

ClerkOffice

From: Christopher Bicho <cbicho@landingsgroup.com>
Sent: Thursday, January 10, 2019 9:23 PM
To: ClerkOffice
Cc: Keith Hamilton; Kevin M Aguiar; Linda L. Ujifusa; Daniela T. Abbott; Len Katzman; Andrew V. Kelly; J Mark Ryan; Larry Rousseau (lrousseau@mvlaw.com); Leon Lesinski
Subject: New Ordinance for Low Income Housing "Fee in lieu"
Attachments: Proposed Zoning Ordinance Amendment Draft 11-17-15.docx

Jen – Good morning. This Zoning Amendment is being submitted for consideration by the Town Council which may refer it to Planning Board for an advisory. The proposed amendment would allow the Town of Portsmouth a “payment in lieu” option for affordable housing. For instance, currently both Prescott Point and Newport Beach Club are required to build approximately 17 affordable homes in their development. The proposed amendment would allow the Town accept a payment in lieu for each house and fund an affordable housing trust which the Town controls and can leverage to create much more affordable housing or preserve affordable housing like the Anthony House.

Many towns in Rhode Island have adopted such an ordinance like the one proposed. Upon adoption, the Town can elect to start their own trust fund or direct the money to State; it is a choice for the town. Based on the State formula, the approximately 17 lots would generate between \$500,000 and \$600,000 of dollars for the fund. These funds could be leveraged with loan dollars to create many more units of affordable housing for the Town. In addition, this set up would allow the Planning Board to be more affective in requiring affordable housing units in subdivisions and housing development in because of the efficiency of paying a fee versus dealing with housing groups like Church Community Housing to manage and monitor the affordable housing unit for the next 30 years. Church does perform a needed service, but the fee in lieu approach would foster a better partnership between developers and the Town to fund affordable housing.

Thank you in advance for processing this proposal.

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