

PUBLIC NOTICE: INVITATION OF COMMENTS

Pursuant to *Section 45-22.2-9(c)(2) of the General Laws of Rhode Island*, the Division of Planning hereby gives public notice of the invitation of comments from regional and state agencies, contiguous communities, and other interested parties regarding the local comprehensive plan document listed below.

Town of Smithfield, RI Comprehensive Community Plan

ID#: SMI-18-01

Posted April 9, 2018

Amendment involving a change of responsibility for the review of all Comprehensive Permit Applications.

Changes to those sections of the Comprehensive Community Plan are attached for review:

- **Land Use Chapter:** subsection *Affordable Housing*.
- **Housing Chapter:** subsection *Low and Moderate Income Housing Strategies - Recommended Strategies, Strategy 2*.
- **Housing Chapter:** subsection *Low and Moderate Income Housing Strategies - Implementing the Strategies*.

The comment period for review is thirty days from the date of posting. All comments should reference the **document title and identifier number**, and should be submitted to:

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Those sections of Comprehensive Community Plan, Town of Smithfield, Rhode Island, adopted by the Smithfield Town Council on (dated), entitled Land Use, Affordable Housing; entitled Housing, Low and Moderate Income Housing Strategies, Recommended Strategies, Strategy 2; and entitled Housing, Low and Moderate Income Housing Strategies, Implementing the Strategies, are hereby amended to read as follows:

LAND USE

Affordable Housing

In 2002, the State amended the **Rhode Island Low and Moderate Income Housing Act (LMI Act)** allowing developers to seek local zoning approval through a comprehensive permit process requiring that 25% of the proposed units must be affordable. As shown in Table LU-3 below, the Zoning Board of Review, ~~which acts~~ acting as the Comprehensive Permit Review Board approved seven (7) developments under the revised LMI Act representing a total of 212 housing units with 135 affordable units. ...

HOUSING

Low and Moderate Income Housing Strategies

Recommended Strategies

STRATEGY 2: Select Sites - Identify properties suitable for the approval of LMI Housing projects with special density provisions (See Action H-1.6a).

1. A maximum density of five (5) units per developable acre may be permitted for any development proposal having at least twenty-five percent (25%), but less than thirty-five percent (35%) low or moderate income housing. The number of affordable housing units in LMI projects shall be established by the Zoning Board Planning Board based on the most recent 30 year average building rate as detailed in Table H-9 so that the Town may attain the 10% affordability goal by 2050 as outlined herein ...
...
4. Applications for approval of LMI projects on property identified in *Table H-25: Selected Properties for the Construction of Low and Moderate Income Housing*, will be required to file a Comprehensive Permit application with the Zoning Board of Review-Planning Board sitting as the "Local Review Board"
...
6. Housing types other than multifamily, such as mixed use, duplex, or single family housing, may be permitted by the Zoning Board Planning Board on properties listed in Table H-25 if they contribute to the overall goal of providing low and moderate income housing.

Implementing the Strategies

Reaching the 10 Percent Low and Moderate Income Housing Level

...
The number of units projected in Table H-25 provides a range of possibilities for the Town to meet its LMI production goals. Given the reality that not every one of the selected parcels will be developed for LMI housing, the Town will have several opportunities to work with the owners of the selected properties and apply its LMI production policies while achieving the community's LMI needs. Only the properties listed in Table H-25 are eligible to apply to the Zoning Board Planning Board for the enhanced densities described herein (See Figure H-10 for LMI Site Locations).