

Affordable Housing Update for Planning Board

- The 4th Round of affordable housing obligations begin on July 1, 2025 for the City.
- The Fair Housing Act was amended last year to add in deadlines for the City to comply with before July 1st, which is what the Affordable Housing Committee is working on now.
- The City met the first deadline of January 31st in adopting a binding resolution declaring what its obligation will be for Round 4. The City accepted the number calculated by the DCA of:
 - Rehabilitation: 10
 - New Construction: 24
- The deadline to challenge the City's numbers passed on February 28th, so according to the statute, the City's numbers are automatically accepted by the Program, which is the new version of COAH that is part-court proceeding, part-administrative agency.
- The City is waiting for the Program to issue the order confirming our number is automatically accepted.
- The City lacks enough vacant land to do the entire 24-unit new construction obligation, so we will be adjusting that number down. The planner is working on this now.
- The Fair Housing Act has new requirements for how to meet the new construction number as well:
 - 50% of the total must be available to the general public without restriction (aka family units)
 - 25% of the total must be rental units
 - Up to 30% of the total can be senior units (55+)

- 13% of the total must be very-low-income units
- 25% of the total can be met with bonus credits, which are given to incentivize specific types of units being built, for example, group home bedrooms, proximity to public transportation, conversion of commercial space into residential units, etc.
- Once the planner calculates the adjusted number, the Affordable Housing Committee will be working on satisfying that number and creating a plan to submit to the Program. The goal is to submit an outline draft of that plan to the Planning Board and City Council for input in executive session later this spring.
- The final plan will be before the Planning Board for public hearing at its June 5th meeting for adoption, then the City Council will endorse at its June 17th meeting.
- The City's affordable housing attorney will then file the adopted and endorsed plan with the Program for review and approval.