

VII. HOUSING



6/25/2015

Middletown, Rhode Island Comprehensive Community Plan

RESIDENTIAL DEVELOPMENT IN MIDDLETOWN WILL BE PLANNED AND DESIGNED IN A WAY THAT COMPLEMENTS OUR HERITAGE AND PRESERVES OUR NATURAL RESOURCES. THE TOWN WILL HAVE A BALANCE OF HOUSING OPPORTUNITIES FOR ALL INCOME LEVELS THAT ALLOWS MULTIPLE GENERATIONS TO CALL MIDDLETOWN HOME. THE TOWN WILL ENSURE APPROPRIATE TRANSITIONS BETWEEN RESIDENTIAL AND COMMERCIAL USES IN ORDER TO MAINTAIN AND ENHANCE THE QUALITY OF LIFE OF ITS RESIDENTS.

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MIDDLETOWN, RHODE ISLAND
COMMUNITY PLAN

COMPREHENSIVE

Supporting Documents

- The Low and Moderate Income Housing Act (R.I.G.L. 45-53)
- Middletown Residential Build-Out Analysis, Aquidneck Island Planning Commission, 2010.
- 2010 – 2015 State of Rhode Island Consolidated Housing Plan, Rhode Island Housing, 2010.

INTRODUCTION

Housing is a key element of the Comprehensive Plan as the availability and affordability of housing is a major factor in the livability and prosperity of a community. The purpose of the Housing Element is to assess the town's current housing stock particularly in regards to affordability and to project future housing needs. The following Housing Element will outline policies and strategies to be implemented to meet the town's affordable housing goals.

Housing Vision Statement: Residential development in Middletown will be planned and designed in a way that complements our heritage, preserves our natural resources, and enhances the quality of life of our residents. The town will have a balance of housing opportunities for all income levels that allows multiple generations to call Middletown home.

The Housing Crisis and Economic Recession

Rhode Island was particularly hard-hit by the recent economic downturn. In the first half of the 2000-2010 decade housing prices in Rhode Island continued to increase faster than income. The state's housing market reached an historic peak during 2005 and 2006 making housing increasingly unaffordable for many low- and moderate-income households. Attributed in part to this steep escalation of home prices during the housing boom and proliferation of subprime and low-doc loans (low documentation of income requirements), foreclosure activity in Rhode Island ranked among the

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highest in the nation. The mortgage crisis and the state's subsequent economic downturn as the national recession took hold have had a significant impact on housing prices throughout the state. Although housing prices have decreased in recent years, the reality is that homes remain unaffordable for many. A tighter credit market and stricter down-payment requirements have become barriers for those interested in purchasing homes. Job loss and economic insecurity have also had a negative impact with Rhode Island having one of the highest rates of unemployment in the nation.

EXISTING HOUSING INVENTORY

Housing Units

According to the 2010 Census, Middletown has a total of 7,622 housing units. Of these units, the majority are single-family detached units, approximately 57 percent. Multi-family dwellings, including a mix of small two to four unit dwellings and larger apartment complexes constitutes 31 percent of Middletown's housing stock. The remaining 11 percent includes single-family attached units and mobile homes.

As of 2010, the Town had 4,060 single family housing units (excluding mobile homes); 300 condominium units; approximately 850 duplex units; as well as 150 triplex units. According to building permit data less than 300 single family homes were added to the inventory since 2000, and about 30 condominium units. Over the same period, home sales averaged about 125 annually (at \$307,000 average) and condominium sales (at \$310,000 average) about 20 annually.

See Table H-1: Units in Structure for additional data regarding the number of units within residential structures in Middletown.

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TABLE H-1: UNITS IN STRUCTURE				
	<i>Estimate</i>	<i>Margin of Error</i>	<i>Percent</i>	<i>Percent Margin of Error</i>
Total housing units	7,291	+/-281	7,291	(X)
1-unit, detached	4,070	+/-293	55.8%	+/-3.3
1-unit, attached	518	+/-120	7.1%	+/-1.7
2 units	1,157	+/-236	15.9%	+/-3.2
3 or 4 units	407	+/-105	5.6%	+/-1.4
5 to 9 units	191	+/-95	2.6%	+/-1.3
10 to 19 units	318	+/-107	4.4%	+/-1.5
20 or more units	456	+/-121	6.3%	+/-1.6
Mobile home	174	+/-61	2.4%	+/-0.8
Boat, RV, van, etc.	0	+/-20	0.0%	+/-0.5

Source: American Community Survey, 2008-2012 – 5 year estimates

Single-family homes in Middletown range from historic farmhouses, to small Cape-style homes built mostly in the thirties and forties in the central portion of town, to newly constructed homes on large lots in the east side of town. Many of the older homes on and near Easton's Point were originally built for seasonal use, but are now occupied on a year-round basis.

Currently, the town's multi-family units include several large apartment complexes and a small number of two and three family homes located throughout town. Many of the smaller multifamily units are large single-family homes that have been converted into condominiums.

Middletown has over 200 mobile homes, most of which are located in three mobile home parks: Forest Park on Old Airport Road, Bay View Park on Coddington Highway, and Meadowlark Park on Prospect Avenue. Approximately 30 mobile homes are located on individual lots within residential areas throughout town.

Density

Housing density is highest on the west side of Town, where the majority of residential construction has historically taken place. Many of the older housing units were constructed on lots smaller than what is now permitted by zoning, and land zoned for residential use in this area is zoned for high density (an average of 4 units per acre). The central portion of the town is zoned for medium density residential, but does contain some areas of denser residential development. The sparsely developed eastern area of town is zoned for low-density residential use, with lot sizes of typically one or more acres.

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Occupancy

TABLE H-2: HOUSING OCCUPANCY (2010)		
Total Housing Units	7,622	100%
Occupied Housing Units	6,763	88.70%
Vacant Housing Units	859	11.30%
For rent	380	5.00%
Rented, not occupied	9	0.10%
For sale only	62	0.80%
Sold, not occupied	19	0.20%
For seasonal, recreational, or occasional use	339	4.40%
All other vacant	50	0.70%
Homeowner Vacancy Rate	1.60%	-
Rental Vacancy Rate	11.50%	-
<i>Source: US Census 2010</i>		

Table H-2 Housing Occupancy provides a snapshot of housing occupancy in Middletown during the 2010 Census. At that time, 89% of Middletown's housing units were categorized as occupied. A growing number of homes in Middletown are being purchased as second homes for occasional use. As shown in Table H-3 Seasonal Housing Units, the 2010 US Census classified 339 homes as seasonal, a significant 42% increase from the 2000 Census, which classified 193 vacant units as seasonal.

TABLE H-3: SEASONAL HOUSING UNITS	
<i>Year</i>	<i>Total Seasonal Housing Units</i>
1990	81
2000	193
2010	339
<i>Source: US Census</i>	

Many of Middletown's rental units are not available for year round residency. Instead, these units are usually owner-occupied or rented during the summer to seasonal visitors on a weekly or monthly basis. For the remainder of the year they are often rented to students of nearby colleges. The town requires that property owners, who use their properties for short-term rentals, register their properties with the town. For 2010-2011, the town has a listing of 43 properties registered for short-term rental (note that some of these properties may have multiple units and some owners have not registered their properties).

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Tenure

TABLE H-4: HOUSING TENURE	NUMBER	PERCENT
Occupied housing units	6,763	100%
Owner-occupied housing units	3,859	57.10%
Population in owner-occupied housing units	9,444	-
Average household size of owner-occupied units	2.45	-
Renter occupied housing units	2,904	42.90%
Population in renter-occupied housing units	6,393	-
Average household size of renter-occupied units	2.2	-

Source: US Census 2010

Table H-4 Housing Tenure above provides information of the number, percentage and size of households in both the rental and owner-occupied categories. Over 57% of Middletown's housing units are owner occupied.

Table H-5: Year Householder Moved Into Unit, shows there is a relatively high rate of turnover of housing units in Middletown. More than half of residents moved into their current residence in Middletown in the year 2000 or more recently. Some of this turnover is likely due to the number of Navy personnel in Middletown. This figure also includes those residents who have moved from one residence to another within Middletown.

TABLE H-5: YEAR HOUSEHOLDER MOVED INTO UNIT				
	Number	Margin of Error	Percent	Margin of Error
Occupied housing units	6,617	+/-321	6,617	(X)
Moved in 2005 or later	1,949	+/-278	29.5%	+/-3.5
Moved in 2000 to 2004	1,458	+/-202	22.0%	+/-3.1
Moved in 1990 to 1999	1,702	+/-214	25.7%	+/-3.1
Moved in 1980 to 1989	704	+/-148	10.6%	+/-2.2
Moved in 1970 to 1979	407	+/-123	6.2%	+/-1.8
Moved in 1969 or earlier	397	+/-79	6.0%	+/-1.2

Source: American Community Survey 2005-2009 5 Year-Estimates

Age of Housing Stock

The majority of homes in Middletown are post-World War II construction, with more than 60 percent of the housing stock built after 1960. Approximately 10 percent of homes were constructed prior to 1940. Table H-6: Year Structure Built shows an estimate of the number and percentage of housing units built during each decade.

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	<i>Estimate</i>	<i>Margin of Error</i>	<i>Percent</i>	<i>Margin of Error</i>
Total housing units	7,291	+/-281	7,291	(X)
Built 2010 or later	0	+/-20	0%	+/-0.5
Built 2000 to 2009	350	+/-101	4.8%	+/-1.4
Built 1990 to 1999	923	+/-145	12.7%	+/-1.9
Built 1980 to 1989	1,100	+/-177	15.1%	+/-2.4
Built 1970 to 1979	970	+/-191	13.3%	+/-2.6
Built 1960 to 1969	1,093	+/-170	15.0%	+/-2.1
Built 1950 to 1959	1,308	+/-209	16.6%	+/-2.8
Built 1940 to 1949	639	+/-163	8.8%	+/-2.2
Built 1939 or earlier	1,008	+/-208	13.8%	+/-2.8

Source: American Community Survey (2008-2012)

Housing Costs and Affordability

Despite the recent decline in housing prices and low interest rates, the cost of the median home is still out of reach for many, as shown in Table H-7, Middletown Affordable Mortgage. As of 2013, the median income required to afford a median priced home in Middletown was over \$95,000. Housing is considered affordable if a family or person pays less than 30 percent of their income on housing-related costs.

<i>Year</i>	<i>Median Selling Price of a Single-Family Home</i>	<i>Monthly Payment</i>	<i>Income Needed to Afford Payment</i>
2006	\$384,000	\$3,054	\$122,142
2007	\$355,000	\$2,785	\$111,418
2008	\$359,000	\$2,692	\$107,698
2009	\$295,000	\$2,001	\$80,028
2010	\$306,500	\$2,250	\$90,002
2011	\$310,000	\$2,305	\$92,200
2012	\$279,000	\$1,998	\$79,926
2013	\$321,500	\$2,393	\$95,735

Source: HousingWorksRI Housing Fact Book Annual Publication 2007-2014

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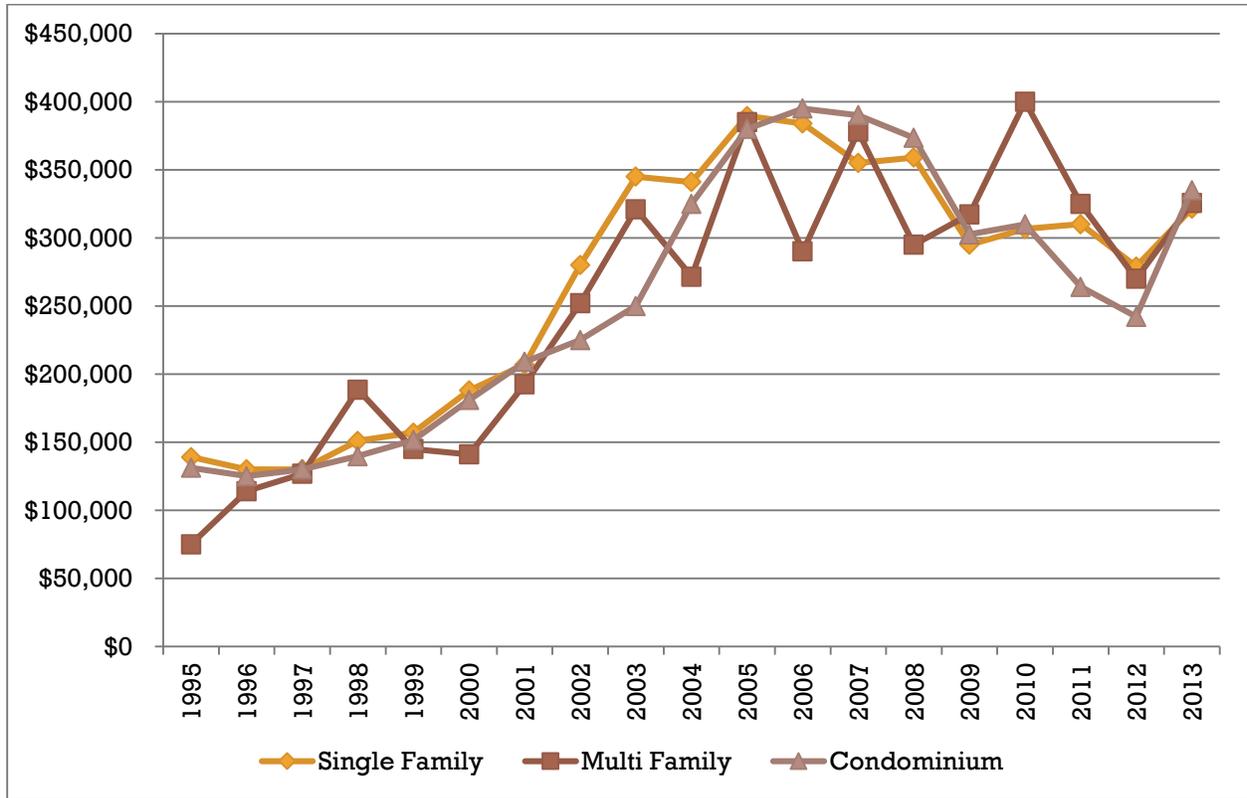
An informal inventory of homes for sale listed in the Statewide Multiple Listing Service (MLS) conducted in December 2009 listed 86 single-family homes for sale with a median asking price of \$ 399,000. There were 26 condominiums for sale with a median asking price of \$343,500. 30 single-family homes were listed under \$300,000 and 18 were listed above one million dollars. In May of 2011, 173 homes were listed for sale in Middletown in the Statewide Multiple Listing Service (MLS). Of the 122 single family homes for sale at that snapshot, only 31 were listed under \$300,000, 48 were listed over \$500,000.

Home prices in Middletown remained fairly steady between 1980 and 2000, but rose rapidly in the first half of the previous decade. In 2009, the average price of a home in Middletown was nearly \$100,000 higher than the state's average of \$199,000. From 2000 to 2010 house prices for single family homes increased a total of 63% as shown in Table H-8 Middletown Housing Costs Comparison. Figure H-1 Average Home Price in Middletown by Type and Table H-9 Middletown Home Sales illustrate and detail median sales prices of homes in Middletown for single-family, multi-family, and condominiums since 1995.

TABLE H-8 MIDDLETOWN HOUSING COSTS COMPARISON			
	2000	2010	% Increase
<i>Single-Family</i>	\$188,000	\$306,500	63%
<i>Average 2-BR Rent</i>	\$872	\$1,265	45%
<i>Source: Housing Works RI</i>			

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FIGURE H-1: AVERAGE HOME PRICE IN MIDDLETOWN BY TYPE (1995-2013)



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TABLE H-9: MIDDLETOWN HOME SALES, 1995-2013

<i>Year</i>	<i>Single Family Median Sales Price</i>	<i>Multi Family Median Sales Price</i>	<i>Condominium Median Sales Price</i>
1995	\$139,000	\$75,000	\$131,200
1996	\$130,000	\$114,000	\$125,000
1997	\$130,000	\$126,750	\$130,000
1998	\$150,875	\$188,500	\$139,750
1999	\$157,000	\$145,000	\$151,500
2000	\$188,000	\$141,000	\$180,950
2001	\$206,950	\$192,450	\$209,000
2002	\$280,000	\$252,000	\$225,000
2003	\$345,000	\$321,000	\$250,000
2004	\$341,000	\$271,500	\$325,000
2005	\$389,450	\$385,000	\$380,000
2006	\$384,000	\$290,000	\$395,000
2007	\$355,000	\$378,000	\$390,000
2008	\$359,000	\$295,000	\$373,500
2009	\$295,000	\$317,250	\$302,500
2010	\$306,500	\$400,000	\$309,900
2011	\$310,000	\$325,000	\$264,000
2012	\$279,000	\$270,000	\$242,000
2013	\$321,500	\$325,500	\$335,000

SOURCE: RI Association of Realtors

Income

The disparity between wages and home prices makes it incredibly difficult for workers to afford to live in Middletown. Sales prices of homes are equivalent in Newport and Portsmouth, meaning most workers cannot comfortably afford to live on Aquidneck Island, and instead must live elsewhere and commute. Middletown's median household income is \$70,766 (American Community Survey, 2008-2012) approximately \$25,000 less than the required income to comfortably afford the median home price in Middletown.

Rents

Rents have also risen rapidly in recent decades, making it difficult for workers in Middletown to find housing they can afford. Middletown saw a 45% increase in average rent between 2000 and 2010 (See Table H-8 Middletown Housing Cost Comparison). In 2010, the average rent for a 2-bedroom apartment in Middletown was \$1,265 (Source: Rhode Island Housing 2010 Rent Survey). The 2010 Census indicates

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that 2,904 (42.9%) of the town's 6,763 occupied housing units are renter-occupied. The American Community Survey (2008-2012) estimates that there are 2,946 occupied rental housing units in Middletown with an estimated median rent of \$1,188 townwide. Of those occupied units paying rent where gross rent as a percentage of housing income can be calculated (2,849 units), more than half (51.9%) are paying more than 30% of their housing income on rent (American Community Survey (2008-2012)).

New Housing Development

The number of building permits issued by the town in recent years is an indicator of population growth and associated housing need. With the exception of the building boom of the mid-eighties, annual building permits issued in Middletown are generally less than 100. Table H-10 Middletown Building Permit Activity lists total certificates of occupancy for new construction by year. According to Town records, over the past 9 years Middletown has averaged over 26 new housing units annually.

TABLE H-10: MIDDLETOWN BUILDING PERMIT ACTIVITY			
<i>Year</i>	<i>SF</i>	<i>Multi/Condo</i>	<i>Total</i>
2013	8	32	40
2012	16	11	27
2011	6	8	14
2010	11	5	16
2009	12	5	17
2008	22	5	27
2007	19	17	36
2006	35	0	35
2005	21	3	24
Average	16.6	9.5	26.2

Source: Town of Middletown

The largest growth in Middletown's housing stock occurred between 1970 and 1980, with the addition of over 1,500 new units. Between 1980 and 1990 building activity decreased significantly with approximately 850 building permits being issued during this decade. Housing construction slowed even more in the 1990's with a little over 600 building permits issued. In the most recent decade, 2000-2009, there were 327 building permits issued for new residential construction.

Table H-11 Building Permits by Decade displays building permits for new construction for the past three decades in Middletown.

TABLE H-11: BUILDING PERMITS BY DECADE			
<i>Decade</i>	<i>SF</i>	<i>Multi/Condo</i>	<i>Total</i>
2000-2009	281	46	327
1990-1999	585	31	616
1980-1989	649	200	849

Source: Town of Middletown

Residential Build-Out Analysis

TABLE H-12: TOTAL POSSIBLE LOTS AND ESTIMATED POPULATION	
Total Possible Lots	1,242
Total Area (Acres)	1271.25
Estimated New Population	3,018
<i>AIPC Residential Build-Out Analysis, 2010</i>	

The Aquidneck Island Planning Commission (AIPC) conducted a residential build-out analysis for the Town of Middletown in 2010. The analysis sought to determine the maximum number of residential lots

that could be developed under existing zoning. AIPC used Geographic Information Systems (GIS) to identify parcels available for development and calculated how many lots each parcel could potentially yield. Results of the analysis determined that a total of 1,242 lots could be developed on Middletown’s undeveloped residential land. Tables H-12 Total Possible Lots and Estimated Population and H-13 Possible Lots by Zoning District present the results of the build-out analysis. If the average number of single family dwelling units being built per year continues at approximately 18 (see Table H:10), total build out could occur in an estimated 70 years.

TABLE H-13: POSSIBLE LOTS BY ZONING DISTRICT		
<i>Zoning District</i>	<i>Possible Lots</i>	<i>Area (Acres)</i>
R-10 (10,000 sf)	55	13.26
R-10A (10,000 sf – Traffic Sensitive)	11	2.87
R-20 (20,000 sf)	171	90.36
R-20A (20,000 sf – Traffic Sensitive)	71	40.12
R-30 (30,000 sf)	141	115.73
R-30A (30,000 sf – Traffic Sensitive)	112	94.77
R-40 (40,000 sf)	487	555.2
R-60 (60,000 sf)	199	352.04
R-60A (60,000 sf – Traffic Sensitive)	4	6.91
<i>Source: AIPC Residential Build-Out Analysis, 2010</i>		

Impact of Navy Presence

The presence of the Navy on Aquidneck Island has had a large impact on Middletown’s housing stock. The Navy currently operates 409 units in two housing complexes in Middletown: Coddington Cove (208 units) and Greene Lane (201 units). Construction, rehabilitation, and demolition of Navy housing is not under the town’s purview, and is generally not reflective of civilian demographic trends. The pull-out of the Navy in the 1970’s was responsible for the large drop in the population of Aquidneck Island between 1970 and 1980. The continued reduction in Navy personnel based on Aquidneck Island has led to a similar decline in Navy housing units. Due to the decline in Navy housing in recent decades, the overall

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growth in housing units has not been as great as would be expected by the number of building permits issued. A significant amount in the reduction is due to the privatization of the four-family structures at the Anchorage, known now as The Landings.

Currently, the remaining two Navy housing complexes are under the management of a private property management firm and units are available to both Navy and civilian families. Although rental rates and unit pricing may place them in that category, none of these units currently qualify as low-and-moderate income housing due to the fact that they are not deed-restricted. Recent increases in Naval educational activities has placed a greater demand for housing in the region as many military officers and their families select not to live within Navy housing complexes.

Table H-14 Navy Housing Units shows the total number of Navy housing units along with all housing units in town and the town's population.

TABLE H-14: NAVY HOUSING UNITS				
<i>Year</i>	<i>Population</i>	<i>Total Units</i>	<i>Civilian Units</i>	<i>Navy Units</i>
1970	29,290	4,901	*	*
1980	17,216	6,483	*	*
1990	19,460	7,104	5,846	1,258
2000	17,334	7,603	6,652	951
2010	16,150	7,622	7,213	409

*Source: US Census, Town of Middletown, * No data available for these years*

AFFORDABLE HOUSING

The Town of Middletown is committed to providing all its citizens the opportunity to live in adequate and affordable housing. This includes subsidized housing for low and moderate income households; alternatives to large, single-family homes for the elderly and other non-family households and workforce housing.

This plan does not designate specific areas of town where affordable housing will be developed, as opportunities for affordable housing should be provided throughout the town. However, this plan does recognize that some areas are more suitable for development of affordable housing due to less expensive development costs and the ability to support denser residential development.

Affordable housing needs in Middletown should be met in a manner consistent with the following criteria. Affordable housing should be:

- ❑ Developed in a manner that will have no significant negative impacts on the health and safety of current or future residents
- ❑ Developed in a manner that will have no significant negative impacts on our natural environment

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- ❑ Integrated into the community rather than concentrated in specific areas of the town
- ❑ Preserved as affordable, rather than converted to market-rate units
- ❑ Related to the need for specific types of affordable housing in Middletown
- ❑ Consistent with the goals and purpose of the comprehensive plan, zoning ordinance and subdivision regulations

This plan sets out policies and strategies to be followed in order to reach Middletown's Affordable Housing goals. It focuses on short-term actions that can be undertaken over the next year, as well as additional initiatives that can be implemented within ten years. Past practices and on-going strategies are also outlined.

Affordable housing is generally defined as housing which costs no more than 30 percent of a household's income. For many lower income households in Middletown, affordable housing cannot be obtained through the market; however, a significant number of housing units, subsidized through a variety of Federal and State Programs, are rented or sold below market rate to households who meet specific income criteria. Most of these units are reserved for households with incomes less than 60% of Newport County's median family income (MFI).

Table H-15 defines Low and Moderate Income Households and household classifications.

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TABLE H-15 LOW AND MODERATE INCOME HOUSEHOLDS (LMI) DEFINITIONS			
<i>Any individual, family, or other household type whose family income is less than 120% of Newport County's median family income (MFI), adjusted for household size in accordance with the US Department of Housing and Urban Development's guidelines; can be further categorized by income level or household type:</i>			
<u>Income Level</u>		<u>Household Type</u>	
Extremely Low	Income of less than 30% MFI	Elderly	1 or 2 person family households in which one or both households' members are aged 65 or older.
Very Low	Income between 31% and 50% MFI	Small Family	Family households of 2-4 persons
Low	Income between 50%–80% of MFI	Large Family	Family households of 5 or more
Moderate	Income between 80% and 120% of MFI	Other Household	Any household not classified as elderly, small or large family. Includes not-elderly individuals living alone as well as non-related households.
<i>SOURCE: US Department of Housing & Urban Development</i>			

Subsidized Units

Middletown has a variety of subsidized units, including both rental and homeownership units for families, the elderly, and special needs individuals. Table H-16 Low and Moderate Income Housing Units in Middletown lists those housing units, a total of 385, in Middletown that contribute to the town's state mandated goal of 10% affordable units. These are units that meet the state definition of low/moderate income housing, including being subsidized and guaranteed to remain affordable for a minimum of 30 years. (§45-53-3 R.I.G.L.)

Currently, in Middletown, there are 185 low-and-moderate income housing units available to families. There was a significant decrease in Middletown's low and moderate income family housing stock in 2013, when the owners of Oxbow Farms prepaid their HUD Section 236 mortgage resulting in the loss of 182 subsidized units. Through its "Landtrust HOME" program, Church Community Housing purchases homes and sells them to low and moderate income families, while retaining ownership of the land. As of 2010, 24 homeownership units have been created in Middletown under this program with a total of 90 in Newport County. There are an additional 26 units of family homeownership units in Commodore Perry Village.

Subsidized housing for the elderly is provided at two locations in Middletown. The 50-unit Forest Farm Assisted Living Facility provides supportive housing for low-income frail elderly. It was developed under a demonstration program for alternatives to institution care sponsored by Rhode Island Housing, the Department of Elderly Affairs, and the Department of Human Services; and is subsidized through the Low

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Income Tax Credit Program (LITC). West House provides 49 rental units subsidized under the HUD 202 program.

In 2013, Middletown had a total of 101 special needs housing units included on Rhode Island Housing's Low and Moderate Income Housing Chart. Low and moderate-income individuals with special needs are served by 74 beds at several group homes, and 15 units subsidized under the HUD 811 program at Villa Nia.

Emergency and transitional housing in Middletown is provided by two non-profit organizations. Lucy's Hearth is an agency that provides shelter and services to women with children who are homeless. The shelter, which has thirty beds in nine family bedrooms, is at full capacity 95% of the time; in addition, there is a waiting list for families needing the shelter. Child and Family Services of Newport provide eight transitional units for homeless families.

TABLE H-16: LOW AND MODERATE INCOME HOUSING UNITS IN MIDDLETOWN

Name	Tenure	Address	Units	Type
West House	Rental	417 Forest Avenue	49	Elderly
Forest Farm Assisted Living	Rental	191 Forest Avenue	50	Elderly
Commodore Perry	Homeownership	Admiral Perry Drive	26	Family
Villa Nia. Cooperative	Homeownership	18 Marshall Lane	12	Family
Oxbow Farms	Rental	55 Rogers Lane	120	Family
Sunset Lawn Road	Homeownership	16, 26, 27, 36 Sunset Lawn Road, 20 Bloom Ct, 17 Paquin Pl	6	Family
Sunset Lawn Road	Rental	39, 41, 49, 51 Sunset Lawn Road	4	Family
Bloom Court	Homeownership	10, 15, 25, 30 Bloom Court	4	Family
Paquin Place	Homeownership	11 Paquin Place	1	Family
Wood Terrace	Homeownership	12 Wood Terrace	1	Family
Newport Avenue	Homeownership	121 Newport Avenue	1	Family
Marshall Lane	Homeownership	17 Marshall Lane	1	Family
Rosedale Avenue	Homeownership	18 Rosedale Avenue	1	Family
Wooley Road*	Homeownership	20 Wooley Road	2	Family
Forest Avenue	Homeownership	230A, 230B Forest Avenue	2	Family
Maple Avenue	Homeownership	7, 25 Maple Avenue	2	Family
Stockton Drive	Homeownership	7, 40 Stockton Drive	2	Family
Villa Nia	Rental	18 Marshall Lane	15	Special Needs
Forest Avenue	Rental	240 Forest Avenue	2	Special Needs
West Main Road	Rental	1409 West Main Road	10	Special Needs
Group Homes*	N/A	Various	74	Special Needs
			Total LMIH Units	385

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Source: Rhode Island Housing, 2013 Low-and-Moderate Income Housing Chart

Subsidy Programs

The following is a list of subsidy programs, most of which have been used to subsidize housing in Middletown.

HUD 202 (West House): Capital advances and rent subsidies for construction and rehabilitation of structures that will serve as supportive housing for very low-income elderly persons. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years. Project Rental Assistance is used to cover the difference between the HUD-approved operating cost per unit and the tenant's rent. Project Rental Assistance contract payments can be approved up to 5 years. Contracts are renewable based on the availability of funds.

HUD 236: Provides an interest rate subsidy that reduces the mortgage interest to an effective rate of 1%; properties must be rented to tenants who make less than 80% of the area median income.

HUD 811 (Villa Nia & Freedom Apartments): Interest-free capital advances and project rent subsidies to finance the development of non-profit rental housing with supportive services for persons with disabilities. For very low-income persons between the ages of 18 and 62 who have disabilities, including persons with physical or developmental disabilities or chronic mental illness and disabled families.

RIH HOME (CHURCH COMMUNITY HOUSING units): Rhode Island Housing provides grants and low-interest loans as gap financing or seed money to encourage the construction or rehabilitation of affordable houses and apartments. In Middletown, CHURCH COMMUNITY HOUSING has used RIH HOME funds in its "Landtrust HOME" program to purchase homes, then sell them at an affordable price to low and moderate income households while retaining ownership of the land. Each year, Rhode Island Housing receives approximately \$5 million in federal HOME funds from the U.S. Department of Housing and Urban Development. HOME funds finance both rental and homeownership opportunities and are used to acquire property, rehabilitate existing affordable housing, and to construct apartments and homes.

LITC (Forest Farm): The Low Income Tax Credit is currently the principal federal program for the construction and rehabilitation of affordable apartments. The tax credits are a dollar-for-dollar credit against federal tax liability. Rhode Island Housing allocates tax credits to developers of affordable apartments; allocation is based on Rhode Island Housing's annual Qualified Allocation Plan. Developers then sell the credits to investors, generally for-profit corporations and investment funds, generating the equity necessary to complete their projects.

Building Homes Rhode Island: The State Housing Resources Commission created the Building Homes Rhode Island fund in 2007 providing up to \$50 million over four years to create rental units and homeownership opportunities. At the end of its four-year cycle in July 2011, the state's Building Homes Rhode Island (BHRI) program helped to fund the development of 1,255 long-term affordable rental and

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ownership homes across Rhode Island. Unfortunately, no units were created in Middletown through this program.

The Housing Choice Voucher System: The Housing Choice Voucher System, previously known as Tenant Based Section 8, provides valuable housing assistance to low income residents of the Town. In recent decades, federal funding for affordable housing has been diverted from the project based subsidies described in the previous section to tenant based assistance. Often voucher programs are administered by a local Public Housing Authority (PHA). However, since Middletown does not have a local PHA, vouchers used in Middletown are administered by Rhode Island Housing. Under the Housing Choice program, available primarily to those whose household income is less than 30 percent of an area’s median household income, a participant pays 30 to 40 percent of household income on housing, and the remaining cost of a rental unit is subsidized by the federal government. The number of Housing Choice Vouchers used in Middletown increased from 87 in 1995 to 107 in 2002. In 2004, 96 vouchers were used in Middletown. As of 2011, Rhode Island Housing indicated that there were 53 vouchers leased in Middletown. Town staff have expressed the need for additional vouchers in Middletown evidenced by the number of phone calls they receive from individuals looking for affordable housing in the area.

Vouchers can only be used in rental units meeting Fair Market Rent Criteria. Table H-17: Fair Market Rents FY2014 includes the fair market rent annual calculation for our area as determined by the U.S. Department of Housing and Urban Development (HUD). Fair market rates are sometimes less than what rental units in Middletown actually cost and the gap between fair market rent and what is actually being charged for rental units increases with the size of the unit. The difference between advertised rents and Fair Market rents can make it difficult for voucher holders to find qualifying units within Middletown.

TABLE H-17: FAIR MARKET RENTS FY2014					
	<i>Efficiency</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>
Fair Market Rent	\$895	\$901	\$1,119	\$1,649	\$1,982

SOURCE: US Department of Housing & Urban Development

Other Affordable Housing

Subsidized housing is only one type of housing that is affordable to low and moderate individuals and households. According to HUD CHAS data, based on the 2000 US Census, there were 1,347 low and moderate income households in Middletown living in affordable housing (housing costs were less than 30% of income). This represents approximately 50 percent of all low and moderate income households. While this figure includes subsidized units, the remaining 794 units were not subsidized. These other affordable units included units rented and owned by the elderly, small and large families, and other households such as single and non-related householders; and include mobile homes, accessory family dwelling units, and Tenant-Based Section 8 Rental Units. Additionally, Navy housing complexes fulfill the affordable housing needs of its lower ranking enlisted officers/personnel.

Housing Needs

In order to assess existing and future housing needs, including the need for affordable housing, the following section includes an analysis of each of the following need areas: the number of units; the suitability of housing options; general housing affordability; and housing conditions. The main focus is on meeting existing needs, as the population of Middletown is not expected to increase significantly over the next few decades, as indicated by population projections issued by Rhode Island Statewide Planning, building permit trends, and a build-out analysis.

By 2035, the projected population for Middletown is 12,822 and by 2040, that population is expected to decline to 12,121 (Technical Paper 162, www.planning.ri.gov/documents/census/tp162.pdf). These projected population figures were used as the basis for assessing future needs. A basic assessment of future housing needs is to divide the projected population for the 20 year time period by the current average household size. Using the current household size, 2.34, and the projected population for Middletown in 20 years of 12,822, the town's housing needs will be approximately 5,479 housing units. This is 1,395 less than our current year-round housing stock of 6,874. Therefore, for Middletown, our future housing needs will more likely be related to the suitability and affordability of these units rather than the actual amount of housing stock.

20 Year Forecast

- Population: 12,822

- Estimated Year-round Housing Units: 7,374

(6,874 plus (average bldg permits a year (25) x 20 years))

Low-Mod Units

As of July 2014, Middletown has 385 low and moderate income housing units which is 5.6% of the town's year-round housing stock. Therefore, the town needs to add 302 additional low and moderate income housing units to the housing stock for a total of 685 in order to reach 10% threshold. However, in twenty years, additional units will be added to the housing stock (an estimated 500) and therefore that required number figure will change with future Census data.

General Housing Affordability

Data shows that Middletown residents are burdened by their housing costs. Over 40% of Middletown's households with a mortgage pay more than 30% of their household income on their monthly mortgage costs (American Community Survey 2008-2012 where selected monthly owner costs as a percentage of household income could be calculated – 2,358 units).

Suitability of Housing Options

Currently in Middletown there is a need for year-round rental housing for all income levels, homeownership opportunities for moderate-income households, and housing geared toward older

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individuals and couples. According to the US Census, housing units in Middletown are split almost equally between owner-occupied and renter-occupied homes. Of those rentals not utilized by Navy personnel, many are not available for year-round rental due to seasonally desirable near beach locations. The lack of year-round housing, low vacancy rates, and high rents indicate that there may be a need for additional year-round rental units.

Housing Conditions

Middletown overall has a healthy, safe and well maintained housing stock. There are no areas in town that can be pointed to where worsening conditions or blight are present. Regarding vulnerabilities to natural hazards, land susceptible to sea level rise is mostly void of any residential structures and therefore the town would not see any significant impact to any of our residential neighborhoods or a substantial amount of housing stock if significant sea level rise were to occur. However, if flooding along the banks of the Maidford River or Bailey Brook were to become more intense and frequent, homes located there could be substantially impacted.

Elderly

Despite the decline in Middletown's population between 1990 and 2010 (a loss of nearly 17%), the town experienced an increase in the number of older residents. This combination of a decrease in population, with an increase of older age groups has caused a significant shift in the town's demographic profile as shown in Table H-18: Age Distribution, 1990-2010. Over the past two decades, Middletown has seen a population decrease of 3,280. However, the entire decline was in the 44 and under age groups with the largest loss in the 25 to 34 age group. The age groups over 45 increased by 2,284 residents, an increase of 20%.

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TABLE H-18: AGE DISTRIBUTION, 1990-2010

Age Groups	1990	%	2000	%	2010	%	Change from 1990-2010	Percent Change	Percentage Point Change
Under 5	1,465	8%	1,210	7%	933	6%	-532	-36.3%	-2%
5 to 9	1,358	7%	1,344	8%	1,013	6%	-345	-25.4%	-1%
10 to 14	1,256	6%	1,163	7%	1,078	7%	-178	-14.2%	0%
15 to 24	3,207	17%	1,761	10%	1,684	10%	-1,523	-47.5%	-6%
25 to 34	3,909	20%	2,207	13%	1,771	11%	-2,138	-54.7%	-9%
35 to 44	2,959	15%	3,152	18%	2,111	13%	-848	-28.7%	-2%
45 to 54	1,610	8%	2,416	14%	2,584	16%	974	60.5%	8%
55 to 64	1,391	7%	1,502	9%	2,133	13%	742	53.3%	6%
65 to 74	1,232	6%	1,205	7%	1,334	8%	102	8.3%	2%
75 to 85	698	4%	902	5%	923	6%	225	32.2%	2%
85+	345	2%	472	3%	586	4%	241	69.9%	2%
Total	19,430		17,334		16,150		-3,280	-16.9%	

Source: US Census, 1990, 2000, 2010

As Middletown's senior population continues to grow, so does the need for housing designed for one and two person households at a variety of price ranges. There will be a growing need for smaller, empty-nester type homes for residents wishing to "downsize" their living accommodations. Senior households often have a high level of housing burdens. Therefore, there is a need for additional affordable rental housing for seniors, programs to assist low and moderate income senior households paying mortgages, and alternatives to large, single-family homes. Because Aquidneck Island is a popular area for retirees, the demands placed upon retirement and nursing homes continues to grow. Therefore, additional nursing home and retirement home facilities will likely be needed within the next 20 years.

Family Housing

The majority of households in Middletown are family households. However, both the number of family households and the percent of total households that are families are decreasing as shown in Table H-19 Number and Size of Families. There were 4,773 families in 1990, making up 72.5 percent of all households in Middletown. Twenty years later, in 2010, Middletown saw an 11% decrease in the percentage of family households with a total of 4,164. In addition to a reduction in the number of families, the average size of families has also been decreasing. The average family size in Middletown in 2000 was 3.01, a 22 percent decrease since 1990, when average family size was 3.16. As of 2010, the average family size is now 2.98.

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TABLE H-19: NUMBER AND SIZE OF FAMILIES			
	<i>Total # of Families</i>	<i>% of Total Households that are Families</i>	<i>Average Family Size</i>
1990	4,773	72.5%	3.16
2000	4,646	66.4%	3.01
2010	4,164	61.6%	2.98
<i>Source: US Census</i>			

Over this same time period, the average size of homes has been increasing, with the numbers of seven and eight room houses increasing more than any other size house. The trends of decreasing family size and larger size homes indicate there may be less of a demand for housing for large families in the future. Therefore, developing affordable housing for large families is not a priority for Middletown at this

time.

Small families at all income levels, both renters and owners, are in need of additional affordable housing. This is especially important for those who are severely cost burdened (pay more than half of their income on housing costs). Priorities are rental units for households under 65% MFI, homeownership assistance for families at 65%-80% MFI, and homeownership options for households with incomes in the 80%-120% range.

Single Parent Headed Households

The 2010 Census indicated that of the 6,993 occupied households in Middletown, 692 were female-headed family households, an equivalent of over 10% of all households. More than half, over 400, of those female-headed households include children under 18 years of age. Female headed householder counts for 2010 did not increase significantly from the 2000 Census which reported 682 female-headed homes, which was a 17.4% increase from the 1990 Census. For additional information on households by type in Middletown see Table H-20 Households by Type.

TABLE H-20: HOUSEHOLDS BY TYPE		
<i>Total Households</i>	6,763	100%
Family households (families)	4,164	61.60%
With own children under 18 years	1,846	27.30%
Husband-wife family	3,233	47.80%
With own children under 18 years	1,349	19.90%
Male householder, no wife present	239	3.50%
With own children under 18 years	96	1.40%
Female householder, no husband present	692	10.20%
With own children under 18 years	401	5.90%
Average family size	2.98	-
<i>Source: US Census</i>		

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Nonfamily Households

Nonfamily households represent a significant proportion, 38% of households in Middletown. Since the town does not have detailed data on the composition of these households, it is difficult to ascertain what types of housing is necessary for this population. However, it is likely that many of these households are single individuals, as approximately 30% of the town's households are one-person households. Therefore, there is a need for smaller rental units and homeownership units for single individuals that are affordable with one income.

<i>Nonfamily households</i>	2,599	38.40%
<i>Householder living alone</i>	2,159	31.90%
<i>Male</i>	938	13.90%
<i>65 years and over</i>	248	3.70%
<i>Female</i>	1,221	18.10%
<i>65 years and over</i>	679	10.00%
<i>Average household size</i>	2.34	-
<i>Source: US Census</i>		

Special Needs Persons and Groups

Additional housing for special needs groups such as the mentally and physically handicapped are needed throughout the state. The town has strongly supported development of housing for special needs individuals, and will continue to do so in the future. In recent years, the number of housing units for those with special needs has increased substantially. In 1992 there were five group homes serving 35 clients. Currently, the town has over one hundred special needs housing units, including group homes which serve 74 clients, and Villa Nia which provides 15 units of special needs housing. These units are all affordable to low and moderate income households. Church Community Housing and the Newport County Community Mental Health recently developed Freedom Apartments, adding ten rental units for low income special needs individuals.

Homeless

It is important for the town to support Newport County's homeless services and shelters, including Lucy's Hearth in Middletown, so that they can continue to meet the need for temporary accommodations for the area's homeless.

According to Rhode Island Department of Education (RIDE) (2008-2009) Fall Enrollment Reports, there are 61 homeless students enrolled in Middletown Public Schools.

According to the 2006-2007 Rhode Island Emergency Shelter Annual Report, 51 homeless individuals surveyed between July 1, 2006 and June 30, 2007 reported Middletown as their last place of residence.

Although the second figure may represent a very small fraction of Rhode Island's homeless (0.7%), use of homeless shelters in Rhode Island has been increasing.

STATE AFFORDABLE HOUSING NEEDS

In order to understand housing needs, one must examine not only the supply and demand for housing in a particular town, but also the regional and state need for affordable housing. Rhode Island Housing prepares a Consolidated Housing Plan every five years; this plan is used as an application to the Department of Housing and Urban Development for the State's Community Development Block Grant (CDBG), HOME Investment Partnership Program, and Emergency Shelter Grant Program (ESG).

One can get a sense of the overall state need for affordable housing by looking at the data for the average waiting time for a household to receive assisted housing. There is a high demand for both public and Section 8 housing; many communities have waitlists ranging from 500 to 1,500 persons waiting for public housing with a length of wait ranging from 5 to 10 years (2010-2015 Consolidated Plan). As of 2008, there were 2,186 households waiting for rental assistance in Rhode Island Housing's Section 8 waitlist.

The Low-and-Moderate Income Housing Act

The Low-and-Moderate Income Housing Act (R.I.G.L. 45-53-3) requires that all communities in Rhode Island achieve 10% affordable housing. Since Middletown currently does not meet the 10% threshold, the town could be faced with Comprehensive Permit applications, with little regard to the town's specific needs for affordable housing or Middletown's character. Working with our state legislative delegation, the town should seek modifications to the state's current affordable housing act such as expanding the definition of affordable housing and other amendments that would create more fairness and reasonableness in providing affordable housing opportunities in all communities in Rhode Island.

MIDDLETOWN'S TEN-YEAR AFFORDABLE HOUSING ACTION PLAN

Introduction

The recent collapse of the housing market has made it obvious that housing is an integral part of our economy. The State of Rhode Island was hard hit by the national housing crisis as many lost their homes to foreclosure and many more have mortgages higher than the value of their homes. The gap between wages and housing costs continues to prevent people from purchasing homes, and leave many struggling to pay unaffordable mortgages and rents. High unemployment is exacerbating the situation. Housing policy therefore must be a priority for local communities.

The Town of Middletown recognizes the importance and its responsibility in promoting affordable housing. The following action plan sets forth Middletown's strategy to increase the town's supply of affordable housing. This plan lays out actions that will be taken over the next ten years to meet the town's affordable housing goals. The plan will be reviewed annually to ensure progress is being made. Changes to the plan will be made as necessary and as new guidelines on affordable housing are made available from Statewide Planning, the Housing Resources Commission and Rhode Island Housing.

Middletown Housing Facts (2013)

- Median sales price of homes: \$321,500
- Typical monthly housing payment* for a \$321,500 house: \$2,393
- Household income required to afford a \$306,500 house: \$95,735
- Average monthly rent for a two-bedroom apartment: \$1,390
- Household income required for that rent to be affordable: \$55,600
- Average private-sector wage for jobs in Middletown: \$44,668

*Calculated using a 30-year mortgage at 3.66% interest rate with a 3.5% down payment, municipal property taxes, hazard insurance (\$100/month), and monthly mortgage insurance (1.25%/month).

Source: HousingWorks RI

Affordable Housing Plan Progress

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ACCOMPLISHMENTS SINCE ADOPTION OF MIDDLETOWN'S 5-YEAR AFFORDABLE HOUSING ACTION PLAN (2003):

- ✓ **21 Low-and-Moderate Income Housing Units were added to the housing stock**
- ✓ **Amended Zoning Ordinance to allow for Mixed-Use Development**
- ✓ **Adopted Conservation Style Subdivision Development**
- ✓ **Provided Waiver of Impact Fees for Affordable Housing**

GOAL I: PROTECT EXISTING SUPPLY OF AFFORDABLE HOUSING

Privately owned publicly assisted low-and-moderate income units are at risk of conversion to market rate housing as they near the end of their contracts. Owners may choose not to renew their subsidy contracts and then raise the rents. The town understands that preserving subsidized housing works best when it includes pro-active organizing to identify units that are in danger of going market rate.

Middletown was the first suburban Rhode Island community to meet the state's Low and Moderate Income Housing Act's ten percent affordability threshold. However, due to the loss of affordability restrictions on 88 units at Blenheim through the early retirement of an FHA loan, the town dropped below ten percent subsidized units. In 2013, 182 subsidized units at Oxbow Farm were also lost creating a great challenge to the community to meet the town's need for very low-income family rental housing further reducing the town's total low and moderate income housing percentage from 8.25% to 5.6%.

In order to prevent the further loss of affordable units, a detailed inventory of low-and-moderate income units should be utilized and maintained. By tracking affordable housing, the town will be aware of upcoming potential losses of affordable units and with the assistance of housing advocates and state housing organizations, the town can try to persuade owners to renew using various government incentives.

GOAL II: PROMOTE A BALANCE OF HOUSING CHOICES FOR ALL INCOME LEVELS AND AGE GROUPS

In recent decades, the majority of residential development in Middletown has been single-family homes. A goal of the town is to promote a wider range of housing options to accommodate a variety of household sizes, incomes, and stages of life.

For seniors who have outgrown the traditional single family home, a diversity of housing options will allow residents to remain in Middletown. Through the adoption of an inclusionary zoning ordinance, elderly housing for lower income seniors could be provided through inclusion of affordable units in future Senior Independent Living Facilities. Senior Independent Living Facilities is a use recently added to the zoning ordinance which restricts occupants to those aged 55 and older; these can be either homeownership or rental units. Projects permitted under this provision of the Zoning Ordinance,

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allowed by Special Use Permit in the R-10, R-20, R-30, & R-40 districts, receive a 30% density bonus over underlying zoning.

Demonstrating its commitment to affordable housing for the elderly, the town provided substantial funding for the development of Forest Farm Assisted Living, a facility for low-income elderly. Recognizing the limited affordable housing options for the elderly in Middletown, and the increasing need for affordable housing for the elderly as this population grows; the town will continue to support subsidized housing for the elderly.

The town recognizes the difficulties many senior homeowners face in maintaining homeownership as housing costs rise. For this reason, the town's tax code has several special provisions for residents over the age of 65 that reduce the homeowner's tax burden. These include a senior citizen property tax exemption, which is graduated based on household income, a tax freeze for the extremely low income elderly, and a tax deferral provision for moderate and lower income long-term Middletown residents. The town will continue to provide exemptions, tax freezes, and tax deferral to homeowners over the age of 65 to allow continued homeownership in Middletown and opportunities for aging in place.

The town recognizes the importance of unsubsidized affordable housing. Much of the affordable housing in town is not subsidized. In 2000, almost two thirds of Middletown's low-and-moderate income residents who were not rent burdened did not reside in subsidized housing. It is likely that many of these are mobile homes and Accessory Dwelling Units. These forms of housing are an important part of the town's affordable inventory, especially as funding is reduced at the federal and state levels for affordable housing development. The town will continue to permit forms of housing that are affordable without subsidies including mobile homes and accessory family dwelling units.

Accessory Dwelling Units (ADU's) are most commonly understood to be a self-contained second living unit that is built into or attached to an existing single family dwelling. In some cases, ADU's are cottages, guest houses, or a converted garage or barn. An ADU has its own kitchen, bathroom, and private entrance and typically are subordinate in size, location, and appearance to the primary housing unit. Local review boards can ensure that new ADU's fit with the character of the neighborhood.

Currently, accessory dwelling units are allowed in town by special use permit for use by the homeowner's close family members only. The town will explore the possibility of expanding this beyond family members to create a range of housing opportunities for a larger number of people and possibly also to create low-and-moderate income housing units through implementation of an accessory dwelling unit ordinance. Homeowners would benefit from the additional rental income, renters would benefit from the availability of moderately priced rental housing in single-family neighborhoods, and the

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community would benefit from the addition of affordable housing for little or no public expense. An additional benefit of an accessory dwelling unit ordinance could be to encourage the legalization of existing illegal ADU's by waiving any applicable fines for homeowners who are willing to bring their units up to code.

This goal is also targeted at the special needs households in the town. These households often have needs that are not normally met by the private sector. When the housing market does not meet their needs, families or individuals must settle for less or must pay more than they can afford. In general, special needs households may include large households, seniors, persons with disabilities, single parent households, students, agricultural workers and the homeless. Often, special needs homes more specifically refer to homes for the homeless and disabled. These homes often provide supportive services for the special needs populations they serve. The town has supported the development of housing for special needs populations, mainly through CDBG funding; and will continue to do so in the future.

GOAL III: INCREASE THE TOWN'S SUPPLY OF WORKFORCE HOUSING

The town supports the development of both rental and homeownership opportunities for our workforce. Becoming a homeowner is difficult for low and moderate income households, and even some households with incomes considerably above the mean. Many employees of businesses and agencies located in Middletown fit this category, and it is essential that these workers have the opportunity to locate decent affordable housing nearby their place of work. The area has high housing costs and incomes have not kept pace.

In recent decades, new homes have been geared towards the more affluent with large homes on large lots. While there is a strong need for more modest, affordable housing, such units are not being provided by the market. Therefore, the town will consider implementing a mandatory inclusionary zoning ordinance.

Positive attributes of inclusionary zoning are that it disperses affordable units throughout town and provides affordable housing without requiring municipal or other government funding. Inclusionary zoning may not produce a significant number of units due to its reliance on housing market conditions and the limited availability of land for large-scale residential development, however, if implemented could assist the town in maintaining its percentage of low-and-moderate income housing as new residential development occurs. The town currently issues an average of 25 building permits for new homes each year. Using this figure, the 20% mandatory inclusionary zoning ordinance could result in approximately 5 new LMI units each year.

In establishing a mandatory inclusionary zoning ordinance, the town should also develop a municipal subsidy system to be used exclusively for affordable housing. The town would like to explore the idea of a tiered municipal subsidy incentive program designed to encourage the type and style of development

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that the town desires. In exchange for the low-and-moderate income units, developers would receive non-monetary compensation in the form of density bonuses and zoning variances. Providing affordable housing units within smaller subdivisions of less than six units might prove infeasible, therefore, allowances for off-site construction may be included in the ordinance.

Church Community Housing, through its land trust ground-lease program, has assisted 24 low and moderate income households in becoming homeowners in Middletown. The town will continue to prioritize this and other similar programs in CDBG funding applications. The non-profit also provides down payment assistance, education programs for homebuyers, and low interest loans for rehabilitation of homes owned by low-and-moderate income households. All of these programs are essential for continuing to improve homeownership opportunities in Middletown. The organization has used a variety of funding sources, including RI Home, Thresholds, Low Income Tax Credits and CDBG funding to create affordable rental and homeownership housing for families, the elderly and special needs households. Recent projects completed by Church Community Housing in Middletown include the conversion of a 16-room motel to 10 rental units (Freedom Apartments), and construction of four single-family homeownership and four rental units in two duplex units (Sunset Long).

GOAL IV: REDUCE HOUSING COSTS WHILE PROMOTING MORE SUSTAINABLE DEVELOPMENT

The cost of development is a significant factor in affordable housing production. Local and state land use regulations make new housing development slow and costly, and land and construction costs continue to be high in the region. Land, infrastructure, and fees all add to the final cost of developing a home, and strongly influence the affordability of a unit. By reducing development costs, it becomes more financially feasible to develop housing that can be sold or rented at prices affordable to low and moderate income households.

Acknowledging that the various fees associated with development of new housing contribute to higher housing costs, and in order to help make affordable housing more financially feasible, the town will develop standards for waiving or reducing fees for affordable housing units.

The town currently has a policy of waiving the town's development impact fee for low-and-moderate income housing units, a savings of approximately \$6,500 per unit. A portion of the town's impact fee is also waived for 55+ age-restricted housing and for nursing homes.

Another cost saving method, infill development, is the process of developing vacant or under-utilized parcels within existing developed areas. Such areas would likely include the west side of town where increased density would be suitable due to presence of public water and sewer, and location near public services. Utilizing existing infrastructure rather than extending sewer and water lines into previously undeveloped areas significantly reduces development costs. The town will identify publicly and privately owned properties which could be suitable sites for infill development of affordable housing. The town

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has developed a GIS (Geographic Information System) which includes digitized parcel boundaries and a building footprint layer. This data can be utilized to assist in identifying specific parcels that may be available for infill development. The town may also consider reducing lot sizes and dimensional requirements in order to encourage infill development on these properties.

While mixed residential and commercial uses are currently permitted in some areas of town, this technique has not been used extensively. The town will encourage mixed-use development in appropriate areas through amendments to the zoning ordinance that provide incentives for developers to develop mixed-use properties. Often, one of the most cost-effective ways to create affordable housing is the redevelopment or rehabilitation of existing structures. The 49-unit Forest Farm Assisted Living, 27-unit Villa Nia development, and the majority of Church Community Housing's homeownership units were all redevelopment/rehabilitation projects. Church Community Housing has also converted a small hotel along West Main Road into ten low-and-moderate income rental units. In many parts of the State old mill buildings are an excellent resource for conversion to affordable housing. Middletown, unlike many towns in Rhode Island, does not have any historic mill villages or mill buildings, and therefore does not have this opportunity. However, some opportunities for conversion of existing structures do exist, including retail centers. Structures suitable for conversion should be identified, as a number of federal programs are geared towards the rehabilitation of existing structures, and this method of providing affordable housing maintains town character in a way that new housing development often may not. However, due to the lack of suitable larger buildings for conversion, much of the future development of affordable housing will likely occur through the acquisition and rehabilitation of existing single-family and duplex residences in older high density residential neighborhoods.

Green building practices and investments in energy efficiency can reduce the monthly energy costs for the homeowner or renter making total housing costs more affordable in the long run. Green sustainable building is also essential to economic growth and environmental resource protection. A green home is designed and built to use fewer resources, create a healthier indoor living environment, and integrate better with the community. Recent amendments to the town's zoning ordinance allow for both roof and ground mounted solar arrays in most zoning districts. The town will continue to allow appropriate green building practices and also, through public education, promote available energy efficiency programs on the town's website.

GOAL V: APPROPRIATELY SITE AFFORDABLE HOUSING

Affordable housing should be integrated into the community, rather than segregated away from mixed and higher income neighborhoods. With the exception of Oxbow Farms, many of the low and moderate income housing units in town are smaller in scale, and part of larger mixed income communities. This should continue to be the pattern of affordable housing development in Middletown.

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At the same time, consideration must be made regarding how low and moderate income residents will access transit and services. Development of affordable housing, especially rental units geared toward lower income households, seniors, and special needs individuals should be located in close proximity to public transit and services. One of the town's highest priorities in recent years has been providing pedestrian access from Oxbow Farms and Villa Nia to commercial areas. By siting affordable housing in the most appropriate locations, such costs could be avoided in the future; and funds could then be used for the creation of additional affordable housing units rather than other purposes.

The siting of affordable housing can also have an impact on the environment. A Transfer of Development Rights (TDR) program, with dual goals of environmental protection and affordable housing development, should be evaluated to see if it is appropriate for the Town.

A TDR program is an innovative way to direct growth away from environmentally sensitive lands that should be preserved to locations better suited to higher density development where infrastructure already exists. It reduces infrastructure costs that would result from housing development on agricultural lands. Density bonuses or approval contingencies based on the inclusion of low-and-moderate income housing would be used to encourage affordable housing in the designated "receiving" areas.

The challenge in Middletown would be identifying appropriate "sending" and "receiving" areas. The town is interested in exploring the possibilities of establishing a TDR program; however, initial discussions have highlighted a concern that it may not be feasible in Middletown due to limited land available for a "receiving" district. Therefore, the town would like to explore the possibility of a regional TDR program.

GOAL VI: MEET THE STATE'S 10% REQUIREMENT FOR LOW-AND-MODERATE INCOME HOUSING

The financing of affordable housing has traditionally been a role of the federal government. However, federal funding for affordable housing has declined over recent decades and state funding is limited. In order to meet the housing needs of its residents, the town should actively pursue federal and state funding through grants, loans, and other subsidies; but also must create ways to ensure adequate affordable housing is provided when state and federal subsidies are insufficient. The town will explore establishing an affordable housing trust fund which can be used to receive and disburse funds for its defined purposes.

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One strategy to protect existing affordable housing supply and to add units to the town's low-and-moderate income chart is to convert mobile home parks to cooperatives and establish a process whereby units would qualify under the Low and Moderate-Income Housing Act. A cooperative is a democratic corporation of homeowners, organized to buy and own their community. The town will support collaborative opportunities that assist owners of mobile homes establish cooperatives and become owners of the land. In order to qualify as Low and Moderate-Income Housing, the town will investigate government subsidy options including the use of Community Development Block Grants or municipal housing trust funds. The units would also have to remain affordable for a minimum of 30 years.

The town should also advocate for an increase in project based rental subsidies tied to Middletown housing units. When the Newport Public Housing Authority (PHA) redeveloped Tonomy Hill, a Section 8 public housing project in Newport, into a mixed income community, the project resulted in a net loss of subsidized units at the site. The Newport PHA agreed to provide approximately 160 housing units with Section 8 project based rental subsidies to compensate for the loss in units. These Section 8 vouchers must be located within ten communities, of which Middletown is one. The town would like to ensure that a portion of these Section 8 subsidies continue to be used in Middletown.

Middletown is committed to meeting the ten percent threshold of its housing stock subsidized for low and moderate income households. However, the town does recognize that fair and effective affordable housing legislation at the state level could assist the town in achieving a state mandated goal. Under the current Low and Moderate Income Housing Act, the calculation of the number of subsidized units in a municipality is based on the decennial Census.

- 2012 Seasonally Adjusted Total Housing Units based on Census 2010 (minus 409 Navy Housing Units): 6,874 2012 Low-Mod Income Housing Percentage: 8.25% (2013 Unofficial Low-Mod Percentage – 5.6%)
- 2012 Low-Mod Income Housing Total Units: 567 (2013 Unofficial Low-Mod Total Housing Units – 385)
- Estimated Number of Units Needed to Reach 10%: 302

Based on the 2010 Census figures, in order to reach ten percent, an additional 302 units of subsidized housing will need to be created in Middletown. Construction of market-rate units creates the need for additional affordable housing. Every ten market rate units constructed creates the need for one subsidized unit. Therefore, implementing a mandatory inclusionary zoning ordinance is essential for meeting this goal; as it would ensure that new residential development fulfills the need for affordable housing that it creates.

Currently Middletown does not have a designated department, staff member, or committee with the primary responsibility for affordable housing planning and development; neither does the town have a

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Public Housing Agency. While this plan designates the parties responsible for the actions that will be taken, there should be a single person or group who has the lead responsibility in all affordable housing activities.

To ensure that affordable housing planning and development is carried out in the most efficient and effective manner, the town will examine various alternatives for affordable housing plan coordination and implementation responsibility such as the creation of a Middletown Affordable Housing Committee or an interdepartmental task force responsible for affordable housing. The Committee could serve as an advocate for affordable housing in the town and help to build public support for affordable housing. The Committee would be responsible for the implementation of the town’s Affordable Housing Plan, and could report annually to the Town Council on plan implementation progress. Ideally the committee would be comprised of residents and consumers, representatives from the fields of affordable housing development, banking, real estate, business, local community organizations and town government.

The town will also investigate the potential for utilizing Church Community Housing’s experience with affordable housing by developing a partnership with the organization in which they would take on certain responsibilities for affordable housing plan implementation, such as long-term monitoring of affordability restrictions. Church Community Housing currently assists the town with the administration of the Community Development Block Grants (CDBG) program. Church Community has a long history of successful affordable housing development in Middletown. The town can benefit from this experience by partnering with the organization on affordable housing tasks and issues. Table H-23 Middletown’s Twenty Year Affordable Housing Strategy sets out the town’s plan to increase the supply of low-and-moderate income housing units in order to meet the 10% goal. Implementation of the Affordable Housing Plan is projected to result in the development of 302 additional units of affordable housing by 2034. This figure assumes that most strategies and actions will be implemented throughout that timeframe. While it is possible that the required 302 units that are needed now for the town to reach the state goal of 10% could realistically be reached by 2030(explained in further detail below), future housing development and Census figures will likely increase the number of units needed to reach the 10% goal.. This future recalculation, along with unknown market conditions and legislative amendments, require that Middletown be conservative in its estimation and set 2034 as its goal to reach 10% low-and-moderate income housing, 20 years from the adoption of this plan.

TABLE H-23 MIDDLETOWN’S TWENTY YEAR AFFORDABLE HOUSING STRATEGY				
STRATEGIES TO INCREASE THE SUPPLY OF LOW-AND-MODERATE INCOME HOUSING	POTENTIAL BENEFITS IDENTIFIED	POTENTIAL BARRIERS IDENTIFIED	PREVIOUS SUCCESS / # OF UNITS PRODUCED AND REASONS WHY	PROJECTED # LMI UNITS TO BE PRODUCED

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<p>Consider Adopting an INCLUSIONARY ZONING ordinance</p>	<ul style="list-style-type: none"> ▶ IZ can assist the town in maintaining its percentage of low-and-moderate income housing as new residential development occurs ▶ Disperses affordable units throughout town ▶ Provides affordable housing without requiring municipal funding 	<ul style="list-style-type: none"> ▶ IZ will not produce a significant number of units during weak housing market and if limited number of large-scale residential developments ▶ Public opposition ▶ Determining specifics within the ordinance 	<p>Not implemented, potential benefits did not appear to outweigh administrative concerns/questions regarding implementation, time and cost of drafting ordinance, 0 units produced</p>	<p>-</p>
<p>Develop a MUNICIPAL SUBSIDIES program that includes the potential use of density bonuses, fee waivers, tax reductions, and other financial incentives</p>	<ul style="list-style-type: none"> ▶ Incentivizes developers to produce LMIH units ▶ Ensures mandatory IZ ordinance does not constitute a taking 	<ul style="list-style-type: none"> ▶ Willingness of town to provide tax reductions/abatements during difficult economic climate ▶ Public apprehension to higher density development. 	<p>Not implemented, potential benefits did not appear to outweigh administrative concerns/questions regarding implementation, time and cost of drafting ordinance, 0 units produced</p>	<p>33</p>
<p>Contribute to State’s AFFORDABLE HOUSING TRUST FUND</p>	<ul style="list-style-type: none"> ▶ Provides a revenue source for funding the creation of affordable housing ▶ Enables leveraging with other funding sources 	<ul style="list-style-type: none"> ▶ Acquiring funding sources and determining what will receive funding 	<p>Continually implemented, does not directly/solely produce units within Middletown</p>	<p>-</p>

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<p>Encourage MIXED-USE DEVELOPMENT in appropriate locations in town</p>	<ul style="list-style-type: none"> ▶ Promotes a village-style mix of retail, restaurants, offices, civic uses, and multi-family housing ▶ Promotes pedestrian & bicycle travel ▶ Promotes a sense of place ▶ Encourages economic investment ▶ Makes more efficient use of land and infrastructure ▶ Guides development toward established areas, protecting outlying rural areas and environmentally sensitive resources 	<ul style="list-style-type: none"> ▶ Need to include incentives to encourage developers to go with the mixed-use option and to include low-and-moderate income units in developments ▶ Potential conflicts between uses ▶ Willingness of chain retail stores to have residential units above ▶ Complexity of design, review, and construction. 	<p>No large-scale mixed-use development occurred within Middletown since plan adoption, construction industry / housing market was slow, 0 units produced</p>	<p>39</p>
<p>Encourage Inclusion of Mixed Income Housing as part of the WEST MAIN / CODDINGTON REDEVELOPMENT CENTER</p>	<ul style="list-style-type: none"> ▶ Promotes a village-style mix of retail, restaurants, offices, civic uses, and housing ▶ Encourages economic investment ▶ Promotes efficient use of land and infrastructure ▶ Guides development toward established areas, protecting outlying rural areas and environmentally sensitive resources 	<ul style="list-style-type: none"> ▶ Need to include incentives to encourage developers to include low-and-moderate income units in redevelopment ▶ Potential conflicts between uses 	<p>New Strategy, Planning has been completed and housing is included, Town awaiting acquisition of Navy property</p>	<p>20</p>
<p>Explore a TRANSFER OF DEVELOPMENT RIGHTS Program that encourages affordable housing in designated "receiving" areas</p>	<ul style="list-style-type: none"> ▶ Directs growth away from lands that should be preserved to locations well suited to higher density development ▶ Reduces municipal infrastructure costs that would result from housing development on agricultural lands ▶ Allows a community to preserve land without using public funds ▶ Density bonuses or approval contingencies based on the inclusion of affordable housing ▶ Designed to curb sprawl 	<ul style="list-style-type: none"> ▶ Need infrastructure and land that can support higher densities ▶ Finding consensus regarding the identification of specific preservation areas as "sending areas" and specific development districts as "receiving areas" ▶ Complexity of program administration 	<p>New Strategy</p>	<p>-</p>

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<p>Allow for the creation/adaptation of ACCESSORY DWELLING UNITS for low-and-moderate income housing</p> <p><i>(currently Accessory Family Dwelling units are allowed by Special Use Permit only to family)</i></p>	<ul style="list-style-type: none"> ▶ Provides a means for homeowners, particularly seniors, to obtain extra income, security, companionship, and services ▶ Makes more efficient use of existing housing stock and infrastructure ▶ Provides a mix of housing types / rental housing ▶ Allows lower-income individuals to live in typically unattainable single-family neighborhoods ▶ Ordinance could encourage legalization of existing illegal units by waiving any applicable fines for homeowners who are willing to bring units up to code 	<ul style="list-style-type: none"> ▶ ADU's may be viewed as a potential threat to the stability and character of single-family neighborhoods 	<p>New Strategy</p>	<p>27</p>
<p>Continue to provide CDBG FUNDING for the development of affordable housing</p>	<ul style="list-style-type: none"> ▶ Proven past success 	<ul style="list-style-type: none"> ▶ Needs to be leveraged with other funding sources 	<p>Sunset Lawn, 10 units</p>	<p>20</p>
<p>REDEVELOPMENT of vacant or underutilized properties</p>	<ul style="list-style-type: none"> ▶ Potentially lower development cost ▶ More likely to be located within urban services boundary and convenient to transit and services 	<ul style="list-style-type: none"> ▶ Potential conflicts with established nearby uses 	<p>New Strategy, Freedom Apartments - 10 special needs units</p>	<p>17</p>
<p>Support CONVERSION OF MOBILE HOME PARKS to cooperatives</p>	<ul style="list-style-type: none"> ▶ Allows low income residents to own land 	<ul style="list-style-type: none"> ▶ Does not necessarily create additional affordable housing units but rather converts existing units to low-and-moderate income housing with the use of a public subsidy and long-term deed restriction 	<p>New Strategy</p>	<p>100</p>
<p>Establish a Town AFFORDABLE HOUSING TRUST FUND</p>	<ul style="list-style-type: none"> ▶ Provides a revenue source for funding the creation of affordable housing ▶ Enables leveraging with other funding sources 	<ul style="list-style-type: none"> ▶ Acquiring funding sources and determining what will receive funding 	<p>New Strategy</p>	<p>6</p>

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Assist with EXPANSION and/or conversion of EXISTING FACILITIES such as Oxbow, Landings, Lucy’s Hearth, Forest Farm	▶ Potentially less local opposition as sites already utilized for this purpose	▶ Does not diversity location of affordable housing	New Strategy	40
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**TOTAL
PROJECTED
UNITS**

302

PROJECTED Year when 302 units will be achieved: 160 of the 302 units needed are projected to be created over the next several years and are location/project specific – one time add on to low-mod chart (West Main /Coddington, Expansion of existing facilities, and mobile homes to cooperatives). Subtracting those out, we estimate that using the other identified strategies,142 units would be created over the next 20 years. That would be an estimated 7 units per year on average to be added continually to the low-mod housing inventory using the other strategies. This results in the Town reaching 302 units and the 10% goal by 2034. Any increase in the average number of units created per year could potentially reduce the time needed to reach 10%, subject to calculations based on future US Census housing figures. For example, increasing average production to 9 units per year would result in the town creating 302 units of affordable housing by 2030. Again, given future uncertainties in figures used to calculate the percentage of affordable housing, the town conservatively estimates achieving the 10% goal by 2034..

HOUSING – Goals, Policies, & Action Items			
GOAL H-I: Protect existing supply of affordable housing			
Policies	Action Items	Responsible Department	Timeframe
H-I.A. Monitor existing affordable housing stock	H-I.A.1. Maintain a detailed affordable housing inventory and work with owners and other partners in efforts to preserve expiring units	Planning Department; Affordable Housing Committee	Ongoing
H-I.B. Support creation of low and moderate income housing units from existing development	H-I-B.1. Investigate collaborative opportunities to convert mobile home parks into cooperatives	Planning Board	Ongoing
	H-I-B.2. Assist in expanding existing affordable housing developments including Lucy’s Heart and Oxbow	Town Council	Ongoing
	H-I.B.3. Support redevelopment of vacant or underutilized structures into affordable housing units	Planning Board, Town Council	Ongoing
GOAL H-II: Promote a balance of housing choices for all income levels and age groups			
Policies	Action Items	Responsible Department	Timeframe
H-II.A. Support development of special needs housing	H-II.A.1. Continue to support subsidized housing for special needs individuals through Community Development Block Grants and other available funding	Town Council	Ongoing
H-II.B. Support development of senior housing and opportunities for aging in place	H-II.B.1. Continue to provide CDBG funding to assist in creating housing for senior citizens	Town Council	Ongoing
	H-II.B.2. Continue to support Independent Living Facilities as defined in the Zoning Ordinance	Planning Board	Ongoing
	H-II.B.3. Allow for the adaption of accessory dwelling units to low-and-moderate income housing. The amendment to the Zoning Ordinance will allow for appropriate restrictions	Planning Board; Town Council	Medium-term (3-5 years)
	H-II.B.4. Continue to grant tax exemptions to seniors; allow tax deferments for elderly; and freeze taxes for low income seniors	Town Council; Tax Assessor	Ongoing

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H-II.C. Support development of affordable family housing	H-II.C.1. Provide for affordable housing for households up to 120% Mean Family Income (MFI) in Inclusionary Zoning Ordinance	Planning Board; Town Council	Short-term (1-2 years)
	H-II.C.2. Encourage a mix of unit sizes and number of bedrooms in low and moderate income housing developments	Planning Board	Ongoing
H-II.D. Increase the number of year-round rental properties	H-II-D.1. Incentivize the rehabilitation of unused or underutilized buildings and large homes into multi-family dwellings	Planning Board; Town Council	Long-term (6-10+ years)

GOAL H-III: Increase supply of workforce housing

Policies	Action Items	Responsible Department	Timeframe
H-III.A. Promote the development of workforce housing	H-III.A.1. Consider adopting an inclusionary zoning ordinance with density bonus	Planning Board; Town Council	Medium-term (3-5 years)
	H-III.A.2. Explore implementation of a municipal subsidy program with a multi-tiered incentives structure	Planning Board, Town Council	Medium-term (3-5 years)
	H-III.A.3. Prioritize affordable homeownership programs in CDBG applications	Town Council	Ongoing
	H-III.A.4. Permit forms of housing that are affordable without subsidies; such types of housing include multi-family housing, mobile homes and Accessory Family Dwelling Units	Planning Board; Zoning Board	Ongoing
	H-III.A.5. Encourage development of new rental housing by allowing multi-family and mixed-use development where appropriate in the Zoning Ordinance	Planning Board; Town Council	Long-term (6-10+ years)

GOAL H-IV: Reduce housing costs while promoting more sustainable development

Policies	Action Items	Responsible Department	Timeframe
H-IV.A. Advance lower housing costs through the waiving of associated town fees for low-and-moderate income housing development	H-IV.A.1. Develop standards for waiving or reducing fees for affordable housing units	Town Council	Short-term (1-2 years)

H-IV.B. Encourage mixed-use and transit oriented developments	H-IV.B.1. Create incentives for developers of mixed-use developments to create low and moderate income housing units	Planning Board; Town Council	Medium-term (3-5 years)
	H-IV.B.2. Allow mixed use by right in appropriate areas including second story residential over commercial properties	Planning Board; Town Council	Short-term (1-2 years)
H-IV.C. Encourage infill development and conversion of existing structures or underdeveloped properties into affordable housing	H-IV.C.1. Identify areas suitable for infill development/redevelopment	Planning Department	Short-term (1-2 years)
	H-IV.C.2. Consider reducing lot sizes, setbacks and parking requirements to encourage infill development	Planning Board; Town Council	Ongoing
	H-IV.C.3. Identify both municipally and privately owned properties which could be considered suitable sites for the development of affordable residential units	Planning Department	Short-term (1-2 years)
H-IV.D. Advance the use of energy-efficient measures in building design and construction to decrease housing costs in the long-term	H-IV.D.1. Enforce energy efficient building codes	Building & Zoning	Ongoing
	H-IV.D.2. Promote energy efficiency programs	Planning Board; Building & Zoning; Town Council	Medium-term (3-5 years)

GOAL H-V: Appropriately site affordable housing

Policies	Action Items	Responsible Department	Timeframe
H-V.A. Integrate affordable housing into the community	H-V.A.1. Ensure affordable units are integrated with market-rate units in new developments whenever feasible, to avoid the concentration of units in specific areas of town	Planning Board; Zoning Board	Ongoing
	H-V.A.2. Require inclusionary units be on-site whenever feasible	Planning Board	Medium-term (3-5 years)
H-V.B. Consider characteristics of surrounding area when reviewing plans for affordable housing	H-V.B.1. Encourage the siting of affordable housing near public transit and services	Planning Board	Ongoing
	H-V.B.2. Encourage developments for elderly and special needs housing to be easily accessible to municipal, commercial, and medical facilities as well as transit	Planning Board	Ongoing

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H-V.C. Explore a transfer of development rights (TDR) program	H-V.C.1. Research transfer of development rights (TDR) program	Planning Department	Medium-term (3-5 years)
	H-V.C.2. Explore options for implementation of a regional TDR Program through communication with neighboring communities	Planning Department	Long-term (6-10+ years)
GOAL H-VI: Meet the state’s 10% requirement for low-and-moderate income housing			
Policies	Action Items	Responsible Department	Timeframe
H-VI.A. Ensure coordination of affordable housing activities	H-VI.A.1. Establish an affordable housing committee to implement the affordable housing plan and review the plan's progress annually	Town Council	Short-term (1-2 years)
H-VI.B. Collaborate with local affordable housing developers to achieve mutual goals	H-VI.B.1. Continue use of Community Development Block Grants (CDBG) funding for programs that create low and moderate income units in Middletown supported by the community	Town Council	Ongoing
H-VI.C. Secure funding for affordable housing	H-VI.C.1. Monitor and pursue funding opportunities for development of affordable housing	Planning Department	Ongoing
	H-VI.C.2. Advocate for increase in project based rental subsidies tied to Middletown housing units	Planning Department	Ongoing
	H-VI.C.3. Explore establishing an affordable housing trust fund	Town Council	Medium-term (3-5 years)
	H-VI.C.3. Explore establishing a local housing authority	Town Council	Medium-term (3-5 years)
H-VI.D. Advocate for fair and effective affordable housing legislation at the state level	H-VI.D.1. In partnership with other municipalities, participate in review and update of current affordable housing legislation	Town Council; Planning Department	Short-term (1-2 years)