TOWN OF MIDDLETOWN

ORDINANCE
OF THE
TOWN OF MIDDLETOWN

AN ORDINANCE IN REVISION TO THE COMPREHENSIVE COMMUNITY PLAN OF THE TOWN OF MIDDLETOWN

NOW THEREFORE BE IT ORDAINED AS FOLLOWS:

FIRST: The 2014 Middletown Comprehensive Community plan adopted March 2, 2015, and as amended thereafter, is hereby amended as follows:

The following language is added to the plan's Housing Element, page VII-26:

"**2022 update:**

During the past few years, the Town has worked toward addressing several action items of this plan that are intended to promote the development of affordable housing. Recent and ongoing actions include the following:

- Establish an affordable housing committee to implement the affordable housing plan and review the plan's progress annually (Action Item H-VI.A.1.) – *The committee has met on a regular basis over the past year to investigate options and opportunities to create affordable housing.*
- Continue to grant tax exemptions to seniors; allow tax deferments for elderly; and freeze taxes for low-income seniors (Action Item H-II.B.4.) – *The Town is actively evaluating alternatives for enhancing policies to benefit elderly and low-income residents.*
- Permit forms of housing that are affordable without subsidies; such types of housing include multi-family housing, mobile homes and Accessory Family Dwelling Units (Action Item H-III.A.4.) – *The Town has adopted a mixed-use ordinance and amendments to make it a more attractive development option.*
- Encourage development of new rental housing by allowing multi-family and mixed-use development where appropriate in the Zoning Ordinance (Action Item H-III.A.5.) - *The Town has adopted a mixed-use ordinance and amendments to make it a more attractive development option.*
- Allow mixed use by right in appropriate areas including second story residential over commercial properties (Action Item H-IV.B.2.) – *Completed with the adoption the Town's mixed-use development ordinance.*
- Identify both municipally and privately owned properties which could be considered suitable sites for the development of affordable residential units (Action Item H-IV.C.3.) – *The Affordable Housing Committee has been active in evaluating potential development sites, including the identification of two town-owned properties with the potential for 50+ units of senior housing. The Town has also identified the West Main/Coddington redevelopment project as a significant opportunity to create new market-rate and affordable units.*

- Consider adopting an inclusionary zoning ordinance with density bonus (Action Item H-III.A.1.) – *Identified by the Planning Board for consideration in 2022.*
- Continue use of Community Development Block Grants (CDBG) funding for programs that create low- and moderate-income units in Middletown supported by the community (Action Item H-VI.B.1.) – *The Town continues to support development and rehabilitation of affordable housing units through CDBG applications, and in partnership with outside organizations such as Lucy's Hearth and Church Community Housing Corporation.*
- Explore establishing an affordable housing trust fund (Action Item H-VI.C.3.) – *The Town is exploring funding options for creation of a trust fund.*

In addition to these actions taken by the Town, several private developers have recently expressed interest in creation of both market-rate and deed-restricted affordable multi-family residential and mixed-use developments. Projects currently under review include:

- Rosebrook Commons, West Main Rd. – Mixed-use development with 144 multi-family units, 63 of which are affordable units
- West House, Phase 2, Forest Ave. – Senior multi-family housing, 54 additional affordable units.
- Aquidneck Commerce Center, Aquidneck Ave. – 12 market-rate multi-family units.
- Polo Center Village, Aquidneck Ave. – 60 market-rate multi-family townhouse style units.

The combination of Town efforts and private development noted above, if they come to fruition, are anticipated to increase the share of residential units that meet the state definition of affordable from the current 5.2% to 8% or higher over the next several years."

SECOND: This ordinance shall take effect upon its adoption and all ordinances and parts of ordinance inconsistent herewith are hereby repealed.

READ AND AOPTED IN COUNCIL

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Wendy J.W. Marshall, CMC
Town Clerk