

APPENDIX I: Affordable Housing Appendices

Appendix I describes the Town's affordable housing strategies that have or will be implemented to achieve the 10 percent affordable housing goal of the State's Low- and Moderate-Income Housing Act.

- A. LMI Unit Calculations by Strategy—Summary
- B: LMI Unit Calculations—Detail
- C: LMI Units by Strategy and Year
- D. LMI Housing— by Household and Tenure
- E: Locations Where Strategies Will Be Implemented
- F. Barrington's Low- and Moderate- Income Housing

A. LMI Unit Calculations by Strategy—Summary

Following are descriptions of the methodology for calculating the number of LMI units that each affordable housing strategy, proposed and adopted, is projected to produce. For additional detail see tables B-1 through B-4, C-1, D-1 and E-1 in this appendix.

1. Affordable Housing Strategy: Inclusionary Zoning (ADOPTED)

- *Reference: Zoning Ordinance Article XXVII (last amended 4/9/2007)*

The inclusionary zoning requirement applies to subdivisions and land development projects proposing three or more additional houses and/or lots. There are 2,954 buildable acres in the R10, R25 and R40 residential zones, of which 193 are undeveloped. The undeveloped land will support approximately 352 units under the current zoning requirements. To account for land required for other strategies, it is assumed that 67 percent of the undeveloped buildable land remaining in the residential zones. The strategy, based on these assumptions, will provide 60 LMI units.

Projected # of LMI units created:

- 5 for Elderly Ownership
- 51 for Single Family Ownership
- 3 for Single Family Rental
- 1 for Special Needs Ownership

2. Establish zoning for Senior Residential Communities (SRC) (ADOPTED)

- *Reference: Zoning Ordinance Article XXX (adopted 2/6/2012)*

The criteria for development of senior residential communities, per Article XXX of the Zoning Ordinance, require that at least 50% of the units qualify as LMI units. As a result, the mandatory inclusionary requirements need not apply to this use. This use is specially permitted in the R10, R25, R40, NB, B and LM zoning districts. SRC's are required to consist of "cottage"-style housing, with total living area not to exceed 1,200 square feet. Other requirements include recreation and open space, buffers, off-street parking and connectivity (sidewalks/trails/etc.)

Projected # of LMI units created:

- 60 for Elderly Ownership
- 25 for Elderly Rental
- 5 for Special Needs Rental

3. Identify Areas That Could Support A Mix Of Housing Types (ADOPTED)

- *Reference: Zoning Ordinance Sec. 185-24.1 (adopted 2/6/2012)*

Provisions allowing for the construction of new two-family structures and the conversion of existing houses into two-family structures through the special use permit process were incorporated in the Zoning Ordinance in February 2012.

In addition to design criteria, the Zoning Ordinance establishes lot area minimums as follows: 15,000 square feet in the R10 zone; 30,000 square feet in the R25 zone, and 50,000 square feet in the R40 zone. There are a total of 82 vacant and 1,165 developed house lots within these zones that meet the minimum lot area requirement. Assuming 5 percent of vacant lots and 2.5 percent of

houses on lots with sufficient land area are converted to two-families, this strategy would generate 33 additional LMI units.

Projected # of LMI units created: 8 for Elderly Ownership
23 for Family Ownership
2 for Special Needs Ownership

4. Allow Affordable Housing Development on New Substandard Lots (ADOPTED)

- *Reference: Zoning Ordinance Sec. 185-28.1 (adopted 2/6/2012)*

This provision applies to oversized lots in the R-10, R-25, and R-40 zoning districts that have existing houses. The town's analysis of GIS parcel data found that there are more than 556 developed residential lots that exceed 175 percent of the minimum lot area, and therefore could take advantage of this provision. The town further assumes that 6 percent of property owners would take advantage of this option. This accounts for 16 units in the R-10 district, 13 units in the R-25 district and 4 units in the R-40 district. All units created under this strategy would be included as affordable housing.

Projected # of LMI units created: 4 for Elderly Ownership
4 for Family Rental
21 for Family Ownership
2 for Special Needs Ownership
2 for Special Needs Rental

5. Promote Development of LMI Units Above Commercial Uses (ADOPTED)

- *References:*
 - *Zoning Ordinance Sec. 185-5—Terms Defined (Mixed Use Commercial) (adopted 2/6/2012)*
 - *Zoning Ordinance Sec. 185-196C—Incentives-Mixed Use Commercial (adopted 2/6/2012)*

The Town revised the definition of mixed-use commercial to allow a greater percentage of residential use above the first-floor commercial space (originally the definition required commercial to be the "primary" use). Sect. 185-196 (Incentives for inclusionary zoning projects) established a bonus of 20 percent of the reduction of the minimum unit size and an allowance of 10 feet of additional height for developments subject to inclusionary zoning. The calculations for potential additional LMI units assumes 11 units will be created within mixed-use buildings built on currently vacant land in the B and NB zones, and another 22 built as part of redevelopment of sites in these zones.

Projected # of LMI units created: 10 for Elderly Ownership
1 for Elderly Ownership
17 for Family Rental
5 for Family Ownership

6. Allow Accessory Apartments (ADOPTED)

- *References:*
 - *Zoning Ordinance Sec. 185-5—Terms Defined (Accessory Apartment) (adopted 2/6/2012)*
 - *Zoning Ordinance Article XXII—Accessory Apartments(adopted 2/6/2012)*

Accessory apartments now are allowed as a special use within the NB, R10, R25 and R40 districts. Lots within the R10 zone must be at least 15,000 square feet in area. Developed house lots in these districts are as follows: 107 in the NB district (lots with existing single-family houses); 403 in the R10 district that are at least 15,000 square feet; 2,599 in the R25 district; and 274 in the R40 district. If 1% of these lots use this provision to create accessory apartments, this strategy could create up to 34 new LMI units.

Projected # of LMI units created: 14 for Elderly Rental
 19 for Family Rental
 1 for Special Needs Rental

7. Capture Existing “Affordable Homes”

- *Reference: Housing & Neighborhoods Element Goal 4, Objective 4.1, Policies 4.1.1 and 4.1.2 and related Actions*

This strategy will be implemented on previously developed parcels. Based on 2014 tax values, there are 383 dwelling units valued at below \$210,000 in the B, NB, R10, R25 and R40 zoning districts (\$210,000 is approximately the maximum price affordable to a household earning up to 80% of AMI). It is assumed that it would be feasible to capture more existing affordable units in areas that have two- and three-family units, as well as single-family houses on smaller lots. These districts, the B, NB, and R10 zones, have 359 units with assessed values at less than \$210,000, of which it is assumed that 84 of these units could be captured utilizing incentives or acquisition through the Housing Trust or other mechanism. Just five houses in the R25 zone (out of 23 that are valued at less than \$210,000) are assumed to be captured through this program. No houses in the R25-C, R40 or R40-CD zones are likely to be qualified as LMI houses due to the fact that just one out of 294 units are valued at below \$210,000. Overall, an estimated 89 LMI units are estimated to be generated through this strategy.

Projected # of LMI units created: 18 for Family Rental
 72 for Family Ownership
 2 for Special Needs Rental

8. Strongly Negotiate New Comprehensive Permits

- *Reference: Housing & Neighborhoods Element Goal 4, Objective 4.2, Policy 4.2.3*

Policy 4.2.3 establishes a density bonus granting a one-step increase in permitted density for comprehensive permit applications proposing at least 50% LMI units. Projects proposing fewer than 50% LMI would receive the 20% density bonus available through inclusionary zoning. The calculations for LMI units generated through the comprehensive permit option are based on projects that receive the one-step density increase. Comprehensive permit projects subject to the inclusionary zoning density

bonus are counted as units produced under the inclusionary zoning option. A total of 78 additional units are project to be generated under this option, in addition to the 62 comprehensive permit units approved to date (including 3 vacant single-family lots at Sweetbriar). The total potential number of new units is based on applying the one-step density increase to a percentage of buildable acreage within the R10, R25 and R40 zoning districts (see Table B-1(H) in this appendix) and multiplying that figure by 75 percent. This is based on the assumption that there would be a range of comprehensive permit proposals with between 50 percent to 100 percent of the units qualifying as LMI housing.

Projected # of LMI units created*:

- 8 for Elderly Rental
- 32 for Elderly Ownership
- 83 for Family Rental
- 11 for Family Ownership
- 5 for Special Needs Ownership
- 1 for Special Needs Rental

*These numbers include existing built units

9. Establish “village” zoning permitting higher density on sites identified on the Future Land Use Map, based on the Town’s evaluation of remaining developable parcels

- *References:*
 - *Housing & Neighborhoods Element Goal 1, Objective 1.1, Policy 1.1.1 and Action 1*
 - *Developer Guidance, Appendix III*

Two sites have been identified, through a 2008 Housing Land Use Study, as candidates for future village development: the 40-acre Zion Bible Institute, and the Sowams Nursery property on the east side of Sowams Road. Existing conditions—including constraints such as wetlands and floodplain—have been evaluated to determine the buildable areas at the sites and proposed an arrangement of housing types and densities. Per Appendix II of this Comprehensive Plan, the Zion site could support 200 or more units, depending on consistency with the developer guidance, including achieving performance standards. The Developer Guidance requires at least 25% of the total units to qualify as LMI units. At Zion, the total number of LMI units comes to 55.

The “Palmer Pointe Neighborhood” master plan for the Sowams Nursery property (east of Sowams Road) approved by the Planning Board in 2013 calls for 40 new LMI units on the site.

Number of LMI units created “Village” Development (based on approved master plan):

- 8 for Elderly Rental
- 27 for Family Rental
- 5 for Special Needs Rental

Number of LMI units created “Senior Mixed-Use Village” Development

- 40 for Elderly Rental
- 12 for Elderly Homeownership
- 3 for Special Needs Rental

B: LMI Unit Calculations—Detail

Table B-1: Units per Strategy

1. Inclusionary Zoning
53 LMI Units

| Zoning District | Acres | Allowed Density | Units by Right | | Potential Units | 20% AMI | |
|-----------------|---------------|-----------------|----------------|--------------|-----------------|--------------|-----------|
| | (Undeveloped) | | w/ 20% Bonus | % Acres Used | | # Units | Rounded |
| R10 | 21.44 | 4.37/acre | 112.06 | 67% | 75.08 | 15.0 | 15 |
| R25 | 127.43 | 1.74/acre | 266.44 | 67% | 178.51 | 35.7 | 36 |
| R25C | 1.37 | 1.74/acre | 3.63 | 0% | 0.00 | 0.0 | 0 |
| R40 | 44.02 | 1.09/acre | 70.73 | 67% | 47.39 | 9.5 | 9 |
| R40-CD | 47.41 | 1.09/acre | 61.96 | 0% | 0.00 | 0.0 | 0 |
| Total | 241.67 | | 514.81 | | 300.98 | 60.20 | 60 |

2. Senior Residential Community
90 LMI Units

| Zoning District | Vacant Buildable Acres | Acres (Developed) | Possible Units | Percent Built | Total Units | # LMI Units (50% LMI) | LMI Units (Rounded) |
|-----------------|------------------------|-------------------|----------------|---------------|--------------|-----------------------|---------------------|
| NB | 9.8 | | 97.9 | 30% | 29.4 | 14.7 | 15.0 |
| NB | | 67.3 | 672.9 | 10% | 67.3 | 33.6 | 33.0 |
| LM | 1.2 | | 11.6 | 100% | 11.6 | 5.8 | 6.0 |
| Total | 11.0 | 67.3 | 782.4 | | 108.3 | 54.1 | 54 |

| Zoning District | Acres (Undeveloped) | # of Units Per SRC Density | % Land Used | 50% LMI | | |
|-----------------|---------------------|----------------------------|-------------|---------------|--------------|-----------|
| | | | | # Units - SRC | #Units | Rounded |
| R10 | 21.44 | 186.77 | 10% | 18.68 | 9.34 | 9 |
| R25 | 127.43 | 444.06 | 10% | 44.41 | 22.20 | 22 |
| R40 | 44.02 | 95.87 | 10% | 9.59 | 4.79 | 5 |
| Total | 192.88 | 726.70 | 0 | 72.67 | 36.34 | 36 |

3. Identify Areas for a Mix of Housing Types
33 LMI Units

| Zoning District | Vacant Land | | | Developed Land | | | |
|-----------------|-----------------------------|---------------------|------------------------------|---------------------------------------|-----------------------|--------------------------|-----------------|
| | Vacant Lots with Min. Area* | Units on 5% of lots | # of LMI Units - Vacant Land | Developed Resid. Lots with Min. Area* | Units in 2% of houses | # of LMI Units (Rounded) | Total LMI Units |
| NB | 10 | 0.50 | 1 | 48 | 1.20 | 1 | 2 |
| R10 | 14 | 0.70 | 1 | 485 | 12.13 | 12 | 13 |
| R25 | 59 | 2.95 | 3 | 570 | 14.25 | 14 | 17 |
| R40 | 9 | 0.45 | 0 | 110 | 2.75 | 3 | 3 |
| Total | 82 | 4.10 | 4 | 1,165 | 29.13 | 29 | 33 |

*Per Dimensional Regulations Table of the Zoning Ordinance

4. Allow Affordable Housing on New Substandard Lots

33 LMI Units

| Zoning District | Developed House Lots at least 175% of Min. Lot Area | Developed Acreage | LMI Units* |
|-----------------|-----------------------------------------------------|-------------------|------------|
| R-10 | 270 | 169.6 | 16 |
| R-25 | 222 | 373.9 | 13 |
| R-40 | 64 | 192 | 4 |
| Total | 556 | 735.5 | 33 |

*6% of Total Oversized House Lots (Developed)
 Source: Town GIS Parcel Data, Tax Assessor Data

5. Allow Units above Commercial Uses

33 LMI Units

| Zoning District | Acres (Undeveloped) | Acres (Developed) | Possible Units (10/ acre) | Percent Built | Total Units | #Units | Total (Rounded) |
|-----------------|---------------------|-------------------|---------------------------|---------------|---------------|--------------|-----------------|
| B | 12.21 | | 122.1 | 10% | 12.21 | 2.44 | 2 |
| B | | 42.53 | 425.3 | 10% | 42.53 | 8.51 | 9 |
| NB | 12.64 | | 126.4 | 35% | 44.25 | 8.85 | 9 |
| NB | | 63.97 | 639.7 | 10% | 63.97 | 12.79 | 13 |
| Total | 24.85 | 106.50 | 1,313.57 | 0.65 | 162.97 | 32.59 | 33 |

Note: 2 existing LMI units built in mixed-use buildings in NB zones

6. Allow Accessory Apartments

34 LMI Units

| Zoning District | House Lots | Percent with Accessory Apartments | New LMI Units | Total (Rounded) |
|------------------|--------------|-----------------------------------|---------------|-----------------|
| NB ¹ | 107 | 1% | 1.07 | 1 |
| R10 ² | 403 | 1% | 4.03 | 4 |
| R25 | 2,599 | 1% | 25.99 | 26 |
| R40 | 274 | 1% | 2.74 | 3 |
| Total | 3,383 | | 33.83 | 34 |

NOTES:

- 1 - Lots in NB zone are those with existing houses
- 2 - Lots in R10 zone are those with a minimum of 15,000 square feet

7. Capture Existing "Affordable Homes"

92 LMI Units

| Potential Captured Affordable Existing Units | | | | | | |
|----------------------------------------------|----------------|-----------------------------------|----------------------------|---------------------------|-------------------|------------------------|
| Zoning District | Existing Units | # Units Valued at Under \$210,000 | Percent LMI Units Captured | Number LMI Units Captured | LMI Units Rounded | % Total Existing Units |
| B | 35 | 31 | 0% | 0.00 | 0 | 0.0% |
| NB | 168 | 77 | 30% | 23.10 | 23 | 13.7% |
| R10 | 2940 | 251 | 25% | 62.75 | 63 | 2.1% |
| R25 | 2642 | 23 | 25% | 5.75 | 6 | 0.2% |
| R25C | 40 | 0 | 0% | 0.00 | 0 | 0.0% |
| R40 | 243 | 1 | 0% | 0.00 | 0 | 0.0% |
| R40CD | 11 | - | 0% | 0.00 | 0 | 0.0% |
| Total | 6,079 | 383 | | 91.60 | 92 | 1.51% |

H. Strongly Negotiate New Comprehensive Permits

142 LMI Units

| Zone | Vacant Buildable Acreage | Buildable Acres Assigned to Strategy: New Units | Units Allowed by Zoning | Estimated Units: Comp Permits: One-Step Zone Increase* | LMI Units (Rounded) (Assume 75% Affordable) | LMI Units Approved to Date | Total Comp Permit Units (including approved units) | % of Total Acres Used: New Comp Permit Units |
|--------------|--------------------------|-------------------------------------------------|-------------------------|--------------------------------------------------------|---------------------------------------------|----------------------------|----------------------------------------------------|----------------------------------------------|
| B | 4.61 | 0.46 | 3.69 | 5.5 | 4 | 50** | 54 | 10.0% |
| NB | 9.79 | 0.98 | 7.8 | 11.8 | 9 | 3 | 14 | 10.0% |
| R10 | 21.44 | 2.14 | 9.34 | 18.68 | 14 | 0 | 14 | 10.0% |
| R25 | 127.43 | 12.74 | 22.20 | 55.51 | 42 | 12 | 54 | 10.0% |
| R40 | 44.02 | 4.40 | 4.79 | 7.67 | 6 | 0 | 6 | 10.0% |
| Total | 207.29 | 20.73 | 47.86 | 99 | 75 | 65 | 140 | 10.0% |

*Density allowed to applications with at least 50% LMI units.

**Includes 3 single-family lots at Sweetbriar

I. Allow "Village" and "Mixed-Use Village" Development in Suitable Areas

95 LMI Units

| Zoning District | Current Zoning | Acres | Vacant Buildable Acres Used | Developed Acres Used | Units Allowed by Current Zoning | Inclusionary LMI Units | Total Units at Increased Density* | % LMI | LMI Units |
|-----------------|----------------|-------|-----------------------------|----------------------|---------------------------------|------------------------|-----------------------------------|-------|-----------|
| V | R25 | 9.70 | 5.60 | 0.50 | 14.20 | 2.84 | 40 | 100% | 40 |
| MUV | RE | 37.12 | 7.43 | 24.50 | NA | 0.00 | 220 | 25% | 55 |
| Total | | 46.82 | | 24.50 | 14.20 | | 260 | | 95 |

*Village zone units per master plan approved for Palmer Pointe Neighborhood; MUV zone units per Developer Guidance - Appendix III

Table B-2: Units by Zoning District

| Strategy | Undeveloped Land | | | | | | | | | | Developed Land | | | | | | | | | | Total | |
|-----------------------------------------------------|------------------|------------|----------|-----------|------------|----------|-----------|----------|----------|-----------|----------------|-----------|----------|----------|------------|-----------|-----------|----------|----------|-----------|-------------|------------|
| | R10 | R25 | R25 C | R40 | R40- CD | B | NB | LM | MU V* | V* | R10 | R25 | R25 C | R40 | R40- CD | B | NB | LM | V* | MUV* | | |
| Inclusionary Zoning | 15 | 36 | | 9 | 0 | | | | | | | | | | | | | | | | | 60 |
| Senior Residential Community | 9 | 22 | | 5 | | | 15 | 6 | | | | | | | | 33 | | | | | | 90 |
| Mix of Housing Types | 1 | 3 | | 0 | | | | | | | 12 | 14 | | 3 | | | | | | | | 33 |
| Allow Affordable Housing on Substandard Lots | 16 | 13 | | 4 | | | | | | | | | | | | | | | | | | 33 |
| Allow Apartments Above Commercial Uses | | | | | | 2 | 9 | | | | | | | | 9 | 13 | | | | | | 33 |
| Allow Accessory Apartments | | | | | | | | | | | 4 | 26 | | 3 | | 1 | | | | | | 34 |
| Capture Existing "Affordable Homes" | | | | | | | | | | | 63 | 6 | | 0 | 0 | 23 | | | | | | 92 |
| Strongly Negotiate New Comprehensive Permits | 14 | 42 | | 6 | | 4 | 9 | | | | | 12 | | | 50 | 3 | | | | | | 140 |
| Allow Mixed Use Village Development | | | | | | | | | 7 | | | | | | | | | | | | 48 | 55 |
| Allow "Village" Development | | | | | | | | | | 40 | | | | | | | | | | | | 40 |
| Total | 55 | 116 | 0 | 24 | 0 | 6 | 33 | 6 | 7 | 40 | 79 | 58 | 0 | 6 | 0 | 59 | 73 | 0 | 0 | 50 | 610* | |

*Total does not include 96 LMI units that existed prior to the adoption of the Affordable Housing Plan: 60 at Barrington Cove Apartments, 1 family housing unit and 35 group home beds (making for a total of 706 LMI units)

Table B-3: Percent of Land Developed by Zoning District

| Strategy | Percent of Vacant Developable Land | | | | | | | | | Percent of Developed Land | | | | | | | | |
|-----------------------------------------------------|------------------------------------|------------|------------|-----------|------------|------------|-------------|------------|-------------|---------------------------|------------|------------|--------|------------|------------|-----------|-------------|-------------|
| | R10 | R25 | R40 | R40 CD | B | NB | LM | MUV* | V* | R10 | R25 | R40 | R40 CD | B | NB | LM | MUV* | V* |
| Inclusionary Zoning | 67% | 67% | 67% | | | | | | | | | | | | | | | |
| Senior Residential Community | 10% | 10% | 10% | | | 30% | 100% | | | | | | | 10% | 10% | | | |
| Mix of Housing Types | 5% | 5% | 5% | | | 5% | | | | 2.5% | 2.5% | 2.5% | | | | | | |
| Allow LMI Housing on Substandard Lots | | | | | | | | | | 6% | 6% | 6% | | | | | | |
| Allow Apartments Above Commercial Uses | | | | | 10% | 35% | | | | | | | | 10% | 10% | | | |
| Accessory Apartments | | 1% | 1% | | | | | | | 0.2% | 1% | 1% | | | 1%** | | | |
| Capture Existing "Affordable Homes" | | | | | | | | | | 1% | 1% | | | 1% | 1% | | | |
| Strongly Negotiate New Comprehensive Permits | 10% | 10% | 10% | | 10% | 10% | | | | | | | | | 2% | | | |
| Establish Village/Mixed-Use Village Zoning | | | | | | | | 35% | 100% | | | | | | | | 100% | 100% |
| Total | 92% | 93% | 93% | 0% | 20% | 80% | 100% | 35% | 100% | 10% | 10% | 10% | | 21% | 24% | 0% | 100% | 100% |

* New Zones (proposed)

Table B-4: Estimated Acres Required for Strategies, by Zoning District

| Strategy | Acres of Undeveloped Land* | | | | | | | | | | Acres of Developed Land | | | | | | | | | | Total per Strategy |
|---------------------------------------------------------|--------------------------------------|-------|------|--------|-----|-----|-----|-------|------|------|------------------------------------|------|-----|--------|------|-----|------|------|-----|--|--------------------|
| | R10 | R25 | R40 | R40 CD | B | NB | LM | SRV** | V** | | R10 | R25 | R40 | R40 CD | B | NB | LM | SRV* | V** | | |
| Inclusionary Zoning | 14.4 | 85.4 | 29.5 | | | | | | | | | | | | | | | | | | 129.2 |
| Senior Residential Community | | 12.7 | | | | 2.9 | 1.2 | | | | | | | 5.1 | 6.7 | | | | | | 28.7 |
| Identify Areas for Mix of Housing Types | 1.1 | 6.4 | 2.2 | | | | | | | | 22.9 | 38.4 | 7.8 | | | | | | | | 78.7 |
| Allow Affordable Housing on New Substandard Lots | | | | | | | | | | | 8.5 | 18.7 | 9.6 | | | | | | | | 36.8 |
| Allow Apartments Above Commercial Uses | | | | | 0.5 | 1.6 | | | | | | | | 51.0 | 67.3 | | | | | | 120.4 |
| Allow Accessory Apartments | | 1.3 | 0.4 | | | | | | | | 2.2 | 15.3 | 3.1 | | 0.3 | | | | | | 22.6 |
| Capture Existing "Affordable Homes" | | | | | | | | | | | 13.4 | 8.9 | 0.9 | 0.6 | 0.6 | | | | | | 24.3 |
| Strongly Negotiate New Comprehensive Permits | 2.1 | 12.7 | 4.4 | | 0.5 | 1.0 | | | | | | | | | | | | | | | 20.7 |
| Establish Village/Mixed-Use Village Zoning | | | | | | | | 2.4 | 10.0 | | | | | | | | | 24.5 | 0.5 | | 37.4 |
| Total Acres by District | 17.6 | 118.5 | 36.5 | 0.0 | 0.9 | 5.5 | 1.2 | 2.4 | 10.0 | 47.0 | 81.2 | 21.4 | 0.0 | 56.7 | 74.9 | 0.0 | 24.5 | 0.5 | | | 498.8 |
| | Total Acres: Undeveloped Land | | | | | | | | | | Total Acres: Developed Land | | | | | | | | | | |
| | 192.6 | | | | | | | | | | 306.1 | | | | | | | | | | |

*On undeveloped land in residential districts, the assumption was made that all land would be subject to the inclusionary provision. While other strategies also allow for development of this land, some with increased density, those percentages are provided as a reference point only and are not included in the sum of the percentage of land developed or acres developed for the obvious reason that it would constitute double-counting of available land.

**Senior Residential Village, Village zones (proposed)

Table B-4 (cont.): Acres Developed by Zoning District

| Zoning District | Total Acres | Total Buildable Acres | Developed Acres | Remaining Buildable Acres |
|------------------------|--------------------|------------------------------|------------------------|----------------------------------|
| R10 | 960.2 | 937.9 | 916.5 | 21.4 |
| R25 | 1,853.5 | 1,661.6 | 1,534.1 | 127.4 |
| R25C | 28.3 | 20.8 | 19.4 | 1.4 |
| R40 | 421.7 | 354.9 | 310.9 | 44.0 |
| R40-CD | 74.5 | 59.5 | 12.1 | 47.4 |
| B | 56.9 | 55.6 | 51.0 | 4.6 |
| NB | 78.3 | 77.1 | 67.3 | 9.8 |
| LM | 4.8 | 1.7 | 0.6 | 1.1 |
| EH | 8.4 | 8.2 | 8.0 | 0.1 |
| MUV* | 37.1 | 31.9 | 24.5 | 7.4 |
| V* | 9.7 | 5.6 | 0.5 | 5.2 |
| Total | 3,533.4 | 3,214.8 | 2,945.0 | 269.9 |

*Proposed new zone

C: LMI Units by Strategy and Year

Table C-1: LMI Units by Strategy and Year

| Strategy | Existing LMI Units | Additional Units—Projected | | | | | | | | | | | | | | | | | | | | Total LMI Units | | | | |
|------------------------------------------------------|--------------------|----------------------------|-----------|-----------|-----------|----------|------------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------------|-----------|------------|------------|------------|
| | | Year* | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 1* | 2 | 3 | 4 | 5 | 1-5 | 6 | 7 | 8 | 9 | 10 | 6-10 | 11 | 12 | 13 | 14 | 15 | 11-15 | 16 | 17 | 18 | 19 | 20 | 16-20 | |
| Inclusionary Zoning | | 2 | 2 | 2 | 2 | 2 | 10 | 2 | 2 | 2 | 3 | 3 | 12 | 3 | 3 | 3 | 4 | 4 | 17 | 4 | 4 | 4 | 4 | 5 | 21 | 60 |
| Senior Resid. Community (50% LMI) | | -- | -- | -- | 9 | -- | 9 | 12 | -- | -- | -- | 12 | 24 | -- | 14 | -- | 14 | -- | 28 | 14 | -- | -- | 15 | -- | 29 | 90 |
| Mix of Housing Types | | -- | -- | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 2 | 2 | 7 | 2 | 2 | 2 | 2 | 2 | 10 | 2 | 2 | 3 | 3 | 3 | 13 | 33 |
| LMI Units on Substandard Lots | | -- | -- | -- | 1 | 1 | 2 | 1 | 1 | 2 | 2 | 2 | 8 | 2 | 2 | 2 | 2 | 2 | 10 | 2 | 2 | 3 | 3 | 3 | 13 | 33 |
| Apartments Above Commercial | 2 | -- | -- | -- | 1 | 1 | 2 | 1 | 1 | 2 | 2 | 2 | 8 | 2 | 2 | 2 | 2 | 2 | 10 | 2 | 2 | 2 | 2 | 3 | 11 | 33 |
| Accessory Apartments | | -- | -- | -- | -- | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 10 | 2 | 2 | 2 | 2 | 3 | 11 | 2 | 2 | 2 | 3 | 3 | 12 | 34 |
| Capture Existing LMI Homes" | 2 | -- | 2 | 3 | 3 | 3 | 11 | 4 | 4 | 4 | 5 | 5 | 22 | 5 | 5 | 5 | 5 | 6 | 26 | 6 | 6 | 6 | 6 | 7 | 31 | 92 |
| New Comprehensive Permits | 62 | 3 | -- | -- | -- | -- | 3 | 7 | -- | 10 | -- | 12 | 29 | -- | 12 | -- | 10 | -- | 22 | -- | -- | 12 | -- | 12 | 24 | 140 |
| Senior Resid. Village | | -- | 30 | 25 | -- | -- | 55 | -- | -- | -- | -- | -- | 0 | -- | -- | -- | -- | -- | 0 | -- | -- | -- | -- | -- | 0 | 55 |
| "Village" Development | | -- | 40 | -- | -- | -- | 40 | -- | -- | -- | -- | -- | 0 | -- | -- | -- | -- | -- | 0 | -- | -- | -- | -- | -- | 0 | 40 |
| Other LMI Units | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Barr. Cove Apartments | 60 | | | | | | | | | | | | | | | | | | | | | | | | | 60 |
| 1F home | 1 | | | | | | | | | | | | | | | | | | | | | | | | | 1 |
| Grp Home Beds | 35 | | | | | | | | | | | | | | | | | | | | | | | | | 35 |
| Subtotal | 162 | 5 | 74 | 31 | 17 | 9 | 136 | 30 | 11 | 23 | 16 | 40 | 120 | 16 | 42 | 16 | 41 | 19 | 134 | 32 | 18 | 32 | 36 | 36 | 154 | 706 |
| Total LMI units added | | | | | | | 136 | | | | | | 120 | | | | | | 134 | | | | | | 154 | |
| Running total LMI units | 162 | | | | | | 298 | | | | | | 418 | | | | | | 552 | | | | | | 706 | |
| Total new units ** | | | | | | | 307 | | | | | | 149 | | | | | | 157 | | | | | | 174 | |
| Total # of housing units | 6,268 | | | | | | 6,575 | | | | | | 6,724 | | | | | | 6,881 | | | | | | 7,055 | |
| 10% goal | 626.8 | | | | | | 658 | | | | | | 672 | | | | | | 688 | | | | | | 706 | |
| % LMI Units Achieved | 2.58% | | | | | | 4.5% | | | | | | 6.2% | | | | | | 8.0% | | | | | | 10.01% | |
| Total New LMI units added: Years 1 through 20 | | | | | | | | | | | | | | | | | | | | | | | | 544 | | |

*Year 1 = 2015

**Total new units added per Table 6 in Land Use element (capturing existing affordable housing does not add to new unit total)

D: LMI Housing— by Household and Tenure

Table D-1: LMI Housing— by Household and Tenure

This table describes the household and tenure types to be served by each LMI housing production strategy. The goals depicted for each type correspond to the proportional CHAS need previously discussed in this element, except for Senior Residential Communities. It is estimated that the rental need for the senior population will in fact be more than that reflected in the CHAS data.

| LMI Housing Strategy | Totals by Strategy | Elderly | | Family | | Special Needs | |
|--------------------------------------------------------------|--------------------|------------|------------|------------|------------|---------------|----------|
| | | Rental | HO* | Rental | HO | Rental | HO |
| Projected New Units - by Strategy | | | | | | | |
| Mandatory Inclusionary Zoning | 60 | - | 5 | 3 | 51 | - | 1 |
| Senior Residential Communities (SRC) | | 25 | 60 | - | - | 5 | - |
| Identify Areas That Could Support A Mix Of Housing Types | 33 | - | 8 | 2 | 23 | - | - |
| Allow Affordable Housing Development On New Substandard Lots | 33 | - | 4 | 4 | 21 | 2 | 2 |
| Allow Apartments Above Commercial Uses | | 10 | 1 | 17 | 5 | - | - |
| Allow Accessory Apartments | | 14 | - | 19 | - | 1 | - |
| Capture Existing "Affordable Homes" | | - | - | 18 | 72 | 2 | - |
| Strongly Negotiate New Comprehensive Permits | | 8 | 32 | 83 | 11 | 5 | 1 |
| Mixed Use Village Zoning | | 40 | 12 | | | 3 | - |
| Village Development Zoning | | 8 | | 27 | | 5 | |
| Comprehensive Permits | | 60 | | 1 | | 35* | |
| Apartments Above Commercial | 2 | | | 1 | 1 | | |
| Other | 96 | 60 | | | 1 | 35* | |
| Total LMI units | | 706 | | | | | |
| LMI Unit Totals by Household and Tenure Type | 706 | 165 | 122 | 174 | 183 | 58 | 4 |
| Totals by HH type | | 287 | | 357 | | 62 | |
| Future Need Goal by CHAS data | 601 | 246 | | 291 | | 64 | |

*Group Home Beds

E: Locations Where Strategies Will Be Implemented

Table E-1: Locations Where Strategies Will Be Implemented

This table outlines the location of targeted strategies to increase the low- and moderate-income housing in Barrington. Separate maps for each strategy are not included because confining a strategy to a select geographic area on an individual map does not lead to an appreciation of the fact that the strategies may be combined.

| Strategy | LMI Units | Zoning Districts |
|-------------------------------------------------------|------------------|--------------------------|
| Mandate Inclusionary Zoning | 57 | R10, R25, R40 |
| Senior Residential Communities | 90 | R10, R25, R40, B, NB, LM |
| ID Areas that could Support a Mix of Hsg Types | 32 | R10, R25, R25C, R40 |
| Allow Affordable Housing Dev. on Subst. Lots | 39 | R10, R25, R40 |
| Allow Units Above Commercial | 33 | B, NB |
| Allow Accessory Apartments | 29 | NB, R10, R25, R40 |
| Capture Existing "Affordable Homes" | 88 | R10, R25, R40, B, NB |
| Strongly Negotiate Comprehensive Permits | 147 | R10, R25, R40 |
| Establish MUV and V Zones | 90 | MUV*, V* |

F: Barrington's Low- and Moderate- Income Housing (2013)

7/9/2014

2013 Low- and Moderate-Income Homes by Community

| | LMH Grand Total | Total Housing Units (2010) (minus seasonal) | 2013: Overall LMH % | Elderly | | | | | | Family | | | | | | Special Needs | | | | Special Needs Total | | | | | |
|------------------------|-----------------|---------------------------------------------|---------------------|--------------|------------------------|-------------------------|---------|--------------|----------------|-----------------------|---------------|------------------------|---------|-----------|-----------------|---------------|------------------|------------------|------------|---------------------|--|--|--|--|--------------|
| | | | | HUD 202 | HUD Section 8- Elderly | Public Housing- Elderly | RHS 515 | RH/Elderly | Other- Elderly | HUD Section 8- Family | Other- Family | Public Housing- Family | RHS 515 | RH Family | Group Home Beds | HUD 811 | Supportive Homes | RH Special Needs | | | | | | | |
| Barrington | 160 | 6268 | 2.55% | | | | | 60 | | | | | | | | | 64 | | | 65 | | | | | 35 |
| Bristol | 535 | 9015 | 5.83% | 96 | | 195 | | 68 | | 369 | | | | | | | 74 | | | 100 | | | | | 76 |
| Burrillville | 532 | 6183 | 8.60% | 53 | | 76 | | 113 | | 242 | | | | | | | 234 | | | 262 | | | | | 28 |
| Central Falls | 874 | 7173 | 11.70% | 14 | | 329 | | 289 | | 632 | | | | | | | 173 | | | 195 | | | | | 47 |
| Charlestown | 70 | 3494 | 2.00% | | | | | | | | | | | | | | 8 | | | 16 | | | | | 54 |
| Covenry | 758 | 14082 | 5.38% | 34 | | 195 | | 436 | | | | | | | | | 12 | | | 280 | | | | | 42 |
| Cranton | 1,779 | 32935 | 5.40% | 58 | | 587 | | 700 | | 1,345 | | | | | | | 26 | | | 229 | | | | | 205 |
| Cumberland | 788 | 13738 | 5.81% | 103 | | 176 | | 255 | | 622 | | | | | | | 16 | | | 108 | | | | | 68 |
| East Greenwich | 232 | 5342 | 4.34% | 103 | | 35 | | 35 | | 141 | | | | | | | 7 | | | 50 | | | | | 41 |
| East Providence | 2,097 | 21363 | 9.82% | 112 | | 400 | | 877 | | 1,389 | | | | | | | 35 | | | 592 | | | | | 116 |
| Exeter | 57 | 2453 | 2.32% | | | | | | | | | | | | | | 1 | | | 33 | | | | | 24 |
| Foster | 41 | 1760 | 2.33% | | | | | 30 | | | | | | | | | | | | 11 | | | | | 11 |
| Glocester | 82 | 3948 | 2.13% | | | | | 62 | | | | | | | | | | | | 5 | | | | | 15 |
| Hopkinton | 238 | 3370 | 7.06% | 167 | | | | 23 | | 150 | | | | | | | | | | 21 | | | | | 27 |
| Jamesstown | 111 | 2529 | 4.39% | 12 | | 35 | | 19 | | 66 | | | | | | | | | | 6 | | | | | 16 |
| Johnston | 1,088 | 12381 | 8.14% | 113 | | 128 | | 496 | | 737 | | | | | | | 27 | | | 149 | | | | | 122 |
| Lincoln | 588 | 9015 | 6.53% | | | 246 | | 120 | | 366 | | | | | | | 6 | | | 166 | | | | | 66 |
| Little Compton | 9 | 1615 | 0.56% | | | | | | | | | | | | | | | | | 9 | | | | | |
| Middletown | 385 | 6874 | 5.60% | 49 | | | | 50 | | 99 | | | | | | | | | | 185 | | | | | 101 |
| Narragansett | 281 | 7156 | 3.65% | | | 4 | | 104 | | 108 | | | | | | | | | | 123 | | | | | 30 |
| New Shoreham | 57 | 555 | 10.27% | | | | | | | | | | | | | | | | | 16 | | | | | |
| Newport | 1,996 | 11655 | 17.13% | 116 | | 249 | | 87 | | 452 | | | | | | | | | | 1,344 | | | | | 200 |
| North Kingstown | 867 | 10953 | 7.92% | 20 | | 131 | | 170 | | 191 | | | | | | | | | | 47 | | | | | 131 |
| North Providence | 1,461 | 15317 | 6.93% | | | 49 | | 742 | | 922 | | | | | | | | | | 545 | | | | | 125 |
| North Smithfield | 415 | 5947 | 8.22% | | | | | 220 | | 255 | | | | | | | | | | 60 | | | | | 60 |
| Panthersville | 2,789 | 31979 | 8.69% | 114 | | 14 | | 629 | | 1,351 | | | | | | | | | | 719 | | | | | 228 |
| Pontiac | 209 | 7412 | 2.82% | 33 | | 40 | | 94 | | 167 | | | | | | | | | | 12 | | | | | 30 |
| Providence | 10,500 | 71168 | 14.75% | 609 | | 520 | | 2,098 | | 4,360 | | | | | | | | | | 2,493 | | | | | 987 |
| Richmond | 52 | 2911 | 1.79% | | | | | | | | | | | | | | | | | 2 | | | | | 30 |
| Scituate | 35 | 4102 | 0.85% | | | | | | | 24 | | | | | | | | | | | | | | | 11 |
| Smithfield | 396 | 7845 | 5.05% | 46 | | 50 | | 194 | | 290 | | | | | | | | | | 5 | | | | | 101 |
| South Kingstown | 593 | 10900 | 5.44% | 169 | | 18 | | 125 | | 344 | | | | | | | | | | 77 | | | | | 99 |
| Tiverton | 356 | 7138 | 4.99% | 51 | | 45 | | 24 | | 120 | | | | | | | | | | 191 | | | | | 45 |
| Warren | 225 | 5031 | 4.47% | | | 153 | | | | 163 | | | | | | | | | | 7 | | | | | 65 |
| Warwick | 1,097 | 37244 | 5.36% | 153 | | 483 | | 546 | | 1,657 | | | | | | | | | | 108 | | | | | 191 |
| West Greenwich | 33 | 2334 | 1.41% | | | | | | | | | | | | | | | | | 19 | | | | | 14 |
| West Warwick | 1,129 | 13813 | 8.17% | 183 | | 18 | | 263 | | 714 | | | | | | | | | | 193 | | | | | 120 |
| Westerly | 547 | 10430 | 5.24% | | | 110 | | 249 | | 359 | | | | | | | | | | 86 | | | | | 63 |
| Woonsocket | 3,045 | 19168 | 15.89% | 43 | | 87 | | 502 | | 1,276 | | | | | | | | | | 611 | | | | | 157 |
| LMH Grand Total | 36,818 | 445,502 | 8.28% | 2,348 | | 1,564 | | 9,117 | | 19,559 | | | | | | | | | 597 | 3,136 | | | | | 3,781 |

Public Housing consists of apartments owned & managed by local housing authorities; Rhode Island Housing (RIH) numbers include homes financed by Housing Credits, HOME (rental & homeownership), apartment mortgage loans, project based Section 8 apartments, Special Needs Rental Program, as well as homes financed by the State's Neighborhood Opportunities Program (NOP) and Building Home Rhode Island (BHRI); RHSSs are apartments funded through the Rural Housing Service; HUD Section 8 are development-based rental subsidies, not portable rental vouchers; HUD 202 and 811 are rental funding programs for the elderly and disabled, respectively. Other subsidies include municipally administered (ZDBG and municipal government subsidies), Group Home Beds are residential facilities licensed by the state's DCF, and MHAF agencies. Towns shaded in black have low and moderate-income units in excess of 10% of all housing units, towns shaded in gray have at least 5,000 occupied rental units that comprise at least 25% of all housing units, and the town's low- and moderate-income rental units exceed 15% of the occupied rental units. Seasonal housing is not reflected in the number of total (actual) housing units for each municipality.