the local housing organizations on the Committee.	√				Town Council
H-6	Develop a Section 8 Home ownership program in conjunction with a Family Self Sufficiency Program with the Bristol Housing Authority.	√				Department of Community Development

<sup>2</sup> S: short-term 1-3 years; M: medium-term 4-7 years; L: long-term 8-10 years; O: ongoing



#	ACTION	TIME FRAME <sup>2</sup>				RESPONSIBLE AGENT
		S	M	L	O	
H-7	Develop a program with the Bristol Housing Authority to recruit more landlords to participate in the Section 8 Housing Choice Voucher program. There are currently more recipients than apartments available.	√				Department of Community Development
H-8	Develop program and promote the East Bay Community Development Corporation, as the only East Bay Agency recognized as a monitoring agent for the privately owned affordable housing units, to ensure that housing units with long term deed restrictions are not lost over time.	√				Department of Community Development
H-9	Partner with the East Bay Chamber of Commerce in promoting and raising awareness to the economic benefits of affordable housing. The lack of workforce housing is a critical issue in the business community.	√				Economic Development Commission, Department of Community Development
H-10	Utilize the services of the Roger Williams University Community Partnerships Center to develop creative ways to provide affordable housing such as: a) exploring new design and material advances in housing construction, b) research innovate funding mechanisms and land use techniques for providing affordable housing and c) study the amount of substandard housing and prioritizing areas of the low/moderate census tracts for rehabilitation efforts.	√				Department of Community Development, Planning Board
H-11	Continue and expand the Towns CDBG home repair and home maintenance grant and loan programs.	√			√	Department of Community Development
H-12	Consider the best use or reuse of town-owned property to include housing and/or a portion from the sale to be applied to a housing trust or first time homebuyer program. The exception to this would be the former school buildings on the Town Common which cannot be used for housing and cannot be sold.	√				Department of Community Development, Town Administrator, Town Council

#	ACTION	TIME FRAME <sup>2</sup>				RESPONSIBLE AGENT
		S	M	L	O	
H-13	Work with State Representatives and State Senators to broaden the definition of “affordable housing” beyond government subsidized housing and include modestly priced and locally affordable units within the community.	√			√	Town Council
H-14	Survey and identify individual properties and neighborhoods, like the Highlands, that should have value for historic preservation. The survey is to be town wide and focused on architectural or historic significance. Work with those interested property owners to have the properties nominated for National Register of Historic Places designation.	√	√			Historic District Commission, Department of Community Development
H-15	Explore and Consider adopting form based vs. use based zoning regulations to maintain characteristics of existing neighborhoods.	√				Department of Community Development, Planning Board, Town Council
H-16	Continue to update existing streets that lack sidewalks and determine feasibility of providing such and requiring new sidewalks with specific reference to Ferry Road and Metacom Avenue.	√			√	Department of Public Works, Department of Community Development
H-17	Cul-de-sacs should be discouraged where practicable and local transportation connections to commercial uses along Metacom and Hope Street are encouraged.	√			√	Department of Community Development and Planning Board
H-18	Adopt a night sky ordinance to address the impacts of exterior lighting on neighborhood residential properties.	√				Department of Community Development, Town Council

#	ACTION	TIME FRAME <sup>2</sup>				RESPONSIBLE AGENT
		S	M	L	O	
H-19	<p>Continue to participate in the Community Rating System of the National Flood Insurance Program and amend as applicable to raise the Town’s credit for increased discounts on Flood Insurance Policies.</p> <p>Work with the State of Rhode Island Emergency Management Agency (RIEMA) and the State Building Official’s Office to change the State Building Code to allow more credits to the Town under the CRS Program.</p>	✓				Department of Community Development, Town Council
H-20	To provide incentive for property owners to create a deed restricted affordable rental unit, the Town will continue to limit the property taxes on the deed restricted unit to 8% of the gross income received from the unit.	✓				Tax Assessor, Finance Director
H-21	Continue to identify locations for Affordable Housing Development. Bristol does not want to create large affordable housing developments for specific income groups. The Town prefers smaller in-fill developments scattered throughout the Town, so that affordable housing is not clustered in one neighborhood. Affordable housing should be integrated with market rate housing. Affordable housing should be designed so as to blend with surrounding market-rate housing in terms of architectural style. In addition to in-fill development and potential rehabilitations of units in the low-mod census tract, the Town has identified the sites listed on the Affordable Housing Location Summary Chart as appropriate locations for affordable housing development as adaptive reuse, rehabilitation, or new construction.	✓				Department of Community Development, Planning Board, Town Council
H-22	Continue to require affordable units as a condition for zoning relief, and changes of zone that include residential uses	✓				Planning Board, Town Council

#	ACTION	TIME FRAME <sup>2</sup>				RESPONSIBLE AGENT
		S	M	L	O	
H-23	Create an information packet to provide for-profit developers to help promote the creation of affordable housing.	√				East Bay CDC, Department of Community Development, Planning Board
H-24	Create design standards for in-fill development to help them blend into the character of the existing neighborhood.	√				Department of Community Development, Planning Board
H-25	Help seniors age in place and provide programs that engage them in socialization outside of the home as well.	√				Senior Center, Recreation Department, Town Administrator
H-26	Work with service providers to create affordable child care, based on income, to help people return to the workforce.	√				Human Services Department
H-27	The Town will work with local homeless agencies such as the Rhode Island Veterans Home, East Bay Coalition for the Homeless, Riverwood MHS and/or East Bay Community Action Program to track homeless individuals or families who may have resided within the Town	√				Human Services Department
H-28	The Town should work with the State of Rhode Island to redefine and/or amend the current State Law on affordable housing. For example, the Bristol Housing Authority manages the Section 8 Voucher program; however, the Town cannot count these vouchers toward our 10% goal.	√				Town Council.





# Memorandum

**To:** Diane Williamson, Town of Bristol, Rhode Island  
**From:** Jeff Davis, Senior Planner  
**Date:** May 7, 2024  
**Re:** Housing Action Items: Analysis and Recommendations

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This memorandum includes an analysis of the existing 28 actions in the Housing Chapter of the Town of Bristol's Comprehensive Plan. This includes both the Town Planner's update on the status of each action and Horsley Witten Group's (HW) recommendations for keeping, amending or eliminating them. This is followed by some other potential actions to include in the updated plan, derived from interviews and meetings with key stakeholders in Town as well as HW's professional suggestions.

One universal suggestion is to change all references to affordable housing in the chapter and in these actions. Throughout this chapter, the term "**LMI Housing**" or "**Low-Moderate Income Housing**" should be used to refer to subsidized housing units that count toward the Town's low or moderate income housing goals. The term "**affordable housing**" should refer to any home that is generally affordable to the occupant, whether market rate, subsidized, owner-occupied, or renter-occupied.

## Analysis of Existing Actions

**H-1 – Create standards for multi-family housing units that are created for affordable housing through the special use permit process.**

**Status Update from Town Staff:** Not Done.

**HW Suggestion:** Per discussion with staff, special use permits are generally not required for LMI housing. The concern is more about having design standards for multi-family homes built in largely single-family contexts. HW suggests eliminating this action and combining it with H-24.

**H-2- Adopt a public advertising campaign to educate residents on the need for the creation of affordable housing units.**

**Status Update from Town Staff:** Not done specifically by Bristol but Statewide attention given.

**HW Suggestion:** Many of the stakeholders interviewed suggested that there are a lot of misconceptions about LMI housing in the community. However, a general public education campaign may be beyond the capacity of Town staff. Many stakeholders suggested that public education is most needed when a specific housing development is proposed, as opposed to a general campaign to build awareness of the importance of LMI and affordable housing. Further, it is clear that the Town's Administration and Boards are not necessarily supportive of **all** LMI housing proposals.

Perhaps a more targeted strategy would be to develop standard talking points about the needs for LMI housing, and a template for key information to share with the public about the benefits of specific housing development proposals (what income levels they would serve, what types of professions that would represent, etc.), building support by generating a greater understanding of these benefits while reducing misinformation and dispelling negative stereotypes. The Town could use these templates to educate the public about housing development proposals it is supportive of. These outreach efforts are mutually beneficial as they provide useful information to community residents and important feedback to local leaders on concerns and suggestions.

The Affordable Housing Committee (see more on this below), if reinstated, and Town staff can partner with and adapt the resources of neighboring towns, the state, and local and national non-profit organizations to develop materials that address the housing needs of Rhode Island generally and specific to Bristol. Use every opportunity to feature these materials on the Town's website, on boards or flyers at public buildings such as Town Hall, libraries, community centers, etc., on public access television, and at community events.

**H-3 - Build an affordable housing trust fund so that foreclosed units or units for sale may be purchased to create affordable housing rather than building new or to help with down payment assistance for first time homebuyers. This fund could also receive revenue from the inclusionary zoning ordinance "fee in lieu of" provision.**

**Status Update from Town Staff:** Not done. We had no Fee -in -Lieu received from any inclusionary zoning projects. The Town rescinded the Inclusionary Zoning with the recent state law that required significant density bonuses. We have the one fee from Bristol Yarn Mill expected to be received in 2024-2025. This was from a prior zoning change that was renegotiated by the Town. The original zone change was prior to the Town's inclusionary zoning ordinance so it was negotiated at that time as well and gave the developer options for on site, off site or fee in lieu with a minimum of 10% affordable. When the zoning was amended the Town re-negotiated for 20% with 10 units in the mill, 3 across the street, and the rest fee in lieu. There had been two other previous developments that would have paid a fee in lieu "Belvedere" which was denied by the

Zoning Board and "Longfield" which opted to provide off-site affordable units and came back to the Board for a modification of the original permit.

**HW Suggestion:** Part of this effort will include options for most efficiently utilizing the fees-in-lieu from the Bristol Yarn Mill development. Those suggestions will be submitted to the Town in a separate document.

While that funding is expected to be a "one-and-done" for the Town, HW suggests that Bristol consider maintaining an Affordable Housing Trust Fund (AHTF) beyond this. A well-funded AHTF can give the Town more options to invest in LMI housing at the scale, location, type, and income level that works best locally. HW agrees that the State's Inclusionary Zoning law's requirements for fees-in-lieu are unattractive for most municipalities. The Town will probably not pursue future fees-in-lieu, even if it reinstates its Inclusionary Zoning Ordinance. However, there are many other ways to capitalize an AHTF, including impact fees, assessments, grants, state or federal funding programs, private donations, land acquisitions, and other sources of funding for LMI housing including a portion of the Town's annual operating budget.

In the longer term, if the Town feels it is in a fiscally sound position to do so, the Town may consider bonding against the AHTF to leverage even more funding. If more fully funded and leveraged, the AHTF could be a primary source of support for deed restricting existing homes as LMI, providing gap funding for LMI housing development, partnering with nonprofit housing agencies, or even incenting targeted conversions of existing buildings to housing (such as the Oliver School).

The Town can also proactively solicit tax-deductible charitable contributions to the AHTF, including real property, personal property, or money.

**H-4 Work with RWU to encourage more on-campus student housing. As off-campus housing becomes surplus, the Town should consider creating opportunities for affordable housing. The Town and RWU should create an agreement offering the Town the right of first refusal for these units (Almeida Apartments)**

**Status Update from Town Staff:** RWU does have a plan to build more on-campus housing and they are aware of the Town's interest in Almeida Apartments when they go off-line.

**HW Suggestion:** HW suggests this strategy remain. This would also be a great use of AHTF funds.

**H-5 - Re-institute the Affordable Housing Committee to help identify affordable housing opportunities, advocate for / educate about affordable housing needs, and explore more creative ways to achieve affordable housing goals. Include representative from the local housing organizations on the Committee.**



**Status Update from Town Staff:** The original appointed Committee provided recommendations to the Town Council and disbanded. We'll have to look at what other Towns accomplish with their Affordable Housing Committees since the original Committee didn't see a need to keep meeting.

**HW Suggestion:** HW suggests keeping this action. Affordable Housing Committees (AHCs) play many roles in other communities. While Town staff may not have the capacity to produce content for a public education campaign on affordable housing, this is something an AHC could do. An AHC could also serve in an advisory capacity to help manage the funds of an AHTF. An AHTF could meet even just quarterly with a charge of helping Town staff implement the various actions in this plan or be on call to assist Town staff in negotiating LMI units from private developers.

**H-6 - Develop a Section 8 Home ownership program in conjunction with a Family Self Sufficiency Program with the Bristol Housing Authority.**

**Status Update from Town Staff:** According to Candy Panza at the Bristol Housing Authority, this is a program the BHA used to have. Residents would go through classes and save up money for a downpayment on a home or a car, but only one person actually made it through the program. Larger housing authorities often hire someone to run these programs. BHA doesn't have the money or the staff capacity to run a program like this.

**HW Suggestion:** East Bay CDC might be able to run a program like this, which are often run by CDC's, if the Town is interested. However, in the current market, market-rate homeownership is largely out of reach for the average renter, let alone a renter using Section 8 vouchers. It may not be worthwhile keeping this action.

**H-7 - Develop a program with the Bristol Housing Authority to recruit more landlords to participate in the Section 8 Housing Choice Voucher program. There are currently more recipients than apartments available.**

**Status Update from Town Staff:** Candy Panza noted that this continues to be an issue and she would be excited to be more proactive in reaching out to local landlords.

**HW Suggestion:** HW suggests keeping this action.

**H-8 - Develop program and promote the East Bay Community Development Corporation, as the only East Bay Agency recognized as a monitoring agent for the privately owned affordable housing units, to ensure that housing units with long term deed restrictions are not lost over time.**

**Status Update from Town Staff:** This has been done informally. Whenever we have an applicant for affordable housing we meet with the East Bay CDC as the monitoring

agent. Community Housing Land Trust (Melina Lodge) is the monitoring agent for the home ownership affordable units that had been monitored by RI Housing.

**HW Suggestion:** As this has been done informally, HW suggests amending this action to formalize the process. The Town should develop memorandums of understanding with East Bay CDC and the Housing Network of RI formalizing their roles as monitoring agents for the Town. In addition, any monitoring agreement must also require tracking when deed restrictions are set to expire, alerting Town staff and the AHC to start working with property owners well in advance to find financing or other mechanisms to extend deed restrictions.

**H-9 - Partner with the East Bay Chamber of Commerce in promoting and raising awareness to the economic benefits of affordable housing. The lack of workforce housing is a critical issue in the business community.**

**Status Update from Town Staff:** More could be done here.

**HW Suggestion:** HW suggests keeping this action but combining it with H-2. Local businesses have a big role in making the connection between affordable/accessible housing and the ability of businesses to find and keep employees.

**H-10 - Utilize the services of the Roger Williams University Community Partnerships Center to develop creative ways to provide affordable housing such as: a) exploring new design and material advances in housing construction, b) researching innovative funding mechanisms and land use techniques for providing affordable housing, and c) studying the amount of substandard housing and prioritizing areas of the low/moderate census tracts for rehabilitation efforts.**

**Status Update from Town Staff:** This is ongoing as opportunities present themselves with the CPC. The CPC reaches out for project ideas but hasn't been as active as in past years.

**HW Suggestion:** HW suggests keeping this action. The CPC is a great resource, even if its activity flows and ebbs from year to year. This is another relationship the AHC could help maintain in partnership with staff, coming up with helpful project ideas in advance of semester deadlines.

**H-11 - Continue and expand the Town's CDBG home repair and home maintenance grant and loan programs.**

**Status Update from Town Staff:** This is ongoing with a very active CDBG Home Repair Program.

**HW Suggestion:** HW suggests keeping this action. According to staff, the program is working well and helps a lot of people.

One issue brought up by interviewees was the expense related to complying with historic standards. This can be a major barrier for LMI and affordable housing in and around downtown. If CBDG funds are limited in how much historic district compliance they can cover, perhaps the Town can explore other funds to set aside to help income-eligible homeowners and developers of LMI housing cover expenses related to historic district compliance?

**H-12 – Consider the best use or reuse of town-owned property to include housing and/or a portion from the sale to be applied to a housing trust or first-time homebuyer program. The exception to this would be the former school buildings on the Town Common which cannot be used for housing and cannot be sold.**

**Status Update from Town Staff:** The former Oliver School was recently sold and is proposed for 11 residential units with 3 to be affordable. Also proposed to have one accessible unit.

**HW Suggestion:** HW suggests keeping this action. While Town staff have suggested that there are limited opportunities to build housing on Town-owned land, it is very important to maintain a running list of Town owned properties and annually evaluate which uses would best serve the community (whether for civic use, recreation, conservation, or private development, including housing). Town-owned properties give the Town the most leverage to partner with developers to get the types of housing most needed for the income levels that most need it. And as noted in this action, even if few properties are suitable for the construction of housing, a portion of the sale or lease of other Town-owned properties can help finance the AHTF.

**H-13 - Work with State Representatives and State Senators to broaden the definition of “affordable housing” beyond government subsidized housing and include modestly priced and locally affordable units within the community.**

**Status Update from Town Staff:** Ongoing with Statewide initiatives but not successful. Bristol has some landlords that have had long term rentals with rents sometimes less than what they could charge as documented “affordable” units. However, these landlords don't want to commit to the 30-year deed restriction and so we can't count them towards our 10%.

**HW Suggestion:** The Town may certainly keep this action and continue advocating for changes to state law.

**H-14 - Survey and identify individual properties and neighborhoods, like the Highlands, that should have value for historic preservation. The survey is to be town wide and**

**focused on architectural or historic significance. Work with those interested property owners to have the properties nominated for National Register of Historic Places designation.**

**Status Update from Town Staff:** Some preliminary work has been done but need to do more.

**HW Suggestion:** Move this action to the Natural, Historical & Cultural Resources chapter.

**H15 – Explore and consider adopting form based vs. use based zoning regulations to maintain characteristics of existing neighborhoods.**

**Status Update from Town Staff:** This has not been done but could be done in conjunction with H-1 for the multi-family standards.

**HW Suggestion:** Form-based code generally works best where there is a large area primed for significant mixed-use development or redevelopment. I imagine Bristol DOES want to control uses in much of its neighborhoods. An example of where form-based code might work well would be the Metacom corridor or perhaps the Wood Street corridor, where you want to allow a mix of uses in a walkable, moderately scaled way. Within existing neighborhoods or even downtown, design standards would be a better tool to “maintain characteristics” than form-based code.

**H16 – Continue to update existing streets that lack sidewalks and determine feasibility of providing such and requiring new sidewalks with specific reference to Ferry Road and Metacom Avenue.**

**Status Update from Town Staff:** This is ongoing with developments and with the Town and RIDOT. RIDOT is currently working on sidewalks on the west side of Hope Street and Ferry Road as well.

**HW Suggestion:** Is this currently done piecemeal as resources and opportunities arise or does the Town have a sidewalk prioritization plan? If there isn't one already, HW would suggest adopting a sidewalk prioritization plan to identify the street sections on which new sidewalks would provide the greatest benefit to the community.

**H17 – Cul-de-sacs should be discouraged where practicable and local transportation connections to commercial uses along Metacom and Hope Street are encouraged.**

**Status Update from Town Staff:** This is ongoing with Planning Board as part of subdivision reviews.

**HW Suggestion:** HW suggests keeping this action, though it may be better under the Circulation/Transportation chapter.

**H18 – Adopt a night sky ordinance to address the impacts of exterior lighting on neighborhood residential properties.**

**Status Update from Town Staff:** We prohibit lights from impacting neighbors with shielding, location, and intensity, but not as a comprehensive “night sky ordinance.”

**HW Suggestion:** Is this still desired? If so, it is generally a good practice to shield light not just from neighbors but from aiming up into the sky. HW would suggest keeping this action.

**H-19 - Continue to participate in the Community Rating System of the National Flood Insurance Program and amend as applicable to raise the Town's credit for increased discounts on Flood Insurance Policies. Work with the State of Rhode Island Emergency Management Agency (RIEMA) and the State Building Official's Office to change the State Building Code to allow more credits to the Town under the CRS Program.**

**Status Update from Town Staff:** Yes, we are doing this and are now a Class 7.

**HW Suggestion:** HW suggests keeping this action.

**H-20 - To provide incentive for property owners to create a deed restricted affordable rental unit, the Town will continue to limit the property taxes on the deed restricted unit to 8% of the gross income received from the unit.**

**Status Update from Town Staff:** We are still doing this. This is ongoing.

**HW Suggestion:** According to Town staff, many property owners who are eligible for this tax incentive do not take advantage of it. On the one hand, this saves the Town money. On the other hand, it means a lot of people are not aware of the tax benefit and therefore it is not serving as the incentive it is meant to. HW suggests amending this action to have Town staff proactively reach out to eligible property owners each year to remind them to take advantage of this tax incentive. Advertising of this tax incentive should also be a part of the public education campaign described in H-2.

**H-21- Continue to identify locations for Affordable Housing Development. Bristol does not want to create large affordable housing developments for specific income groups. The Town prefers smaller in-fill developments scattered throughout the Town, so that affordable housing is not clustered in one neighborhood. Affordable housing should be integrated with market rate housing. Affordable housing should be designed so as to blend with surrounding market-rate housing in terms of architectural style. In addition to in-fill development and potential rehabilitations of units in the low-mod census tract, the Town has identified the sites listed on the Affordable Housing Location Summary Chart as appropriate locations for affordable housing development as adaptive reuse, rehabilitation, or new construction.**

**Status Update from Town Staff:** We need to update this list. A lot of the sites are no longer available.

**HW Suggestion:** First off, much of the text of this action is a policy statement rather than an action. HW suggests weaving these policy statements into the narrative of the plan rather than in this action. These policy statements have implications on other actions such as how your Inclusionary Zoning ordinance is shaped, how design guidelines are applied, etc. This action should focus on the list of identified properties.

In initial conversations with Town staff and the Planning Board, there seemed to be consensus that having a list of preferred sites is still a useful thing. By identifying sites, the Town is indicating it would be open to "friendly" Comp Permits, hopefully encouraging non-profit and for-profit developers to pursue opportunities at these sites. If the Town feels strongly that certain sites should be on this list, an additional step would be to rezone these sites to make the housing types desired allowed by right, or at least allowed by Special Use Permit with very clear standards for approval (note: per state law amendments in 2023, all Special Use Permits must have clear and objective approval standards).

#### **H-22 - Continue to require affordable units as a condition for zoning relief, and changes of zone that include residential uses.**

**Status Update from Town Staff:** This is ongoing specifically with the Zoning Board; however, the Board doesn't always agree with staff's recommendations to require affordable units.

**HW Suggestion:** Per Town staff's update, this action isn't accurate. Affordable units are not currently *required* in these instances but are negotiated with each applicant. This action can be kept but should be modified. It can say "Continue to negotiate . . ." or, if the Town wants to make this more enforceable, it can say "Adopt a consistent policy for requiring LMI housing units as a condition for . . ."

#### **H-23 - Create an information packet to provide to for-profit developers to help promote the creation of affordable housing.**

**Status Update from Town Staff:** This is not yet done.

**HW Suggestion:** This is something Planning staff or even an intern might be able to pull together. State agencies, such as Rhode Island Housing and the Rhode Island Department of Housing, already have a lot of information the Town can use and adapt. There are also examples from other communities across the state and in Massachusetts that can serve as templates or guides. Information could include income limits, prices for LMI units/rentals, contact information for the monitoring agency, a draft deed covenant, identified preferred areas for LMI housing development, references to

Bristol's zoning ordinance and historic preservation standards, etc. Such guidelines can provide consistent input to developers and help demystify LMI housing development.

**H-24 - Create design standards for in-fill development to help them blend into the character of the existing neighborhood.**

**Status Update from Town Staff:** Not yet done. This would be important for multifamily infill but not sure as important for single-family infill.

**HW Suggestion:** HW agrees that design standards are generally more palatable for multi-family than single-family (though there are a lot of ugly single-family homes that get built . . . ). This action should probably be more specific, and state that design standards should be adopted for multi-household dwellings in the R-6 when located adjacent to existing residential structures. Infill design standards for residential districts are probably a higher priority than for commercial and mixed-use districts, but general design standards could certainly be considered for development in any zone.

**H-25 - Help seniors age in place and provide programs that engage them in socialization outside of the home as well.**

**Status Update from Town Staff:** Ongoing

**HW Suggestion:** The "socialization outside the home" piece of this action is probably better suited for the Services and Facilities chapter. Beyond this, what specific resources can the Town provide to help seniors age in place? Certainly the home repair/maintenance grants are a good resource as are the senior tax abatements the Town provides. Other supports that the Senior Services office may provide, such as transportation, lunches, etc., should probably be covered under Services and Facilities.

**H-26 - Work with service providers to create affordable child care, based on income, to help people return to the workforce.**

**Status Update from Town Staff:** To be done.

**HW Suggestion:** Move this to the Services & Facilities chapter.

**H-27 - The Town will work with local homeless agencies such as the Rhode Island Veterans Home, East Bay Coalition for the Homeless, Riverwood MHS and/or East Bay Community Action Program to track homeless individuals or families who may have resided within the Town.**

**Status Update from Town Staff:** This is ongoing.

**HW Suggestion:** This action should be kept, but to what end? What will the Town do with that information? This could be expanded a bit to say that the Town's Human Services

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May 7, 2024  
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Director will continue to reach out to these individuals and families and try to connect them with support services.

**H-28 - The Town should work with the State of Rhode Island to redefine and/or amend the current State Law on affordable housing. For example, the Bristol Housing Authority manages the Section 8 Voucher program; however, the Town cannot count these vouchers toward our 10% goal.**

**Status Update from Town Staff:** State Laws are currently being amended regarding housing.

**HW Suggestion:** This action should be combined with H-13.

## Other Potential Actions

The potential actions below, derived from interviews and meetings with key stakeholders in Town as well as HW's professional suggestions, represent a starting point for discussion and are not at all exhaustive.

### Accessory Dwelling Units

The state is expected to pass an updated Accessory Dwelling Unit (ADU) law this year. In many respects, that will drive what the Town must do. However, the Town can always be more lenient in its ADU policies than the state, if they so desire. HW will keep an eye on the legislation that is passed this year and will work with the Town to see if they want to meet the minimum requirements of the law or if it would be beneficial to go beyond them.

### Short Term Rentals

At a minimum, require a more robust local registration process for short term rentals so that the Town can track their locations and better understand their impacts. Be sure short term rental permits are tracked separately from year-round, longer-term rentals.

Based on analysis of registration data over time, consider putting restrictions or limitations on short term rentals, as state law allows, in order to maintain a greater supply of year-round rental housing.

The Town is exploring options for taxing year-round rental homes at a lower rate than homes that are rented on a short-term basis in order to incent more properties to be rented year round.



### Inclusionary Zoning

As noted above, the Town rescinded its Inclusionary Zoning ordinance in response to last year's update to the state's Inclusionary Zoning law. The state is expected to make revisions to the law again this year that will hopefully make IZ more palatable for communities again. HW strongly recommends that Bristol adopt IZ again if at all feasible. For a largely built out community like Bristol, IZ will never produce a lot of LMI units, but it should help the Town from falling further behind on its 10% LMI housing goal.

### Community Housing Land Trust

The AHTF described above can also be used as seed money for a "community housing land trust" (CHLT). There are several local and national models for CHLTs that Bristol could emulate. In fact, the Housing Network of Rhode Island has managed a CHLT open to all Rhode Island municipalities since 2005. In brief, a CHLT owns the land on which LMI housing is built. The homes can either be rented or sold. If sold, the CHLT continues to own the land while the homeowner owns just the improvement while paying a land lease to the CHLT, thereby making the home more affordable. On top of funding, the Town could jump start a local CHLT through the disposition of Town-owned land.

### Allow More Diverse Housing Types in More Areas

Currently, multi-family housing is allowed by right in the R-6, LB, D, W, and MMU zoning districts (on upper floors only in the MMU). This is very positive compared with many communities in Rhode Island where multi-family housing isn't allowed anywhere by right. Two-family dwellings are allowed by right in these zones as well (with the exception of the MMU) and also in the R-8 and R-10. In addition, they are allowed by right in the R-15 and R-20 if one of the units is LMI deed restricted affordable, however no one has taken advantage of this to date.

The Town could consider expanding where alternatives to traditional single-family homes are allowed, including . . .

- Allowing up to four-family dwellings in the R-8 and R-10 districts.
- Allowing two-family dwellings by right in the R-15 within a ½ mile walking radius of any commercial or mixed-use zoning.
- Explore zoning options for allowing clusters of small-scale cottages or "tiny homes" on single parcels. Cottage clusters could be an alternative to multi-family development more in line with Bristol's traditional development patterns.

### Expanding Opportunities for Senior and Accessible Housing

Bristol has a large and growing part of its population that is elderly or disabled and needs “accessible housing” – which means housing designed to accommodate people in wheelchairs or with other physical disabilities, including wider doors and hallways, accessible appliances and bathrooms, single-level floor-plans, elevators or other lifts in multi-story buildings, etc. Others may have friends or relatives who are elderly or disabled and need first floor spaces that are “visitable” – which means there is at least one wheelchair-accessible entrance and bathroom in the home, and wheelchair-accessible hallways. The Town can consider requiring universal design for all or a portion of all new multi-family housing and/or housing specifically designed for seniors.

Not everyone wants to or is able to age in place. Bristol needs more options for seniors and others with mobility issues to downsize from their larger single-family homes, whether LMI or market rate affordable. Expansion of the existing Bristol Housing Authority facility seems infeasible, due to surrounding wetlands and floodplains, and sites for new independent living and assisted living facilities (whether affordable or market rate) are difficult to find. This is a need for seniors at all income levels. Providing more options seniors would have the added benefit of freeing up single-family homes for use by larger households, including families with children. There are no easy solutions for this and the Town will need to think creatively about potential sites.

### Expand Resources to Rehabilitate and Deed Restrict Existing Housing.

Rehabilitation of existing units adds to the supply of LMI housing without significantly increasing the total number of units in the Town. Rehabilitation in the Town's developed areas could include any type of existing housing, from single-family homes to apartment buildings, and from owner-occupied to rental. To begin, the AHC and Town Planning staff should create a database of multi-family rental properties and housing that has experienced code violations, sought rehabilitation loans, or has been changed from single to multi-family use. These properties should be evaluated for their potential for acquisition and conversion to LMI housing by nonprofit housing agencies. Low Income Housing Tax Credit program funds could be utilized to support such an effort.

Property tax abatements and exemptions are potential tools to exchange for deed restrictions.

Property tax abatements directly reduce the amount of taxes owed for a specified period and can be offered as an incentive to encourage the rehabilitation of buildings that include a share of affordable units. The Town can explore offering tax abatements to encourage rehabilitation of existing LMI housing developments (to maintain their affordability even longer into the future) or the rehabilitation and deed restriction of

other existing housing. In this scenario, the owner's total tax liability may be reduced by all or a portion of the difference between the pre- and post-renovation tax bills.

Property tax exemptions reduce the property's assessed value or rate of taxation, thereby resulting in a lower tax bill. Exemptions are commonly offered to encourage rental property owners to make upgrades that improve the condition of lower-cost units. The increased value resulting from the upgrades is excluded from property tax calculations for a defined period. To encourage mixed-income developments, the Town can provide a full or partial tax exemption on the portion of the property that will be used for LMI housing.

Currently, the Town has a tax stabilization program for commercial and industrial development. The Town could consider expanding this program to apply to LMI rental housing.

Further, as discussed above, the State of Rhode Island already offers a property tax reduction for LMI housing, with a reduced rate of 8% of gross rental receipts. Property owners with properties identified by the AHC/Town Planning staff, particularly those who own rental property, should be proactively informed of this, along with any local tax exemption, as further encouragement to deed restrict their properties.

It is unlikely that many homeowners will voluntarily choose to deed restrict their homes as LMI in exchange for tax breaks. This is likely to remain a strategy of last resort for homeowners. However, a boost to these resources may well be attractive to owners of rental properties. Financial assistance and tax abatements, if generous enough, could outweigh the inconveniences, real or perceived, of a deed restriction and leasing to income-eligible households. Planning staff can work closely with the Tax Assessor's office to model the likely impact of different approaches. Findings can then guide the development of a tax abatement or exemption policy.

### **Tax Sale Properties**

This is an LMI housing strategy from the current comprehensive plan that is not directly reflected in any of the 28 Housing actions. In conjunction with RI Housing, the Town was to monitor tax sale properties annually and move to acquire for affordable housing development. According to staff, most tax sale properties tend to have environmental constraints that make them more appropriate for conservation than housing development. However, this is still a good strategy to pursue, as it may in time lead to

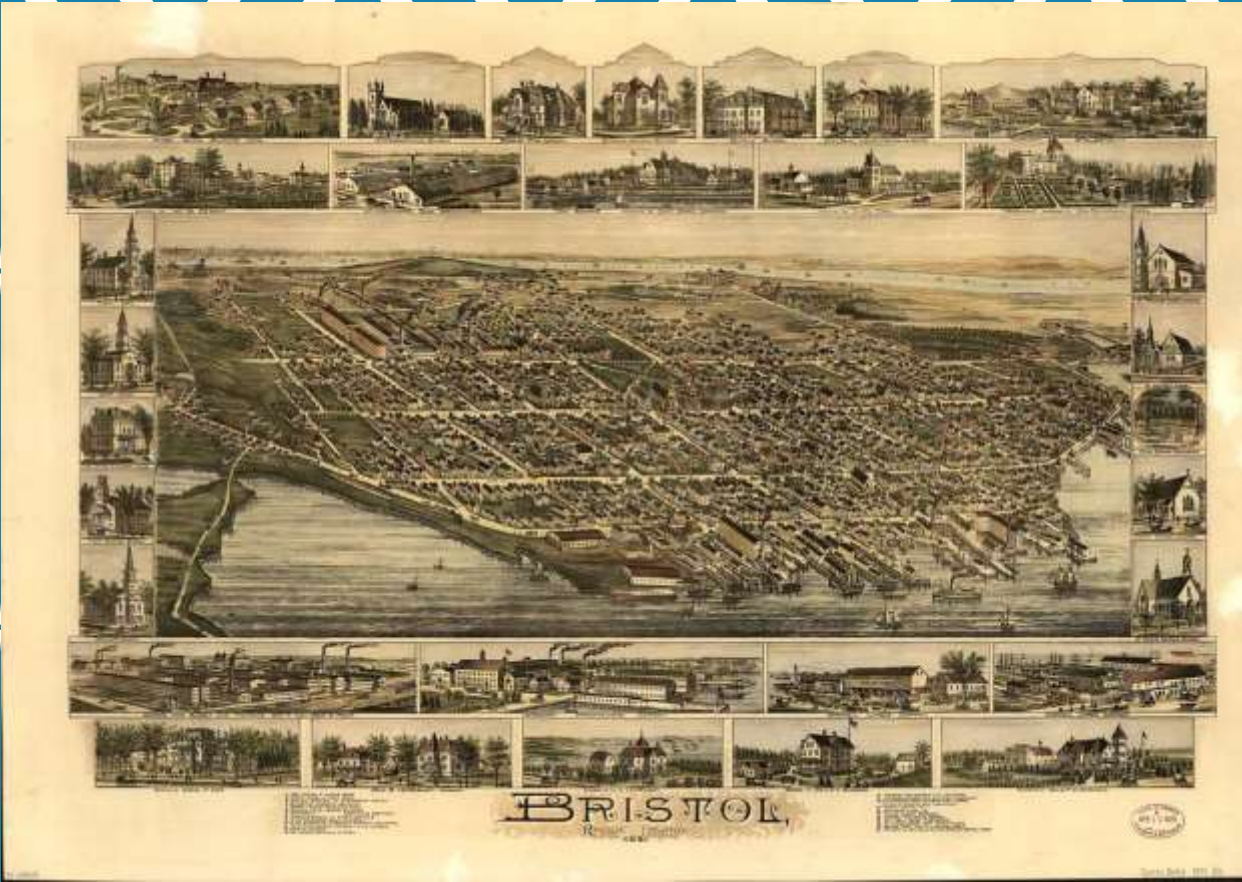
some opportunities for housing development in partnership with the Bristol Housing Authority, the East Bay CDC, or other non-profit developers.

### **Conversion of Commercial/Industrial Without Losing Jobs and Tax Base**

HW does not have a proposed action for this issue yet, but we want to keep it on the table. For many communities in Rhode Island, conversion of old mill buildings represents a significant chunk of their projected LMI housing units. In Bristol, many of these opportunities have already been had or are under way (like Robin Rug), and the Town is rightly concerned about the loss of jobs and tax base if much more of the remaining commercial and industrial property in town is converted to housing. We will need to discuss if there are remaining commercial and industrial buildings that are likely obsolete for continued commercial and industrial uses and would be appropriate for residential. And which should be preserved for commercial and industrial use. That said, recent state law requires communities to allow conversion of commercial properties to residential – so any efforts in this direction will have to work around that law.

### **Strengthen Local and Regional Partnerships to Share Ideas and Resources, Learn From Others, and Explore New Ways of Creating LMI Housing**

Many of the existing housing actions charge the Town to do things that are difficult for any one town to do on its own. The Town should partner with and use the resources of neighboring towns, the Bristol Housing Authority, and local non-profit organizations such as the East Bay CDC, Housing Network of RI, Housing Works RI, and others to stay on top of local, regional, and national trends and housing solutions that might work well in the context of Bristol. This is another task that might be well-suited for an AHC.



# HOUSING IN BRISTOL: CHARACTERISTICS, TRENDS, AND NEEDS



# OVERVIEW

Housing Costs

Housing Trends

- Age and Condition of Housing Units

- Housing Construction

- Occupancy

Housing Problems and Needs

- Cost Burden

- Local Needs

- Encouraging News*

- Evictions and Homelessness

Questions

Bristol's Current LMI Housing Strategies

- What's working?

- What's not working?

Discussion Questions

Next Steps

# HOUSING COSTS

Median price for a house in **2022**  
\$500,000

Median price for a house in **2017**  
\$383,236

**30%  
increase**

Monthly housing payment -  
\$3,785

Income needed to afford this -  
\$151,399

Median Income 2018-2022 -  
\$91,382

**\$60K gap**

Median price for a  
house in February 2024  
\$550,000

**20% increase in just 2 years!**

# HOUSING COSTS

Median rent:

- One-bedroom - \$1,500
- Two-bedroom - \$1,800
- Three-bedroom - \$2,100

Income needed to afford this  
One-bedroom rent

+/- \$60,000





# HOUSING COSTS

Highest real estate price increase (28%) of all the East Bay municipalities in 2023.

Joined the ten RI communities with the highest single-family home values.



# HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

Period Built	2000 to 2022	1980 to 1999	1960 to 1979	1959 or Earlier
% of Own-Occupied Units Built	12%	29%	27%	33%

Period Built	2000 to 2022	1980 to 1999	1960 to 1979	1959 or Earlier
% of Renter-Occupied Units Built	7%	11%	21%	61%

# HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS



Many rental homes are in older buildings . . .

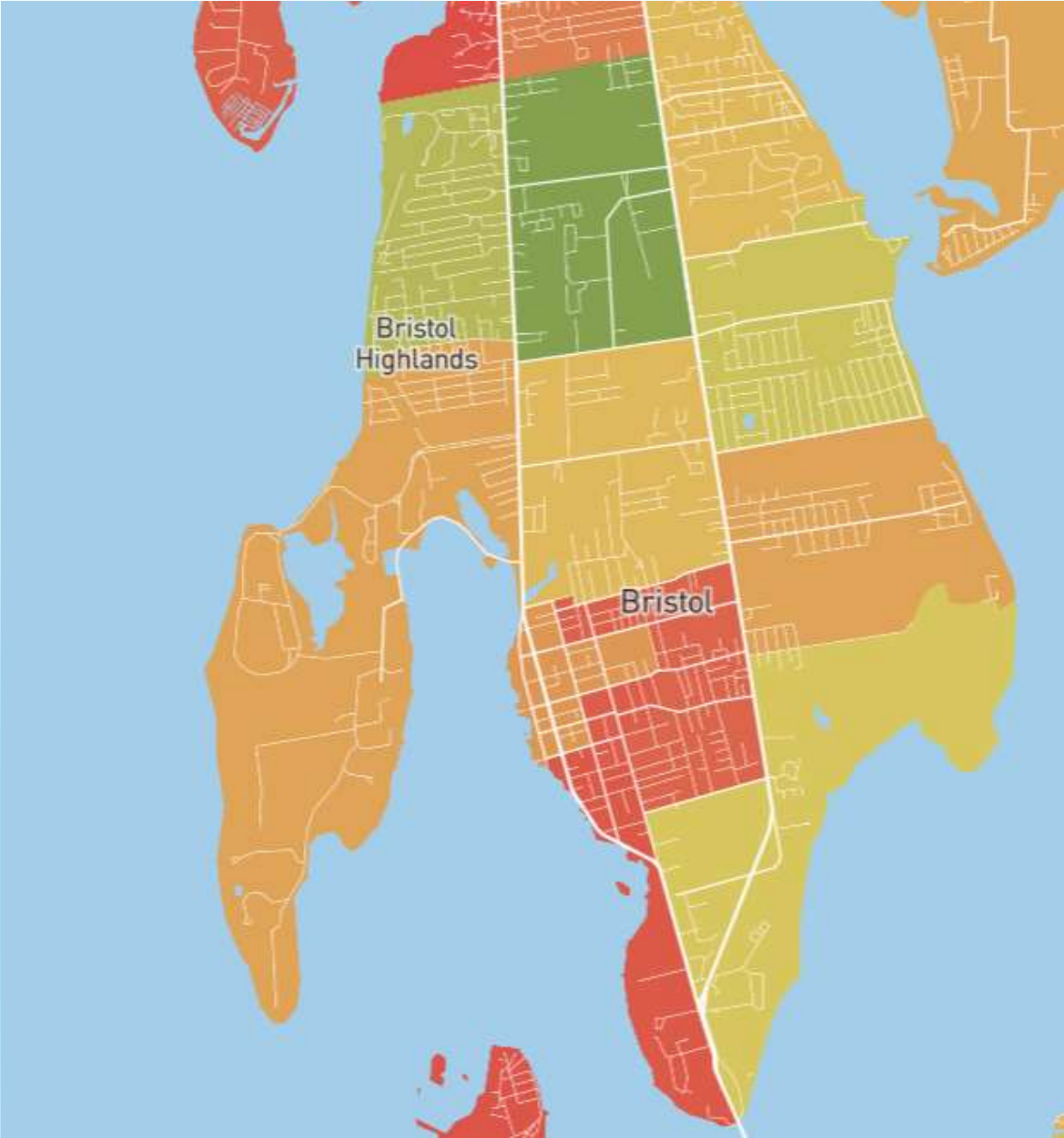
**Renter-occupied** housing units built before 1960

61%

For **owner-occupied** housing

33%

# HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS



# HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

## Older Housing Stock – Key Considerations

- Cultural heritage
- Economic benefits (e.g., tourism, home purchases)
- Maintenance costs (from older materials)



# HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

Housing Type	Single-Family	Two-Family	3/4-Family	Multi-Family
As of 2023	6,164 (65.3%)	1,289 (13.7%)	672 (7.1%)	1,318 (14.0%)

# HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

### Bedrooms in owner-occupied houses and condos in Bristol, Rhode Island

(Note: State values scaled to Bristol population)

City-Data.com



### Bedrooms in renter-occupied apartments in Bristol, Rhode Island

(Note: State values scaled to Bristol population)

City-Data.com



# HOUSING TRENDS - AGE AND CONDITION OF HOUSING UNITS

### Rooms in renter-occupied apartments in Bristol, Rhode Island

(Note: State values scaled to Bristol population)



### Rooms in owner-occupied houses in Bristol, Rhode Island

(Note: State values scaled to Bristol population)





# HOUSING TRENDS - HOUSING CONSTRUCTION

Building Permits	Single-Family Units	Multifamily Units
<b>2022</b>	<b>16</b>	<b>8</b>
2021	23	0
<b>2020</b>	<b>21</b>	<b>0</b>
2019	8	0
<b>2018</b>	<b>15</b>	<b>2</b>

# HOUSING TRENDS - OCCUPANCY

2022	Occupied Housing Units	Owner-Occupied	Renter-Occupied	Percent Owner-Occupied	Percent Renter-Occupied	Vacancy Rate Owner-Occupied	Vacancy Rate Renter-Occupied
Bristol	8,065	5,537	2,528	68.65%	31.35%	0.0%	9.0%
Rhode Island	426,769	265,851	160,918	62.29%	37.71%	1.2%	5.1%

# HOUSING PROBLEMS AND NEEDS

## - COST BURDEN

**Cost-burdened** households spend at least **30%** of their income on housing costs.

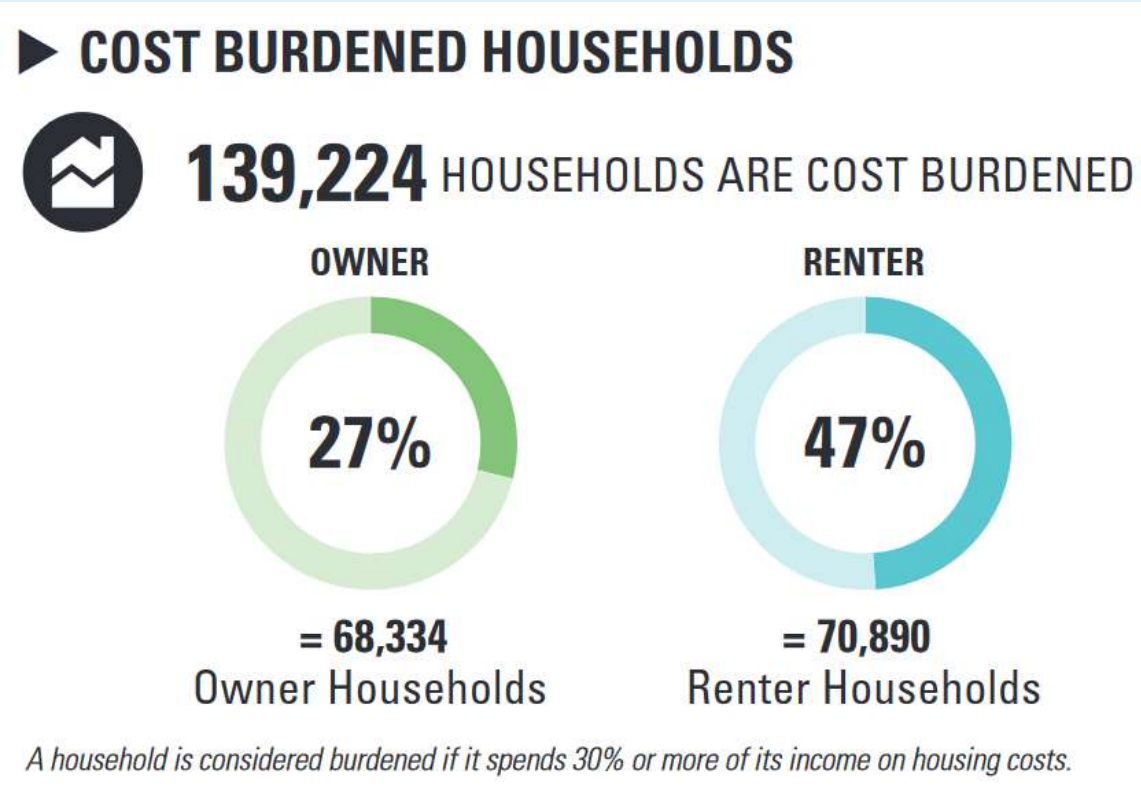
**Severely cost-burdened** households spend at least **50%** of their income on housing costs.



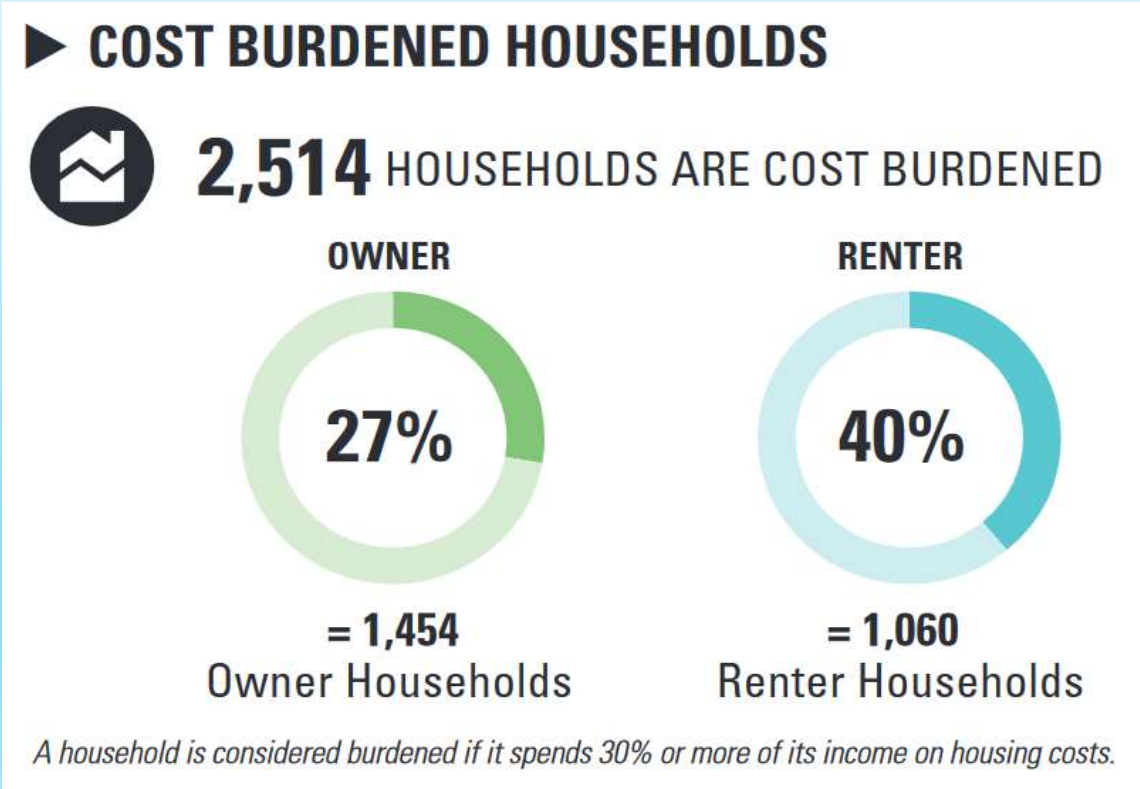
# HOUSING PROBLEMS AND NEEDS

## - COST BURDEN

### Rhode Island



### Bristol



# HOUSING PROBLEMS AND NEEDS - COST BURDEN

Severely cost burdened - more than 50% of income spent on housing costs.

Severely Cost-Burdened Households (2016-2020 Census Data)	Total	Renters	Owners
Bristol	1,125 (+/-14%)	480	645

# HOUSING PROBLEMS AND NEEDS

## - LOCAL NEEDS

Residents below the poverty level – 7.8% (But the bulk of this comes from college students)

Under 18 years – 4.4%

18-34 – **19.1%**

35-64 years – 5.7%

65+ years – 3.7%

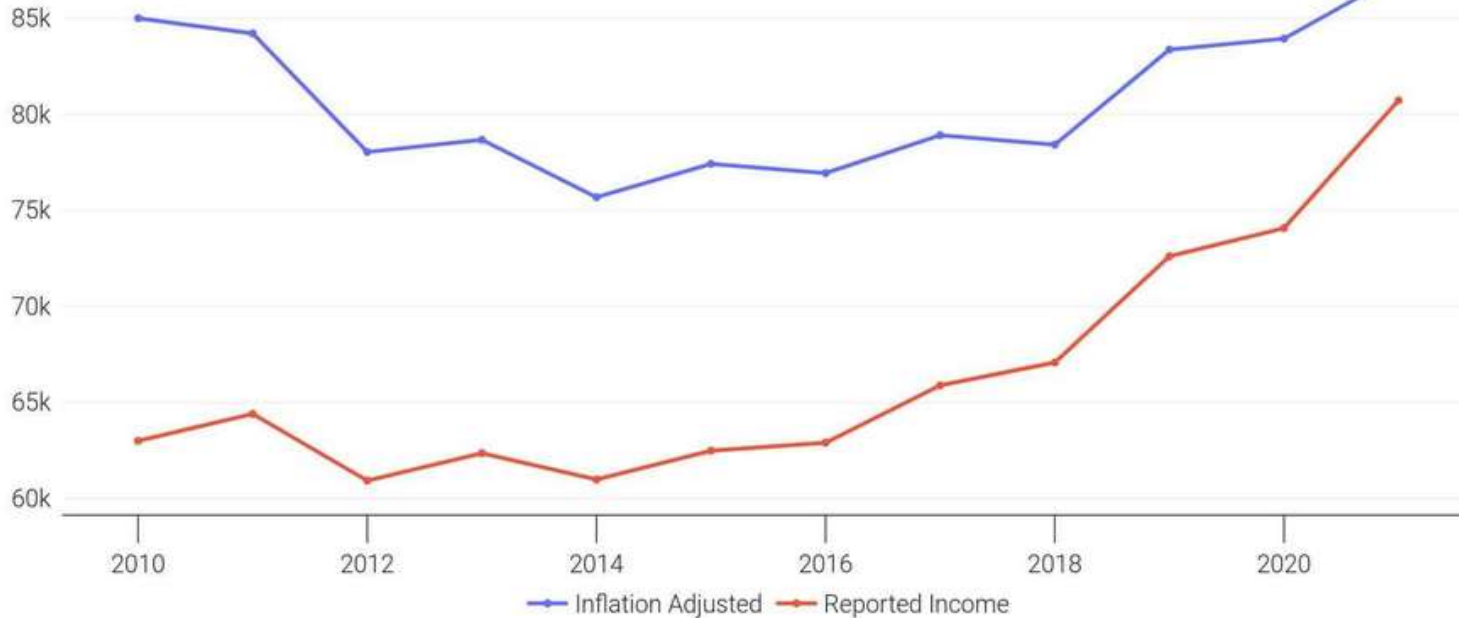
Unemployment rate - 2.5%

Despite a relatively low unemployment rate, many face financial burdens.

# HOUSING PROBLEMS AND NEEDS - LOCAL NEEDS

## Bristol, Rhode Island median household income trend (2010-2021)

2022 Inflation-adjustment, using Retroactive Series (R-CPI-U-RS)



Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021 5-Year Estimates

# HOUSING PROBLEMS AND NEEDS - ENCOURAGING NEWS



## Bristol Home Repair Program

A great resource for the community!



# HOUSING PROBLEMS AND NEEDS - ENCOURAGING NEWS

## Affordable Housing Progress Report (2021)

### Good Progress

(30%-59% of AHP 5 Year Goal)

- Bristol
- Exeter
- North Kingstown
- South Kingstown
- Tiverton

As of 2022, Bristol had **532** Low and Moderate Income (LMI) housing units.

Elderly – **67%**

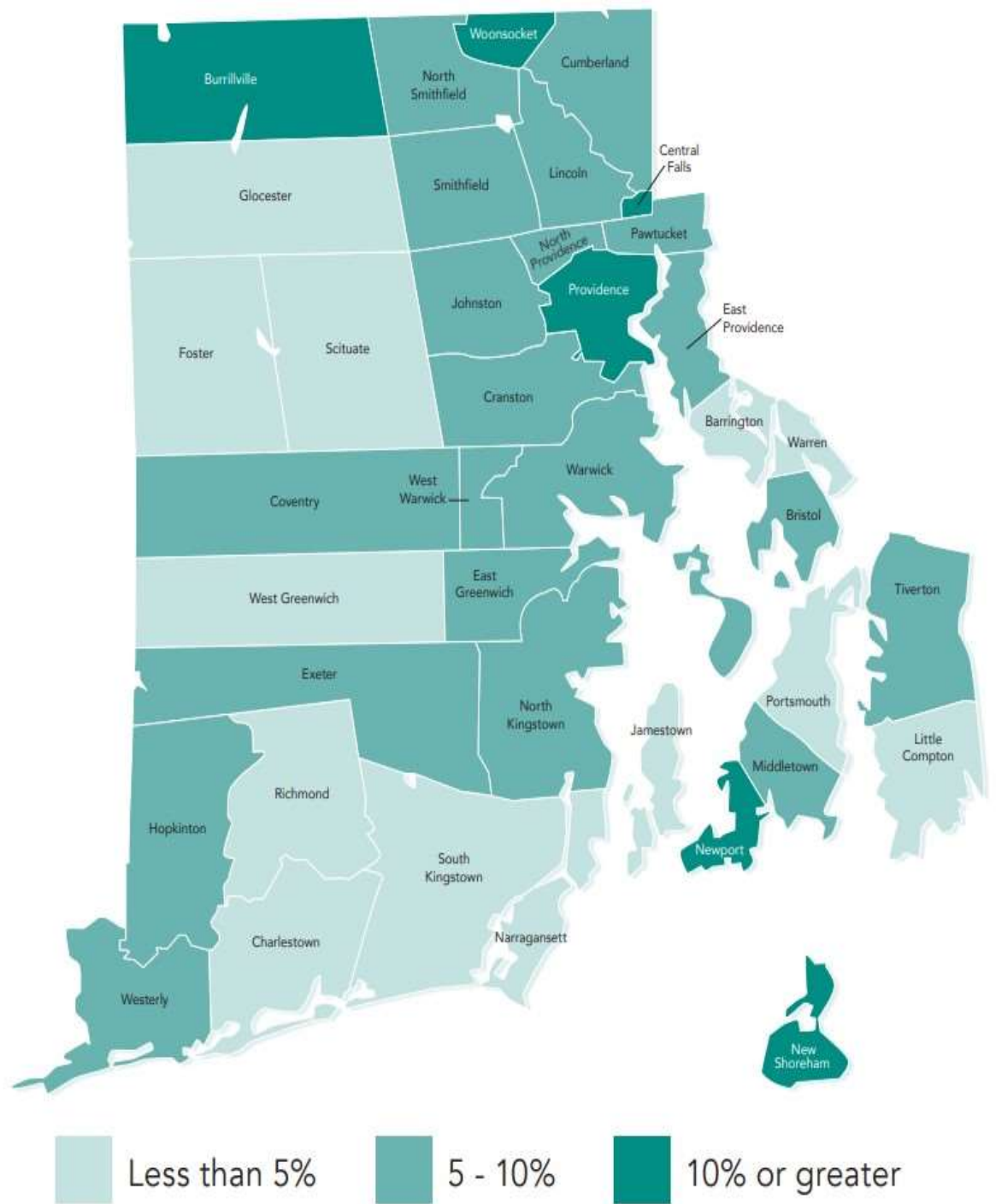
Family – **20%**

Special Needs – **13%**

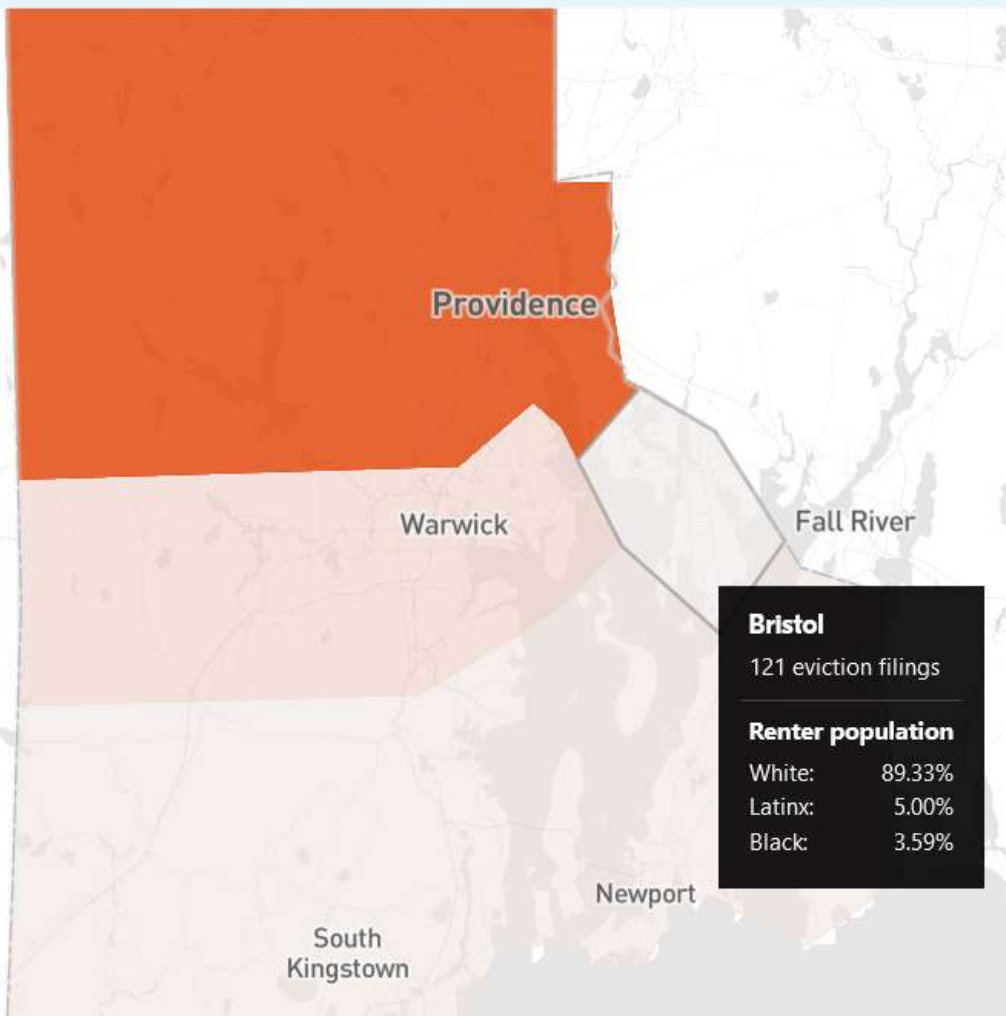
**5.73%** of Bristol's total year-round units per the 2020 US Census.

# HOUSING PROBLEMS AND NEEDS - ENCOURAGING NEWS

LMI Housing progress



# HOUSING PROBLEMS AND NEEDS - EVICTIONS AND HOMELESSNESS



Evictions by County from March 2023 to March 2024

**Bristol County: 121**

Kent County: 964

Providence County: 6,616

*Evictions have declined by 20% in Bristol County since 2016*

# HOUSING PROBLEMS AND NEEDS - EVICTIONS AND HOMELESSNESS

**22**

Number of homeless children in the Bristol Warren school district (2020-2021 school year)

**16**

Beds for homeless veterans at the Veterans Home in Bristol (2022)

Local data on homelessness is limited – hard to track how many people who previously lived in Bristol are now homeless in Newport or Providence.

# EXERCISE! EXISTING GOALS AND POLICIES

*Visit the display boards in the room*

1. There is one board for each Goal in the Town's existing Housing Chapter
2. Read the existing Goals and Policies
3. Put a **green** dot next to things you support
4. A **yellow** dot next to things you support with conditions
5. A **red** dot next to things you do NOT support
6. If you place a **yellow** or **red** dot, write down on a sticky note why. Place the sticky note on the board.

# BRISTOL'S CURRENT LMI HOUSING STRATEGIES

*What's working and what's not?*

1. Properties where the Town wants to encourage “friendly” Comprehensive Permits. *See Affordable Housing Locations Summary Chart.*

For example . . .

- RWU at Almeida Apartments
- Francis Gravel Bank at Bayview

# BRISTOL'S CURRENT LMI HOUSING STRATEGIES

*What's working and what's not?*

2. **Inclusionary Zoning** – Only ever used once, created a duplex in a SFH subdivision. IZ was rescinded last year due to changes in state law.
3. **Accessory Dwelling Units** – ADUs are popular in Town, but very few are deed restricted. Many homeowners don't find this attractive.
4. **Deed restrictions in exchange for zoning relief** (e.g. variances) - Town staff can negotiate LMI units in such instances. Some success, but inconsistent.
5. Allowing **infill development** on vacant lots in the R10 district in exchange for LMI deed restriction – Didn't work, people can build here anyway.

# BRISTOL'S CURRENT LMI HOUSING STRATEGIES

*What's working and what's not?*

6. **Deed restricting existing housing stock in exchange for rehabilitation assistance** – Not successful. People can get rehab assistance without a deed restriction.
7. **Buying tax sale properties** and then deed restricting them for LMI housing – This has not been used for housing yet (mostly conservation) but still could.
8. **Allowing multi-family dwellings in otherwise single-family zones in exchange for LMI housing deed restrictions** – e.g. Duplexes in R15 and R20.
9. **Mixed-Use Commercial/Residential** – Town staff can negotiate LMI units in such developments



# DISCUSSION QUESTIONS?

- 1. What attracts people to live in Bristol?*
- 2. Who is moving to Bristol? Where do they move from?*
- 3. Why do people leave Bristol?*
- 4. Who is moving out of Bristol? Where do they move to?*
- 5. Have these trends changed at all in recent years? Are certain household types or populations more likely to be affected by these trends?*
- 6. Have you noticed any changes in housing trends or needs recently?*

# DISCUSSION QUESTIONS?

- 7. Are there any types of housing (rental, ownership, single-family houses, apartments, ADUs, townhouses, duplexes, certain price points, etc.) that the community wants or needs more of?*
- 8. Are there any changes that you would like to see in the current Town regulations and zoning as they relate to housing?*
- 9. How would proposals for allowing different types of housing in Bristol be received by the community? Do people tend to see housing as something the Town needs to address?*
- 10. What is the capacity for addressing housing related issues in Town? Who is thinking about housing issues and what tools do they have to address them?*

# DISCUSSION QUESTIONS?

- 11. What characteristics of the community's housing market are barriers for different populations (e.g., lack of supply, housing quality, lack of accessible units, price, etc.?) Which populations are most affected?*
- 12. What other related factors make attaining or retaining housing challenging for these populations? (e.g., transportation, childcare, other household costs, medical issues, lack of services?)*
- 13. If you had a magic wand, what are the top things you would do to address housing concerns in Bristol?*

# NEXT STEPS

- **HW will revise LMI Housing Strategies based on tonight's discussion**
- **Public Meeting – May** – *Discuss these same questions with the broader public*
- **Planning Board Meeting – June** – *Discuss feedback from the public meeting and desired revisions. Determine if economic analysis is desired for any strategies*
- **Planning Board Meeting – July** – *Discuss economic analyses*
- **TBD** *Preparation of final amendments for Public Hearing*
- **Affordable Housing Trust Fund - May** *Discussion of alternatives with the Planning Board*