

## **APPENDIX IV: Affordable Housing Appendices**

---

*Appendix IV 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 3,035 buildable acres in the residential zones, of which 242 are undeveloped. The undeveloped land will support approximately 515 units under the current zoning requirements. To account for land required for other strategies, it assumed that 50 percent of the undeveloped buildable land remaining in the residential zones (see **Table B-1 (A)**). The strategy, based on these assumptions, will provide 53 LMI units.

Projected # of LMI units created: 5 for Elderly Ownership  
 40 for Single Family Ownership  
 3 for Single Family Ownership  
 5 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: 55 for Elderly Ownership  
 20 for Elderly Rental  
 6 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 1,083 developed house lots within these zones

that meet the minimum lot area requirement. Assuming 5 percent of vacant lots and 2 percent of houses on lots with sufficient land area are converted to two-families, this strategy would generate 25 additional LMI units.

Projected # of LMI units created: 8 for Elderly Ownership  
15 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  
17 for Family Ownership  
4 for Special Needs Ownership  
4 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: 12 for Elderly Ownership  
1 for Elderly Ownership  
13 for Family Rental  
7 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: 24 for Elderly Rental  
5 for Family Rental  
5 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: 15 for Family Rental  
66 for Family Ownership  
4 for Special Needs Ownership  
4 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 75 additional units are project to be generated under this option, in addition to the 67 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: 40 for Elderly Ownership  
 50 for Family Rental  
 32 for Family Ownership  
 10 for Special Needs Ownership  
 10 for Special Needs Rental

**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*

In 2008 a consultant evaluated several sites where the future use was under discussion. One of the recommendations is to permit the development of higher densities on sites that meet certain criteria, including minimum land area and availability of water, sewer and road access. Two sites were identified as candidates for future village development: the 40-acre Zion Bible Institute, and the Sowams Nursery properties on Sowams Road. The consultant evaluated the site conditions to determine the buildable areas on the sites and proposed an arrangement of housing types and densities on the sites. Per Appendix III 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 Comprehensive Community Plan requires at least 25% of the total units to qualify as LMI units. At Zion, the total number of LMI units comes to 50.

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. The Sowams Nursery property on the west side of Sowams Road, previously included in the 2008 land use study, is not considered a candidate for Village development.

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  
 7 for Elderly Homeownership  
 2 for Special Needs Rental  
 1 for Special Needs Homeownership

## **B: LMI Unit Calculations—Detail**

Table B-1: Units per Strategy

**A. Inclusionary Zoning****53 LMI Units**

Zoning District	Acres	Allowed Density	Units by Right		Potential Units	20% AMI	
			w/ 20% Bonus	% Acres Used		# Units	Rounded
R10	21.44	4.37/acre	112.06	50%	56.03	11.2	11
R25	127.43	1.74/acre	266.44	50%	133.22	26.6	27
R25C	1.37	1.74/acre	3.63	0%	0.00	0.0	0
R40	44.02	1.09/acre	70.73	50%	35.36	7.1	9
R40-CD	47.41	1.09/acre	61.96	50%	30.98	6.2	6
<b>Total</b>	<b>241.67</b>		<b>514.81</b>		<b>255.59</b>	<b>51.12</b>	<b>53</b>

**B. 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
NB		67.3	672.9	10%	67.3	33.6	34
LM	1.1		10.7	100%	10.7	5.3	5
<b>Total</b>	<b>10.9</b>	<b>67.3</b>	<b>781.5</b>		<b>107.3</b>	<b>53.7</b>	<b>54</b>

Zoning District	Acres (Undeveloped)	# of Units Per SRC Density	% Land Used	# Units - SRC	50% LMI	
					#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
<b>Total</b>	<b>192.88</b>	<b>726.70</b>	<b>0</b>	<b>72.67</b>	<b>36.34</b>	<b>36</b>

**C. Identify Areas for a Mix of Housing Types****25 LMI Units**

Zoning District	Vacant Land			Developed Land				Total LMI Units
	Vacant House Lots with Min. Area*	Units on 5% of lots	# of LMI Units - Vacant Land	House Lots with Min. Area*	Developed Lots with Min. Area	Units in 2% of houses	# of LMI Units (Rounded)	
R10	14	0.70	1	485	472	9.44	9	10
R25	59	2.95	3	570	509	10.18	10	13
R40	9	0.45	0	110	102	2.04	2	2
<b>Total</b>	<b>82</b>	<b>4.10</b>	<b>4</b>	<b>1,165</b>	<b>1,083</b>	<b>21.66</b>	<b>21</b>	<b>25</b>

\*Per Dimensional Regulations Table of the Zoning Ordinance

**D. 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
<b>Total</b>	<b>556</b>	<b>735.5</b>	<b>33</b>

\*6% of Total Oversized House Lots (Developed)

Source: Town GIS Parcel Data, Tax Assessor Data

**E. 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
<b>Total</b>	<b>24.85</b>	<b>106.50</b>	<b>1,313.57</b>	<b>0.65</b>	<b>162.97</b>	<b>32.59</b>	<b>33</b>

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

**F. Allow Accessory Apartments****34 LMI Units**

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

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

**G. Capture Existing "Affordable Homes"****89 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	20%	6.2	6	17.1%
NB	168	77	20%	15.4	15	8.9%
R10	2,940	251	25%	62.75	63	2.1%
R25	2,642	23	20%	4.6	5	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%
<b>Total</b>	<b>6,079</b>	<b>383</b>		<b>88.95</b>	<b>89</b>	<b>1.46%</b>

**8. Strongly Negotiate New Comprehensive Permits****142 LMI Units**

Zoning District	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>B</b>	4.61	0.46	3.69	5.5	4	50	54	10.0%
<b>NB</b>	9.79	0.98	7.8	11.8	9	5	14	10.0%
<b>R10</b>	21.44	2.14	9.34	18.68	14	0	14	10.0%
<b>R25</b>	127.43	12.74	22.20	55.51	42	12	54	10.0%
<b>R40</b>	44.02	4.40	4.79	7.67	6	0	6	10.0%
<b>Total</b>	207.29	20.73	47.86	99	75	67	<b>142</b>	10.0%

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

**I. Allow "Village" and "Mixed-Use Village" Development in Suitable Areas****90 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
<b>V</b>	R25	9.70	5.60	0.50	14.20	2.84	40	100%	40
<b>MUV</b>	RE	37.12	7.43	24.50	NA	0.00	200	25%	50
<b>Total</b>		46.82		24.50	14.20		240		<b>90</b>

\*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*		
<b>Inclusionary Zoning</b>	11	27		9	6																	<b>53</b>
<b>Senior Residential Community</b>	9	22		5			15	5								34						<b>90</b>
<b>Mix of Housing Types</b>	1	3									9	10	2									<b>25</b>
<b>Allow Affordable Housing on Substandard Lots</b>	16	13		4																		<b>33</b>
<b>Allow Apartments Above Commercial Uses</b>						2	9								9	13						<b>33</b>
<b>Allow Accessory Apartments</b>											4	26	3			1						<b>34</b>
<b>Capture Existing "Affordable Homes"</b>											63	5			6	15						<b>89</b>
<b>Strongly Negotiate New Comprehensive Permits</b>	14	42		6		4	9					12			50	5						<b>142</b>
<b>Allow Mixed Use Village Development</b>									7												43	<b>50</b>
<b>Allow "Village" Development</b>										40												<b>40</b>
<b>Total</b>	<b>57</b>	<b>130</b>	<b>0</b>	<b>26</b>	<b>6</b>	<b>2</b>	<b>24</b>	<b>5</b>	<b>7</b>	<b>40</b>	<b>87</b>	<b>38</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>61</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>43</b>	<b>589</b>	

**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*
<b>Inclusionary Zoning</b>	50%	50%	50%	50%														
<b>Senior Residential Community</b>	10%	10%	10%			30%	100%							10%	10%			
<b>Mix of Housing Types</b>	5%	5%	5%							2%	2%	2%						
<b>Allow LMI Housing on Substandard Lots</b>										6%	6%	6%						
<b>Allow Apartments Above Commercial Uses</b>					10%	35%								10%	10%			
<b>Accessory Apartments</b>		1%	1%							0.2%	2%	4%			1%**			
<b>Capture Existing "Affordable Homes"</b>										1%	1%			1%	1%			
<b>Strongly Negotiate New Comprehensive Permits</b>	10%	10%	10%		10%	10%									2%			
<b>Establish Village/Mixed-Use Village Zoning</b>								35%	100%								100%	100%
<b>Total</b>	<b>75%</b>	<b>76%</b>	<b>76%</b>	<b>50%</b>	<b>20%</b>	<b>75%</b>	<b>100%</b>	<b>35%</b>	<b>100%</b>	<b>9.7%</b>	<b>10%</b>	<b>9%</b>		<b>21%</b>	<b>24%</b>	<b>0%</b>	<b>100%</b>	<b>100%</b>

\* New Zones (proposed)

\*\*1% of lots with single-family houses in NB zone (total: 27.16 acres)

**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	MUV**	V**		R10	R25	R40	R40 CD	B	NB	LM	MUV*	V**		
<b>Inclusionary Zoning</b>	10.7	63.7	22.0	23.7																	120.1
<b>Senior Residential Community</b>		12.7				2.9	1.2							5.1	6.7						28.7
<b>Identify Areas for Mix of Housing Types</b>	1.1	6.4	2.2								18.3	30.7	6.2								64.9
<b>Allow Affordable Housing on New Substandard Lots</b>											8.5	18.7	9.6								36.8
<b>Allow Apartments Above Commercial Uses</b>					0.5	1.6								51.0	67.3						120.4
<b>Allow Accessory Apartments</b>		1.3	0.4								2.2	15.3	3.1		0.3						22.6
<b>Capture Existing "Affordable Homes"</b>											13.4	8.9	0.9	0.6	0.6						24.3
<b>Strongly Negotiate New Comprehensive Permits</b>	2.1	12.7	4.4		0.5	1.0															20.7
<b>Establish Village/Mixed-Use Village Zoning</b>								2.4	10.0									24.5	0.5		37.4
<b>Total Acres by District</b>	<b>13.9</b>	<b>96.8</b>	<b>29.1</b>	<b>23.7</b>	<b>0.9</b>	<b>5.5</b>	<b>1.2</b>	<b>2.4</b>	<b>10.0</b>		<b>42.4</b>	<b>73.6</b>	<b>19.8</b>	<b>0.0</b>	<b>56.7</b>	<b>74.9</b>	<b>0.0</b>	<b>24.5</b>	<b>0.5</b>		<b>475.9</b>
	<b>Total Acres: Undeveloped Land</b>										<b>Total Acres: Developed Land</b>										
	<b>183.5</b>										<b>292.3</b>										

\*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.

\*\*Mixed-Use Village, Village zones (proposed)

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

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

\*Proposed new zone

## **C: LMI Units by Strategy and Year**

**Table C-1: LMI Units by Strategy and Year**

	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	
<b>STRATEGY</b>																										
Inclusionary Zoning		2	2	2	2	2	10	2	2	2	3	3	12	3	3	3	3	3	15	3	3	3	3	4	16	53
Senior Residential Community		--	--	--	9	--	9	12	--	--	--	12	24	--	14	--	14	--	28	14	--	--	15	--	29	90
Mix of Housing Types		--	--	1	1	1	3	1	1	1	1	1	5	1	1	1	2	2	7	2	2	2	2	2	10	25
Affordable Housing 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
Allow Apartments Above Commercial Uses	2	--	--	--	1	1	2	1	1	2	2	2	8	2	2	2	2	2	10	2	2	2	2	3	11	33
Allow 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 "Affordable Homes"		--	2	3	3	3	11	4	4	4	5	5	22	5	5	5	5	6	26	6	6	6	6	6	30	89
Strongly Negotiate New Comprehensive Permits	62	2	3	--	--	--	5	7	--	10	--	12	29	--	12	--	10	--	22	--	--	12	--	12	24	142
Allow Mixed Use Village Development		--	30	--	20	--	50	--	--	--	--	--	0	--	--	--	--	--	0	--	--	--	--	--	0	50
Allow "Village" Development		--	--	40	--	--	40	--	--	--	--	--	0	--	--	--	--	--	0	--	--	--	--	--	0	40
<b>Total</b>	<b>64</b>	<b>4</b>	<b>37</b>	<b>46</b>	<b>37</b>	<b>9</b>	<b>133</b>	<b>30</b>	<b>11</b>	<b>23</b>	<b>15</b>	<b>39</b>	<b>118</b>	<b>15</b>	<b>41</b>	<b>15</b>	<b>40</b>	<b>18</b>	<b>129</b>	<b>31</b>	<b>17</b>	<b>30</b>	<b>34</b>	<b>33</b>	<b>145</b>	<b>589</b>
<b>Other Units</b>																										
Elderly Apartments	60																									
SF House	1																									
Grp Hm Beds	35																									
<b>Total low-mod units added</b>							<b>133</b>						<b>118</b>						<b>129</b>							<b>145</b>
<b>Running total low-mod units</b>	<b>160</b>						<b>293</b>						<b>411</b>						<b>540</b>							<b>685</b>
<b>Year-round housing units</b>	<b>6,268</b>						<b>6,401</b>						<b>6,519</b>						<b>6,648</b>							<b>6,793</b>
<b>10% goal</b>	<b>627</b>						<b>640</b>						<b>652</b>						<b>665</b>							<b>679</b>
<b>% low-mod units achieved</b>	<b>2.6%</b>						<b>4.6%</b>						<b>6.3%</b>						<b>3.1%</b>							<b>10.1%</b>

\*Year 1 = 2014

## **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
<b>Mandatory Inclusionary Zoning (subtract others)</b>	53	-	5	3	40	-	5
<b>Senior Residential Communities (SRC)</b>	90	25	60	-	-	5	-
<b>Identify Areas That Could Support A Mix Of Housing Types</b>	25	-	8		15	-	2
<b>Allow Affordable Housing Development On New Substandard Lots</b>	33	-	4	4	17	4	4
<b>Allow Apartments Above Commercial Uses</b>	33	12	1	13	7	-	-
<b>Allow Accessory Apartments</b>	34	24	-	5	-	5	-
<b>Capture Existing "Affordable Homes"</b>	89	-	-	15	66	4	4
<b>Strongly Negotiate New Comprehensive Permits</b>	142	-	40	50	32	10	10
<b>Mixed Use Village Zoning</b>	50	40	7			2	1
<b>Village Development Zoning</b>	40	8		27		5	
<b>Total low-mod units added</b>		<b>589</b>					
<b>Totals by HH and tenure type</b>		<b>109</b>	<b>125</b>	<b>117</b>	<b>177</b>	<b>35</b>	<b>26</b>
<b>Totals by HH type</b>		<b>234</b>		<b>294</b>		<b>61</b>	
<b>Future Need Goal by CHAS data</b>	<b>601</b>	<b>246</b>		<b>291</b>		<b>64</b>	

## **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, R40-CD
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)**

