

Housing Implementation Actions			
ID	Action	Responsible Parties	Timeframe
H-A1	Adopt a public advertising campaign to educate residents on the need for the creation of LMI housing units.	Department of Community Development; Affordable Housing Committee	Short
H-A2	Build an Affordable Housing Trust Fund to help give the Town a tool to invest in creating and maintaining the types of LMI housing most needed by the community in the places where it makes most sense to have it.	Town Council; Town Administrator; Department of Community Development	Short–Medium
H-A3	Work with RWU to encourage more on-campus student housing and agree on a right of first refusal to partner with a non-profit housing developer to turn the Almeida Apartments into general rental or senior housing (with some or all the units as LMI housing) over time. Funds from an Affordable Housing Trust Fund could be used to help provide a downpayment for this and other large properties, or to help provide gap financing.	Town Administrator; Department of Community Development	Ongoing
H-A4	Re-institute the Affordable Housing Committee to help identify affordable housing opportunities, advocate for / educate about affordable housing needs, and explore more creative ways to achieve affordable housing goals.	Town Council; Department of Community Development	Short
H-A5	Develop a program with the Bristol Housing Authority to educate landlords and encourage them to participate in the Section 8 Housing Choice Voucher program.	Department of Community Development; Bristol Housing Authority	Short–Medium
H-A6	Formalize agreements with East Bay Community Development Corporation and the Housing Network of Rhode Island to serve as the monitoring agents for privately owned LMI housing units and enforce the policy that any new LMI housing units in Bristol are deed restricted for 99 years.	Department of Community Development; Town Administrator	Short
H-A7	Utilize the services of the RWU’s Community Partnerships Center to develop creative ways to provide affordable and LMI housing.	Department of Community Development; Affordable Housing Committee	Ongoing
H-A8	Continue and expand the Town’s Community Development Block Grant (CDBG) home repair and home maintenance grant and loan programs.	Department of Community Development	Ongoing
H-A9	Maintain and annually update an inventory of municipally owned or controlled property and evaluate appropriate properties for housing or LMI housing.	Town Administrator; Department of Community Development	Ongoing
H-A10	Work with the General Assembly to broaden the definition of LMI housing to include modestly priced and locally affordable units within the community.	Town Council; Town Administrator; Department of Community Development	Ongoing
H-A11	Continue to participate in the Community Rating System (CRS) of the National Flood Insurance Program. Advocate for and explore options to raise the Town’s credit for increased discounts on Flood Insurance Policies.	Department of Community Development; Department of Public Works	Ongoing
H-A12	To provide incentive for creating and maintaining LMI housing, the Town will proactively reach out to property owners of deed restricted units to inform them they are eligible to limit the property taxes on the LMI unit to 8% of the gross income received from the unit.	Department of Community Development; Tax Assessor	Ongoing

H-A13	Continue to identify locations where the Town would like to proactively encourage the development of LMI housing through “friendly” comp permits.	Department of Community Development; Planning Board	Ongoing
H-A14	Require or continue to negotiate LMI units as a condition for zoning relief, and changes of zone that include residential uses.	Department of Community Development; Planning Board; Zoning Board of Review; Town Council	Ongoing
H-A15	Create an information packet for for-profit developers to help promote the creation of LMI housing.	Department of Community Development	Short
H-A16	Create design standards for infill development of multi-family housing to help them blend into the character of existing residential neighborhoods.	Department of Community Development; Planning Board; Town Council	Short–Medium
H-A17	The Town will work with local homeless agencies to track homeless individuals or families who may have resided within the Town and try to connect them with support services.	Department of Community Development; Police Department	Ongoing
H-A18	Mitigate the effects of Short-Term Rentals on housing market competitiveness.	Department of Community Development; Town Council	Short–Medium
H-A19	Explore allowing more diverse housing types in more zones. For example . . . • Allow up to four-family dwellings in the R-8 and R-10 districts. • Allow two-family dwellings in the R-15 within a ½ mile walking radius of any commercial or mixed-use zoning. • Explore zoning options for allowing clusters of small-scale cottages or “tiny homes” on single parcels.	Department of Community Development; Planning Board; Town Council	Short–Medium
H-A20	Explore more options for Senior and Accessible Housing that would allow seniors to downsize from their single-family homes. Explore requirements for universal design and accessibility in new construction or major renovations. The Almeida Apartments may present a good opportunity for additional senior and accessible housing.	Department of Community Development; Affordable Housing Committee	Medium
H-A21	Explore cooperating with the Housing Network of RI’s (HNRI) Community Housing Land Trust (CHLT) where HNRI owns the land while the homeowner owns the home. This would reduce the price of a home by removing the land value. HNRI’s existing CHLT can accept donations of land, including with existing housing, and manages the long-term affordability of such properties by setting an affordable resale price. Partnering with this existing entity would provide the Town with all the advantages of a CHLT without the administrative hassles of running one itself.	Department of Community Development; Town Administrator; Affordable Housing Committee	Short–Medium
H-A22	Proactively foster Local and Regional Partnerships and regularly meet with partners to learn from each other. Communities all over the state and New England are dealing with the same issues.	Department of Community Development; Town Administrator; Affordable Housing Committee	Ongoing
H-A23	Amend and reinstate the Town’s former Inclusionary Zoning policy that certain developments must provide a percentage of new residential homes as LMI. Inclusionary zoning should apply to any development of five or more units and at least 15% of units should be LMI. (See LMI Housing Strategies for greater detail.)	Department of Community Development; Planning Board; Town Council	Short

H-A24	Encourage the Development of Accessory Dwelling Units (ADUs).	Department of Community Development	Ongoing
H-A25	The Town will continue to track tax sale properties as they become available and will consider acquiring appropriate properties and then working with local non-profit developers to renovate them as needed and then deed restrict them for LMI housing. (See LMI Housing Strategies for greater detail.)	Town Administrator; Department of Community Development; Tax Collector; Town Council	Ongoing
H-A26	Pursue and maintain designation as a Rhode Island Housing Champion.	Department of Community Development; Town Administrator	Ongoing