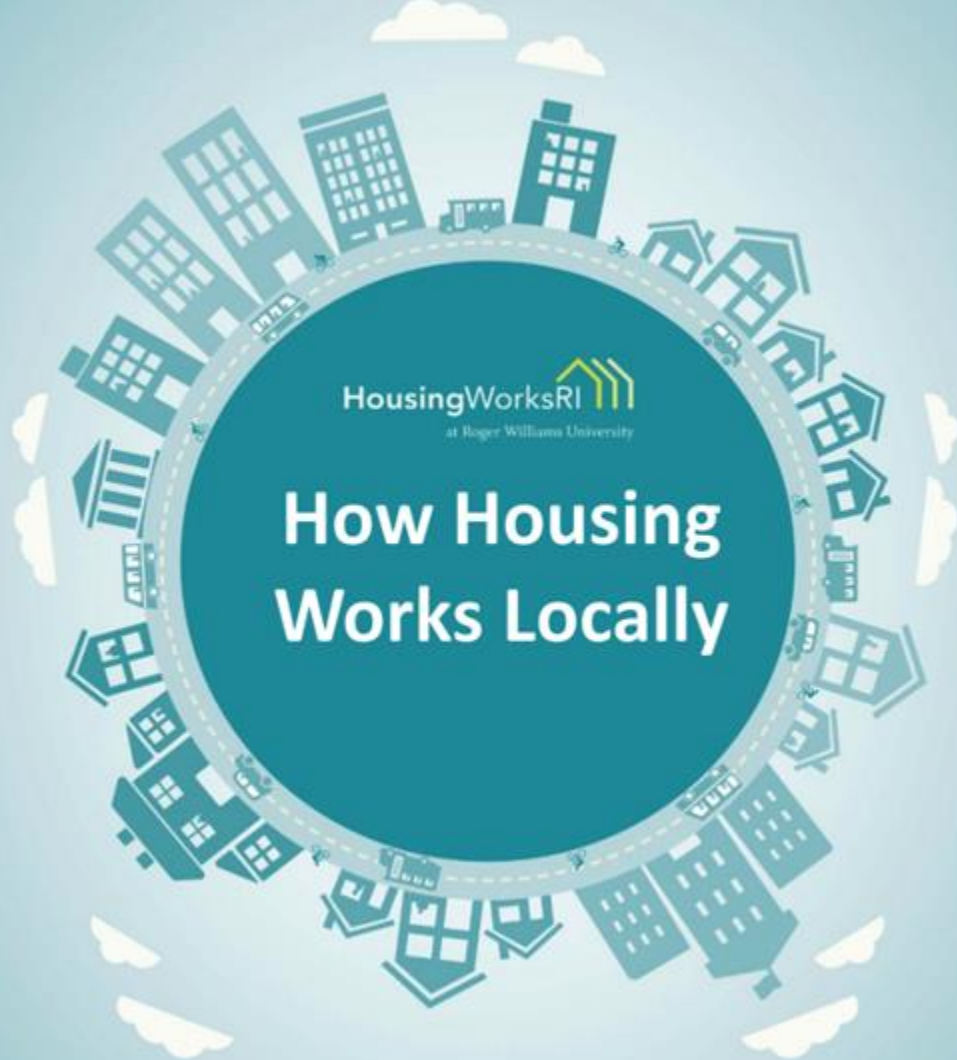




Housing Opportunities & Challenges in Central Falls

HousingWorks RI
Municipal Technical
Assistance Program

Presentation Grabada
April 1, 2026



La creación de viviendas equitativas a través de Rhode Island

HousingWorks RI
Programa de Asistencia
Municipal Technical

Presentacion Grabada
April 1, 2026

HousingWorksRI



at Roger Williams University

Mission

- We are a clearinghouse of information about housing in Rhode Island.
- We conduct research and analyze data to inform public policy.
- We promote dialogue about housing and its impact on the state's economy.

Vision

We envision a Rhode Island in which communities embrace a variety of housing choices so that residents, regardless of income, can live in healthy, quality homes in vibrant and thriving neighborhoods.



HousingWorksRI



at Roger Williams University

Objetivo

- Somos una oficina de información sobre el alojamiento en Rhode Island
- Llevamos a cabo estudios y analizamos datos para informar la política pública
- Promovemos conversaciones sobre el alojamiento y su impacto en la economía del estado

Visión

Imaginamos un Rhode Island en el que los comunidades acogen una variedad de elecciones para el alojamiento para que los residentes, a pesar de sus ingresos, puedan vivir en una casa saludable y de alta calidad en un vecindario vivo



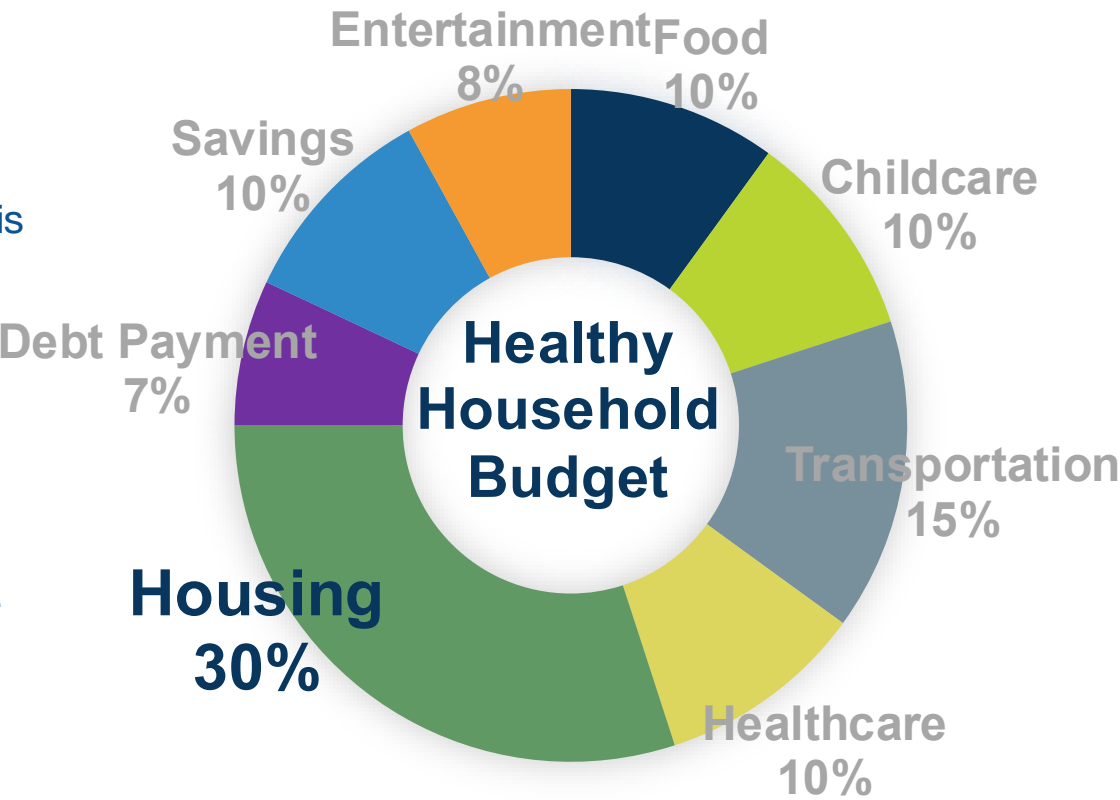
Household Budgets & Affordability

In the US, housing is considered affordable if it costs less than **30%** of household income.

If a household pays MORE than 30% it is considered **“cost burdened.”**

For a household at our **state’s median income** of \$86,372 that would be a monthly budget \$2,159. For a **median renter household** of \$48,434 it would be a monthly budget of \$1,211.

A third of RI households, or **142,920** are **cost-burdened households.**



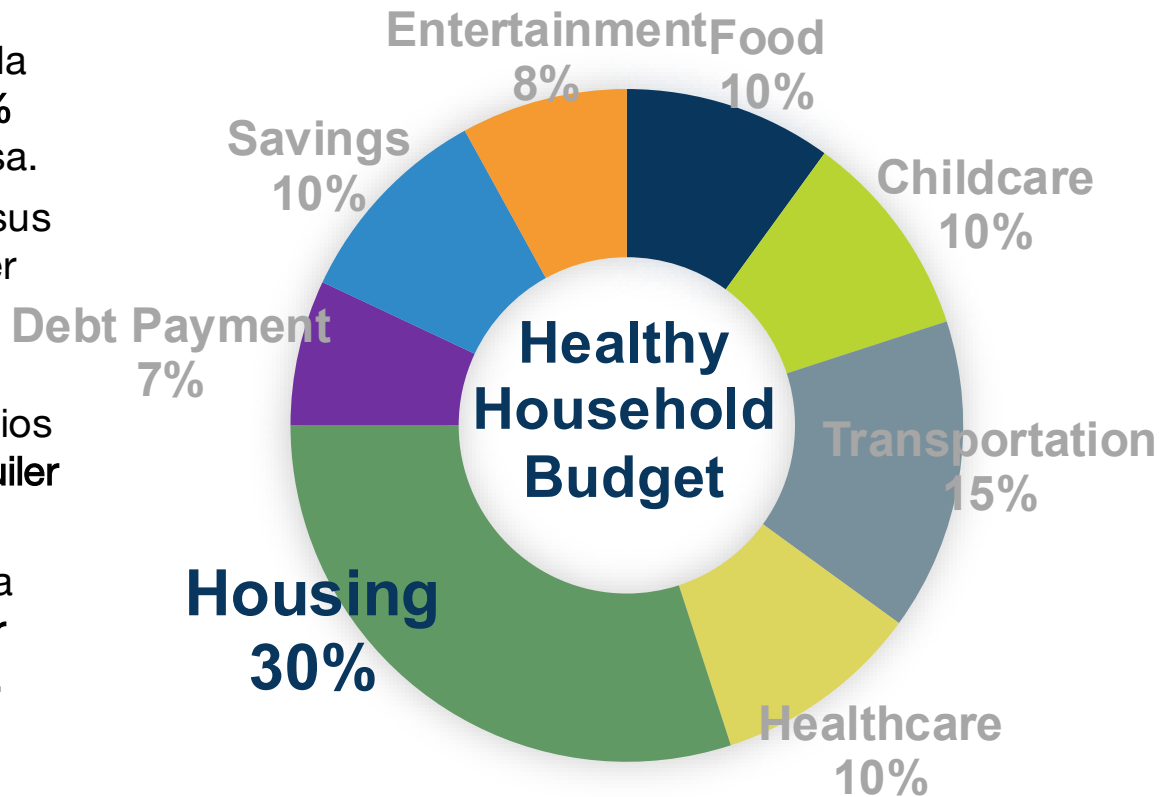
Presupuestos & Accesibilidad Financiera

En EE.UU., se considera una vivienda económica si cuesta menos del **30%** de los ingresos de la gente de la casa.

Si una casa paga **MÁS** del 30% de sus ingresos, se considera que el alquiler sea una **carga** en el bienestar económico de la familia.

Para una casa con ingresos promedios en nuestro estado (\$86,372), un alquiler cargado sería más de \$2,159 al mes.

Los ingresos promedios de una casa que alquila son \$48,434 y un alquiler cargado sería más de \$1,211 al mes.



Two Paths to Affordability

1. Market-priced Affordable

- Affordable is defined in [R.I.G.L. 42-128-8.1\(d\)\(1\)](#)
- Real estate market prices may be affordable.
- Sufficient income may allow for housing costs to remain at or below 30% of a household's income.

2. Long-term Affordable

- A [subsidy](#) (Federal, state, or municipal) is used to create the home.
- [Deed restricted](#) to guarantee affordability to low- and moderate- income households for 30+ years.
 - Is defined in [R.I.G.L. 45-53-3\(9\)](#) Low Moderate Income Housing Act.



Dos caminos a una vivienda económica

1. Precios del mercado

- La accesibilidad financiera es definida por [R.I.G.L. 42-128-8.1\(d\)\(1\)](#)
- Es posible que los precios del mercado inmobiliario sean económicos
- Un ingreso suficiente puede asegurar que los costos de la vivienda sean menos del 30% del ingreso de una familia

2. Accessible de largo plazo

- Se usa un subsidio (Federal, estatal o municipal) para construir la casa.
- Casas son restringidos a la escritura para garantizar su accesibilidad por 30+ años
 - Se defina en [R.I.G.L. 45-53-3\(9\)](#) Low Moderate Income Housing Act.



Housing Affordability in Central Falls

POPULATION
22,481

HOUSEHOLDS
7,487

MEDIAN HOUSEHOLD INCOME
\$45,921

29% OWN

71% RENT



HOUSING COSTS

▶ MEDIAN SINGLE FAMILY

Home price **\$385,000**

Monthly housing payment **\$3,454**

5 YEAR COMPARISON

2019 **\$149,412**  2024 **158% INCREASE**

▶ AVERAGE 2-BEDROOM RENT

Rental payment **\$1,688**

5 YEAR COMPARISON

2019 **\$1,729**  2024 **2% DECREASE**

\$138,153

Income needed to afford this

\$67,520

Income needed to afford this

Los costos de la vivienda en Central Falls: Propietarios



Costos de la vivienda

► Precio mediano para una familia

Comparison entre 5 años

Precio de casa: \$385,000

Hipoteca mensual: \$3,454

2019
\$149,412



2024
158%
INCREASE

\$138,153

Ingresos anuales necesarios para comprar esta casa

Housing Costs in Central Falls: Renters



Costos de la vivienda



Alquiler mediano para un apartamento de 2 habitaciones

Comparison entre 5 años

Pago mensual de la renta: \$1,688

2019
\$1,729



2024
2%
DECREASE

\$67,520

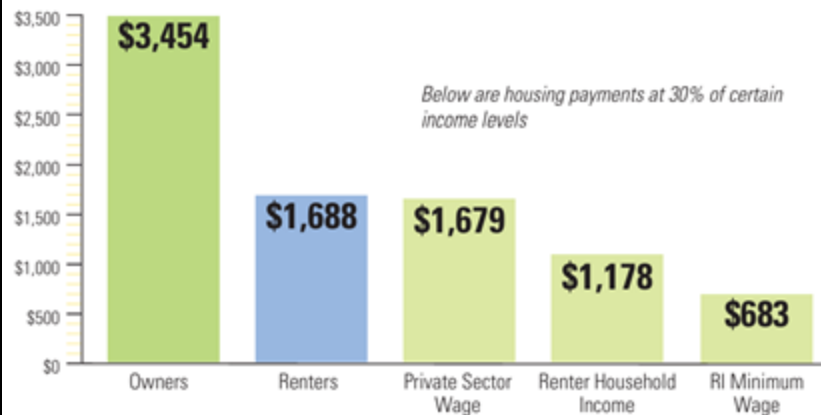
Ingresos anuales necesarios para rentar

Affordability Gap in Central Falls



AFFORDABILITY GAP

► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



4,030 HOUSEHOLDS ARE COST BURDENED

OWNER



= 1,000

Owner Households

RENTER



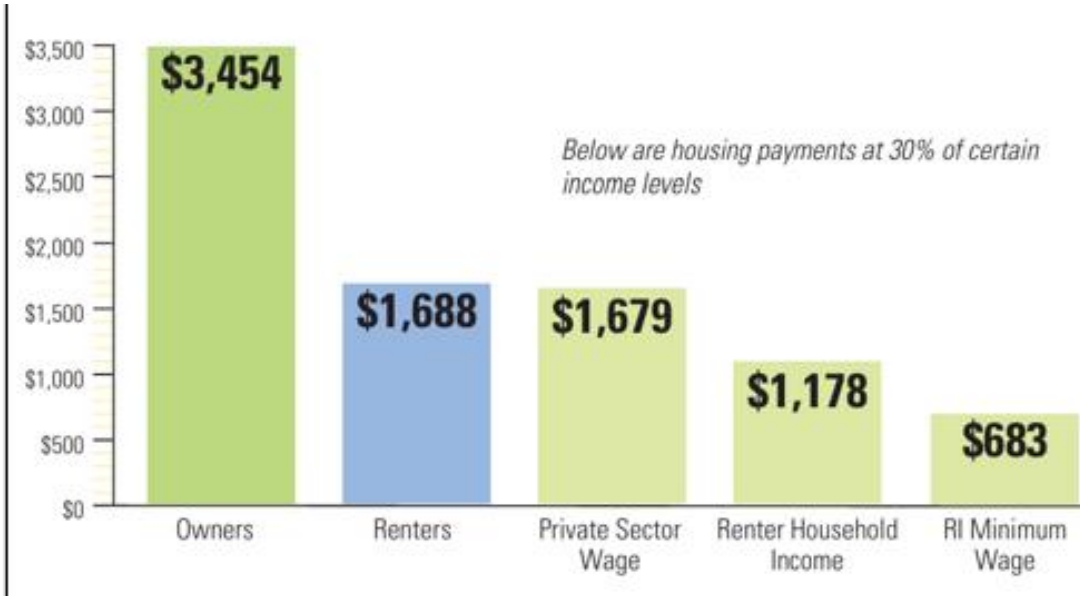
= 3,030

Renter Households

A household is considered burdened if it spends 30% or more of its income on housing costs.

Costos de la vivienda con ingresos del Condado Providence

► Costos mensuales: inquilinos vs. propietarios



Domicilios cargados por el costo de la vivienda Central Falls

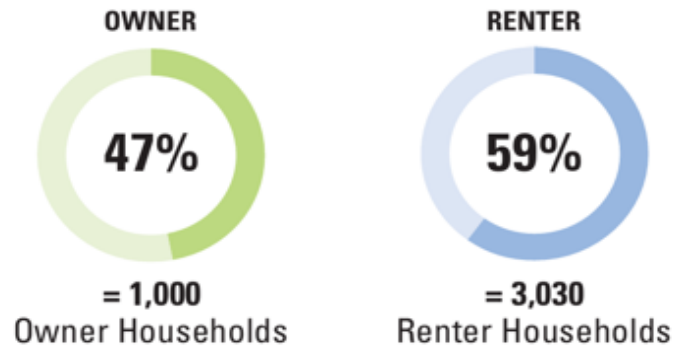


AFFORDABILITY GAP

► Domicilios cargados por el costo de la vivienda Pawtucket



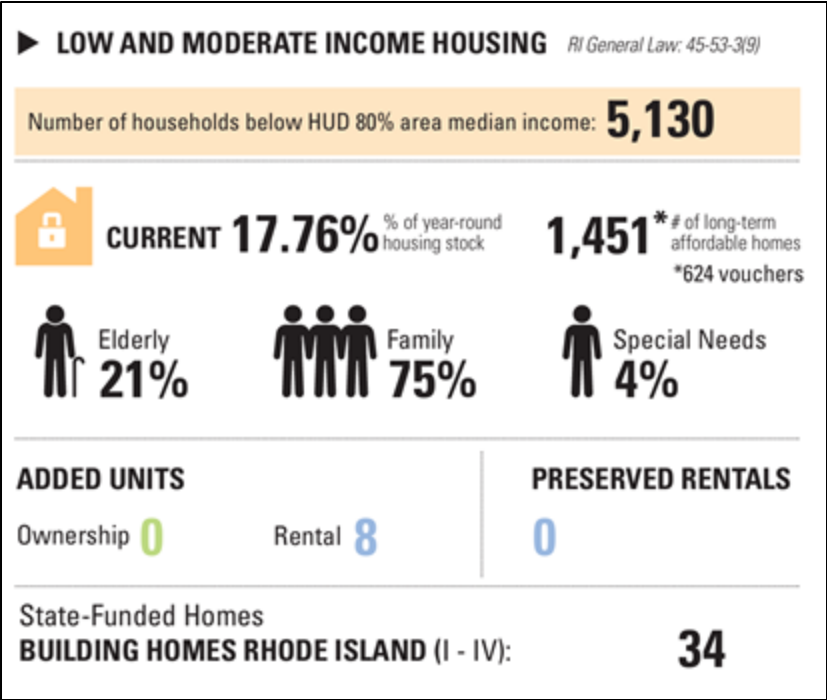
4,030 HOUSEHOLDS ARE COST BURDENED



A household is considered burdened if it spends 30% or more of its income on housing costs.

Se considera que el costo de la vivienda sea una carga en el bienestar económico de la familia si gasta más del 30% de sus ingresos en la vivienda

Existing Low & Moderate Income Housing in Central Falls



Housing in the News (live link)



SHARE    

CENTRAL FALLS, R.I. (WPRJ) — Construction is rapidly advancing on a sizable complex in Central Falls, which is part of a larger neighborhood transformation.

Located at 44 Central St., the complex will house 25 of the 62 affordable units. Central Falls Development aims to open over the next two years.

The building will feature one-, two- and three-bedroom apartments, along with commercial spaces, according to the developers.



Central Development's
**RIBBON CUTTING
IS BACK ON!**

FRIDAY, MARCH 27



Housing Legislation

Over the last three years, the RI House Speaker has introduced legislative packages seeking to improve housing production, quality, and affordability:

- ADUs, TODs, adaptive reuse, tenant protections, permitting/approval processes, inclusionary zoning, comprehensive permitting (builder's remedy), municipal compliance with respective future land use maps, and more.
- Majority of laws aren't dealing with wholesale zoning reform, but instead target process-related bottlenecks and problems.



Housing Legislation [\(live link\)](#)

Speaker Shekarchi announces his sixth package of housing bills

"The sad reality is that there is a direct correlation between rising housing costs and increased homelessness," said Speaker Shekarchi.



STEVE AHLQUIST

FEB 27, 2026

Topics that legislation is addressing:

- Zoning for multifamily
- Subdivision regulations
- Accessory Dwelling Units (ADUs)
- Parking reform
- Density bonuses for low- and moderate-income homes

New State Housing Plan

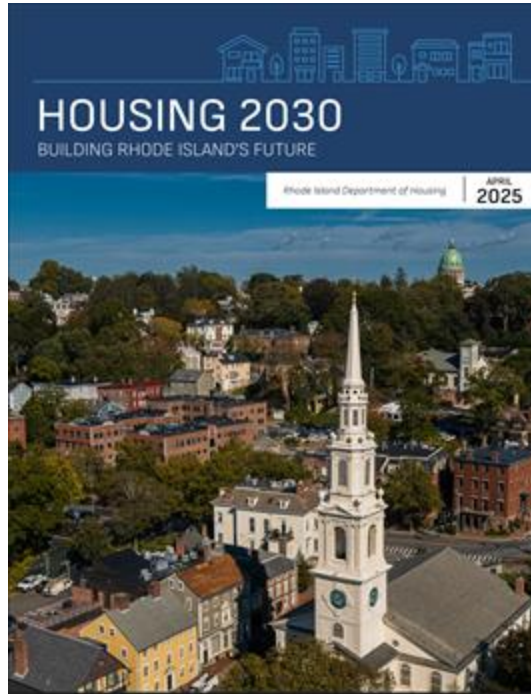
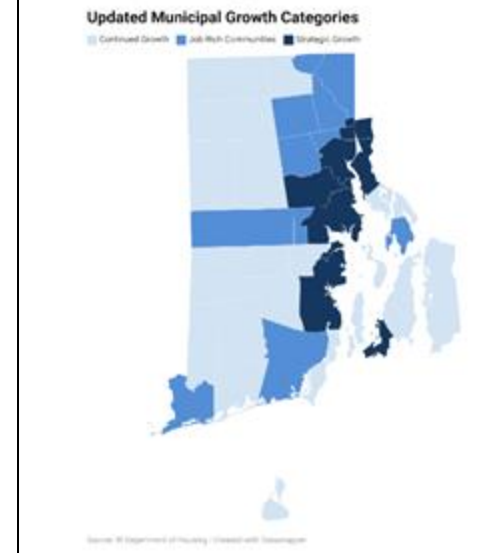


Exhibit 16. Municipal production goals

Municipality	Growth Category	Current Housing Units ⁷	Production Goal	Affordable Goal
Central Falls	Strategic Growth	8,191	328	33

Exhibit 15: Municipal Growth Categories



Characteristics of Central Falls Housing Market



Concept Plan:
*Pawtucket/Central
Falls Growth Center*

June 2014

**RHODE
MAP RI**
Building a Better Rhode Island

Opportunities

- Adaptive re-use of existing structures
- Recreational opportunities that attract homebuyers
- History and existing infrastructure of villages

Challenges

- Creating housing incentives
- Mismatch of housing stock to levels of affordability and need
- Addressing stormwater and drainage issues
- Fiscal stability to provide services for community

The Concept of Smart Growth

What is Smart Growth?

- Smart Growth principles support well-planned development—primarily of compact, mixed-use city, town and village centers—preserving open space and farmland, and achieving other environmental goals.
- Smart growth promotes development that will lead to more transportation choices, housing choice and affordability, efficient use of infrastructure, protection of the environment, and the expansion of economic opportunity.
- The term smart growth is also used to describe developments reflecting the characteristics that the Smart Growth movement advocates.



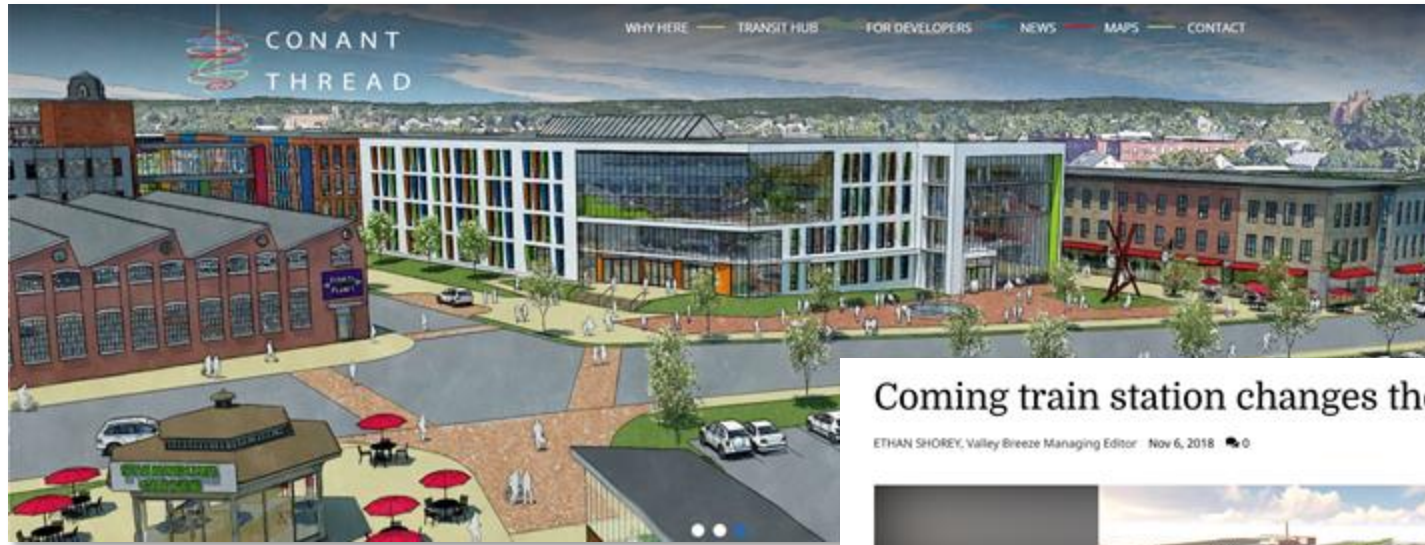
El concepto de crecimiento inteligente

¿Qué es el Crecimiento Inteligente?

- Los principios de crecimiento inteligente respaldan el desarrollo bien planificado dirigido principalmente hacia centros de las ciudades, los pueblos y las aldeas compactas y de uso mixto y la preservación de espacios abiertos y tierras de cultivo y el logro de otros objetivos ambientales.
- El crecimiento inteligente promueve el desarrollo que conducirá a más opciones de transporte, opciones de vivienda y asequibilidad, uso eficiente de la infraestructura, protección del medio ambiente y la expansión de oportunidades económicas.
- El término crecimiento inteligente también se utiliza para describir desarrollos que reflejan las características que defiende el movimiento de crecimiento inteligente.



Smart Growth in Central Falls



The Times

Central Falls enacts 'Green and Complete Streets' ordinance

19 Jan 2018 By JONATHAN BISSONNETTE jbissonnette@pawtuckettimes.com

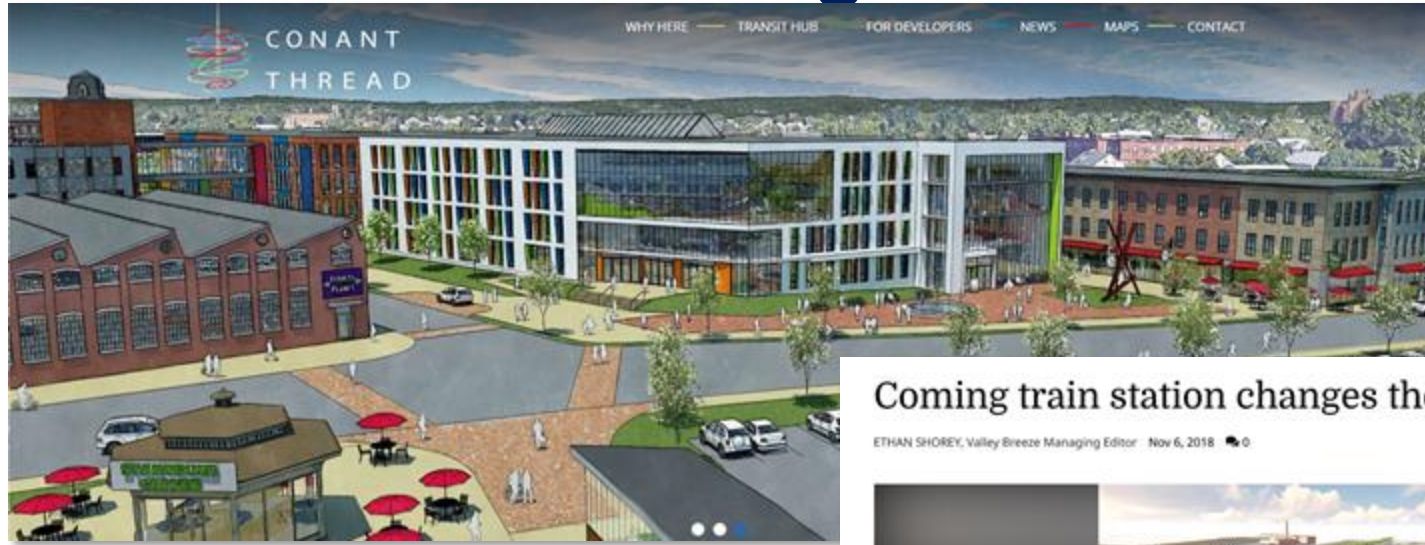
Coming train station changes the game for two cities

ETHAN SHOREY, Valley Breeze Managing Editor Nov 6, 2018 0



A rendering of future commuter rail station alongside existing tracks at the Pawtucket/Central Falls city line.

Crecimiento inteligente en Central Falls



The Times

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Coming train station changes the game for two cities

ETHAN SHOREY, Valley Breeze Managing Editor Nov 6, 2018 0



A rendering of future commuter rail station alongside existing tracks at the Pawtucket/Central Falls city line.

Municipal Roles in Housing

- **Planning & Zoning:** Support a variety of housing choices that connect to opportunity
- **Code Enforcement:** Ensure the health and safety of residents and neighborhoods
- **Public Works:** Support the ability of a variety of mobilities and abilities



Roles municipales en la creación de vivienda equitativa

- **Planificación y zonificación:** Apoya una variedad de opciones de vivienda que se conecten con las oportunidades
- **Cumplimiento del código:** Garantiza la salud y la seguridad de los residentes y los vecindarios
- **Obras públicas:** Apoya la capacidad de una variedad de movilidades y habilidades



Central Falls Planning Board

What:

Advises the city on planning and zoning matters. It considers applications for zoning relief, including variances submitted under the Unified Development Review, and reviews certain land development and subdivision projects.

The Board also prepares and updates the Comprehensive Plan, recommends changes to the Zoning Ordinance, and adopts and enforces the Land Development and Subdivision Regulations.

When: 4th Wednesday of the month at 6:00 PM

Where: City Hall, 580 Broad Street, Central Falls, RI 02863 – 2nd Floor, Council Chambers

Who:

Planning and Economic Development			
Name	Position	Phone	Email
Jim Vandermillen	Director	401-616-2425	Email
Diane Jacques	Deputy Director of Planning, Housing & Construction Development	401-616-2481	Email
Josh Magnone	Principal Deputy Director	401-616-2482	Email
Emely Ortiz	Planning Technician	401-616-2486	Email

Central Falls Department of Planning: Explained

Department of Planning & Economic Development

What: The Department of Planning and Economic development seeks “to build a city that is secure in its future, grounded in its rich historical past, and resurgent in its present state. The vision that supports this mission is a healthy and beautiful Central Falls, built on inclusive growth, economic opportunity, and an atmosphere of trust.” The Planning & Economic Development Department covers economic development, community development, comprehensive community planning, and land use review.

Who: Director of Planning and Economic Development,
Assistant Director of Planning and Economic Development,
Principal Planner, Community Development Manager

Where: 1280 High St. (located in DPW building)



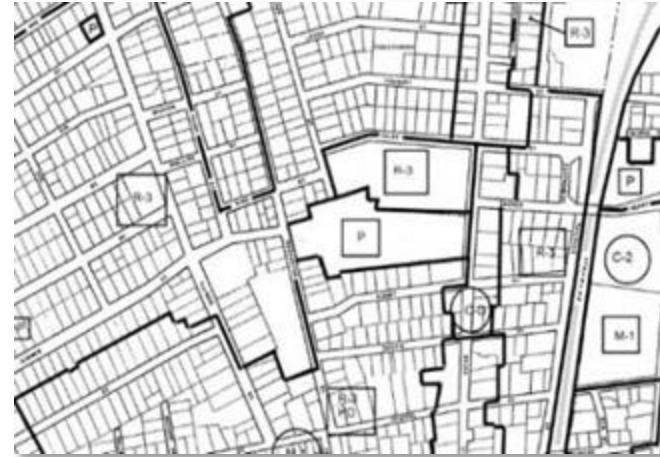
Una Explicación del Departamento de Planificación de Central Falls

Departamento de Planificación y Desarrollo Económico

Qué: El Departamento de Planificación y Desarrollo Económico busca...“construir una ciudad segura, basada en su rico pasado histórico y resurgente en su estado actual. La visión que respalda esta misión es un Central Falls saludable y hermoso, basado en el crecimiento inclusivo, la oportunidad económica y una atmósfera de confianza”. El Departamento de Planificación y Desarrollo Económico cubre el desarrollo económico, el desarrollo comunitario, la planificación comunitaria integral y la revisión del uso de la tierra.

Quién: El Director de Planificación y Desarrollo Económico, el Subdirector de Planificación y Desarrollo Económico, el Planificador Principal, el Gerente de Desarrollo Comunitario

Dónde: 1280 High St. (located in DPW building)



How Does Municipal Planning Impact Housing?

Comprehensive Plan

- Defined in state law: § 45-22.2-5, “The comprehensive plan is a statement...designed to provide a basis for rational decision making regarding the long-term physical development of the municipality. The definition of goals and policies relative to the distribution of future land uses, both public and private, forms the basis for land use decisions to guide the overall physical, economic, and social development of the municipality.”
- Main elements required in a Comprehensive Plan include:
 - Natural Resources
 - Outdoor Recreation & Open Space
 - Historical & Cultural Resources
 - **Housing**
 - Economic Development
 - Services & Facilities
 - Transportation
 - Natural Hazards & Climate Change
 - Land Use



Central Falls' Comp Plan being updated!

¿Cómo impacta la planificación municipal en la vivienda?

Plan Completo

- Definido en la ley estatal: § 45-22.2-5, “El Plan Completo es una declaración... diseñada para proporcionar una base para la toma de decisiones racionales con respecto al desarrollo físico a largo plazo del municipio. La definición de metas y políticas relativas a la distribución de los usos futuros de la tierra, tanto públicos como privados, forma la base para las decisiones de uso de la tierra para guiar el desarrollo físico, económico y social general del municipio.”
- Los elementos requeridos en un Plan Completo incluyen:
 - Recursos naturales
 - Recreación al aire libre y espacios abiertos
 - Recursos históricos y culturales
 - **Vivienda**
 - Desarrollo económico
 - Servicios e Instalaciones
 - Transportación
 - Riesgos naturales y cambio climático
 - Uso del suelo



Central Falls' Comp Plan being updated!

How Does Municipal Planning Impact Housing?

(existing goals)

1. The City must encourage **new development** that is **self sustaining**.
2. Zoning requirements that promote “livability” such as parking requirements, front and side yard set backs, fence requirements, and lot coverage must be **strictly enforced**....Interpretation of the term “hardship” by the Zoning Board of Appeals **must be strict**. **Nonconforming uses** should be **eliminated** when possible. **New construction** in residential areas where allowed should be encouraged at **lower densities**.
3. The Zoning Map must be refined to better define the City’s existing residential area...The current zoning ordinance should be updated to create a “Mill Building” overlay district...
4. Wherever possible, connect residences with open space and recreation opportunities.
5. ...Public improvements, such as streetscapes, sitting areas and signage, should be linked with housing code enforcement and housing rehabilitation.

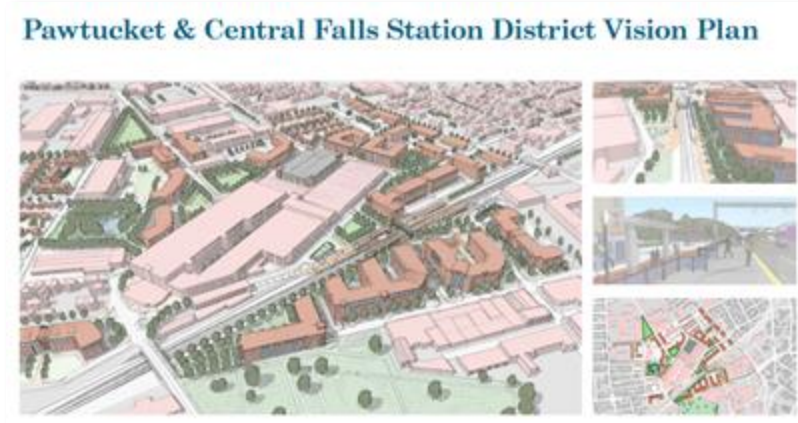
¿Cómo impacta la planificación municipal en la vivienda?

Las conexiones entre el uso de la tierra y las metas de vivienda del Plan Integral

1. La Ciudad debe fomentar un **desarrollo nuevo** que sea **autosostenible**.
2. Los requisitos de zonificación que promueven la "habitabilidad", como los requisitos de estacionamiento, los retranqueos de los patios delanteros y laterales, los requisitos de cercas y la cobertura de lotes **deben cumplirse estrictamente**... La interpretación del término "dificultades" por parte de la Junta de Apelaciones de Zonificación debe ser estricta. **Los usos no conformes deben eliminarse** cuando sea posible. Se debe fomentar la construcción nueva en áreas residenciales de densidades más bajas.
3. El mapa de zonificación debe refinarse para definir mejor el área residencial existente de la ciudad... La norma de zonificación actual debe actualizarse para crear un distrito superpuesto de "edificio del molino"...
4. Siempre que sea posible, conecte las residencias con espacios abiertos y oportunidades de recreación.
5. ...Las mejoras públicas, como paisajes urbanos, áreas para sentarse y señalización, deben vincularse con la aplicación del código de vivienda y la rehabilitación de viviendas.

Collaboration in Planning: A Regional Approach

- Central Falls and Pawtucket Joint Planning Commission is a collaborative commission that is charged with ensuring that the **transit-oriented development** (Conant Thread District) in Pawtucket and Central Falls consistently realizes, "...its potential as a **state-designated urban growth area**; open up opportunities to **reuse the historic mill buildings** that are vacant or underutilized; **stimulate the economic vitality of the area**...; and supporting both **public and private infrastructure investments and development plans**."
- What is a transit-oriented development?
 - Transit-oriented and transit supportive land use planning seeks to create an environment around a transit stop or station supporting pedestrian activities and transit use.
- The Conant Thread District relies on partnerships by Central Falls and Pawtucket, as well as RIPTA, RIDOT, The Pawtucket Foundation, and more.



Pawtucket & Central Falls Station District Vision Plan prepared by VHB for RIDOT: Preliminary Design Guidelines (January 2017)

Colaboración en la Planificación: Un Enfoque Regional

- La Comisión de Planificación Conjunta de Central Falls y Pawtucket es una comisión colaborativa que se encarga de garantizar que el desarrollo orientado al tránsito (Distrito de Conant Thread) en Pawtucket y Central Falls se dé cuenta constantemente, "...su potencial como un área de crecimiento urbano designada por el estado; abrir oportunidades para reutilizar los edificios históricos del molino que están vacíos o subutilizados; estimular la vitalidad económica de la zona...; y apoyar las inversiones en infraestructura y los planes de desarrollo tanto públicos como privados".
- **¿Qué es un desarrollo orientado al tránsito?**
 - La planificación del uso de la tierra orientada al tránsito y que apoya al tránsito y busca crear un entorno alrededor de una parada o estación de tránsito que apoye las actividades peatonales y el uso del tránsito.
- El distrito de Conant Thread depende de las asociaciones de Central Falls y Pawtucket, así como de RIPTA, RIDOT, The Pawtucket Foundation y más.

Pawtucket & Central Falls Station District Vision Plan



Pawtucket & Central Falls Station District Vision Plan prepared by VHB for RIDOT: Preliminary Design Guidelines (January 2017)

CF Land Development / Subdivision Regulations

- These regulations serve the purpose of:
 - Providing for the orderly and expeditious review and **approval of land development and subdivisions**;
 - Promoting **high quality and appropriate design** and construction of land development and subdivisions;
 - Promoting the protection of the existing **natural and built environment** and the mitigation of all significant negative impacts of any proposed development on the existing environment;

CF Land Development / Subdivision Regulations

- Promoting design of land development and subdivisions which are **well-integrated with the surrounding neighborhoods** and which concentrates development in areas which can best **support intensive use due to their natural characteristics and existing infrastructure**;
 - Encourage local design and improvement standards to reflect the intent of the City of Central Falls Comprehensive Plan, as amended, with regard to the physical character of the various neighborhoods and districts of the City;
 - Require measures for mitigating the impact of new development on the community that are based on clear documentation of needs and are fairly applied and administered;
 - Protect the public health, safety and welfare of the community; Promote thorough technical review of all proposed land development and subdivisions by appropriate local officials and other experts;
 - Encourage the establishment and consistent application of procedures for record-keeping on all matters of land development and subdivision review, approval and construction.

2025 Updates to CF Land Development / Subdivision Regulations:

1.) Creation of a Technical Review Committee

- This committee has added a layer of review and expertise that has been greatly beneficial to the land development review process.

2.) Ability to Promulgate Checklists

- Previously, checklist requirements were embedded in the land development regulations, meaning any update to add/remove checklist requirements would require a formal amendment to the regs. Now, the Planning Department can create and update checklists independently, without specifying their content in the regulations, allowing changes to be made more efficiently.

3.) Change in Threshold for Minor Land Development Review

- Previously, 1-3 unit dwellings underwent Minor Land Development review. To align with best practices and simplify the process for small developments, the threshold was raised to 4 units. This change has streamlined the process and benefited both the department and small developments across the city.

Changes made in relation to RI Housing MTAP

- The standards for zoning relief are not as difficult to meet as they were prior to these changes
- Land development or subdivision applications that also require zoning relief are now reviewed under unified development review
- Applications for minor land development are reviewed by the administrative officer
- The requirement to include specific and objective criteria for special use permits or else such uses would be allowed by right
- Changes to notification requirements - no longer have to send by certified mail
- The ordinance is now required to allow for modifications from the literal dimensional requirements of the zoning ordinance
- Provisions for substandard lots of record and the merger of such lots (Central Falls has a significant number of substandard lots of record)

Comprehensive Plan Update [\(live link!\)](#)



What is in your municipal housing tool box?

► RESIDENTIAL DEVELOPMENT ORDINANCES				
ADU	AHTF	AR	CP	FZ
G/VC	ID	IZ	MU	TOD

Ten Housing Strategies

ADU - ACCESSORY DWELLING UNITS

AHTF - AFFORDABLE HOUSING TRUST FUNDS

AR - ADAPTIVE RE-USE

G/VC - GROWTH/VILLAGE CENTERS

CP - COMPREHENSIVE PERMIT (§ 45-53-4)

FZ - Flexible Zoning

ID - INFILL DEVELOPMENT

IZ - INCLUSIONARY ZONING

MU - MIXED USE

TOD - TRANSIT-ORIENTED DEVELOPMENT

¿Qué hay en su caja de herramientas de vivienda municipal?

► RESIDENTIAL DEVELOPMENT ORDINANCES

ADU

AHTF

AR

CP

FZ

G/VC

ID

IZ

MU

TOD

Ten Housing Strategies

ADU - ACCESSORY DWELLING UNITS*

AHTF - AFFORDABLE HOUSING TRUST FUNDS53

AR - ADAPTIVE RE-USE

G/VC - GROWTH/VILLAGE CENTERS

CP - COMPREHENSIVE PERMIT (§ 45-53-4)

FZ - Flexible Zoning

ID - INFILL DEVELOPMENT

IZ - INCLUSIONARY ZONING

MU - MIXED USE

TOD - TRANSIT-ORIENTED DEVELOPMENT

Affordable Housing Strategies:

Usage in Central Falls

1. **Accessory Dwelling Units:** residences attached to or built within a single family home.
 2. **Affordable Housing Trust Funds:** publicly funded accounts established for the preservation and production of affordable housing and increasing opportunities for access to decent affordable homes.
 3. **Adaptive Re-use:** the conversion of outmoded buildings, including old school buildings and mills, to economically viable new uses.
 4. **Comprehensive Permit:** procedure for approval of construction of low- or moderate-income housing.
 5. **Flexible Zoning:** unmapped zoning district adopted within the ordinance, which is established on the zoning map only when an application for development, meeting the zone requirements, is approved.
-
1. **Growth/Village Centers:** cohesive, relatively dense cores of commercial, civic, religious and residential buildings, typical to New England.
 2. **Infill Development:** channels development into areas that are already served by public facilities to make more efficient use of existing land and infrastructure.
 3. **Inclusionary Zoning:** technique applied to housing developments in which a certain portion of the units are set aside for low- and moderate-income homebuyers.
 4. **Mixed Use:** combination of residential, commercial, and/or office uses in one zone, development or building.
 5. **Transit-Oriented Development:** transit-oriented and transit supportive land use planning to create an environment around a transit stop or station supporting pedestrian activities and transit use.

Affordable Housing Strategies: Usage in Central Falls

1. **Unidades de vivienda accesoria:** residencias adjuntas o construidas dentro de una vivienda unifamiliar.
2. **Fondos fiduciarios para viviendas económicas:** cuentas financiadas con fondos públicos establecidas para la preservación y producción de viviendas asequibles y el aumento de las oportunidades de acceso a viviendas dignas y asequibles.
3. **Reutilización adaptativa:** la conversión de edificios anticuados, incluidos edificios de escuelas y molinos antiguos, a nuevos usos económicamente viables.
4. **Permiso Integral:** trámite para la aprobación de la construcción de vivienda de interés social bajo o moderado.
5. **Zonificación flexible:** distrito de zonificación no mapeado adoptado dentro de la ordenanza, que se establece en el mapa de zonificación solo cuando se aprueba una solicitud de desarrollo que cumple con los requisitos de la zona.
6. **Centros de crecimiento/aldeas:** núcleos cohesivos y relativamente densos de edificios comerciales, cívicos, religiosos y residenciales, típicos de Nueva Inglaterra.
7. **Desarrollo de relleno:** canaliza el desarrollo hacia áreas que ya cuentan con servicios públicos para hacer un uso más eficiente de la tierra y la infraestructura existentes.
8. **Zonificación Inclusiva:** técnica aplicada a los desarrollos habitacionales en los que se reserva una determinada porción de las unidades para compradores de vivienda de ingresos bajos y moderados.
9. **Uso mixto:** combinación de usos residenciales, comerciales y/u oficinas en una zona, desarrollo o edificio.
10. **Desarrollo orientado al tránsito:** planificación del uso de la tierra orientada al tránsito y de apoyo al tránsito para crear un entorno alrededor de una parada o estación de tránsito que apoye las actividades peatonales y el uso del tránsito.

Central Falls' Combined Planning & Zoning Board

What:

- Considers applications for zoning relief including variances submitted under the Unified Development Review
- Reviews certain land development and subdivision projects
- The Board...
 - Prepares and updates the Comprehensive Plan
 - Recommends changes to the Zoning Ordinance
 - Adopts and enforces the Land Development and Subdivision Regulations

Who:

- John Marenzana, Chair
- Kevin Marchand, Vice Chair
- Dan Klotz, Secretary
- Hugo Figueroa
- Ann Peckham

When:

6:00 p.m. on the fourth Wednesday of every month, except when there are conflicts with holidays in November and December

Where: City Hall, 580 Broad Street, 2nd Floor, Council Chambers

What is Zoning and How Does it Impact Housing?

What is Zoning?

- Put simply, zoning is the practice of designating predetermined areas for specific uses

How Does Zoning Impact Housing Development?

- Use regulations
- Dimensional requirements
- Additional requirements based on type of housing
- Lack of adequate production strategies



¿Qué es la zonificación y cómo afecta la vivienda?

¿Qué es la Zonificación?

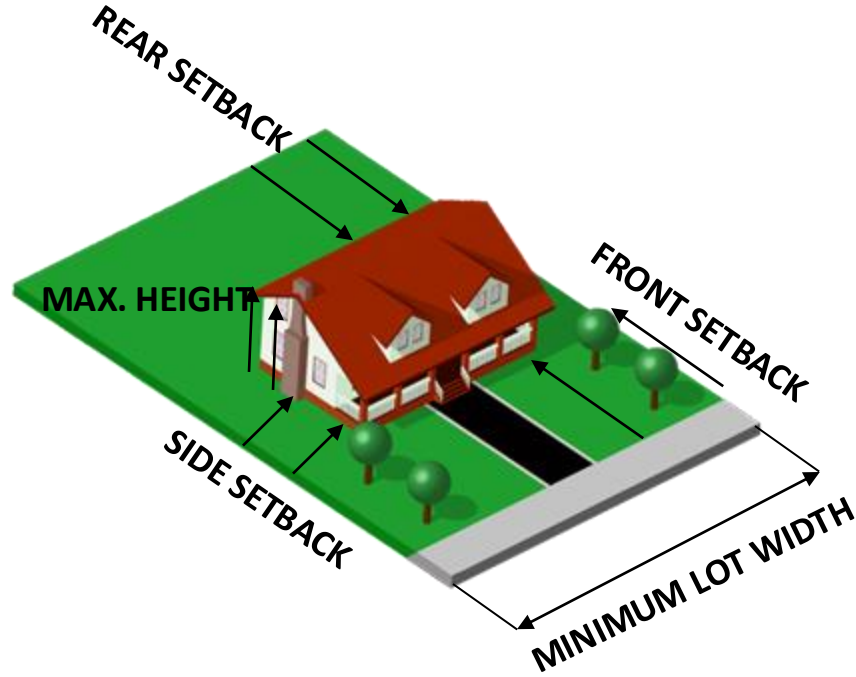
- En pocas palabras, la zonificación es la práctica de diseñar áreas predeterminadas para usos específicos

¿Cómo afecta la zonificación al desarrollo de viviendas?

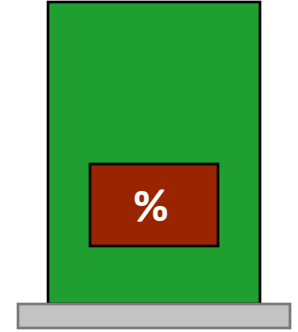
- Reglamento de uso
- Requisitos dimensionales
- Requisitos adicionales según el tipo de vivienda
- Falta de estrategias de producción adecuadas



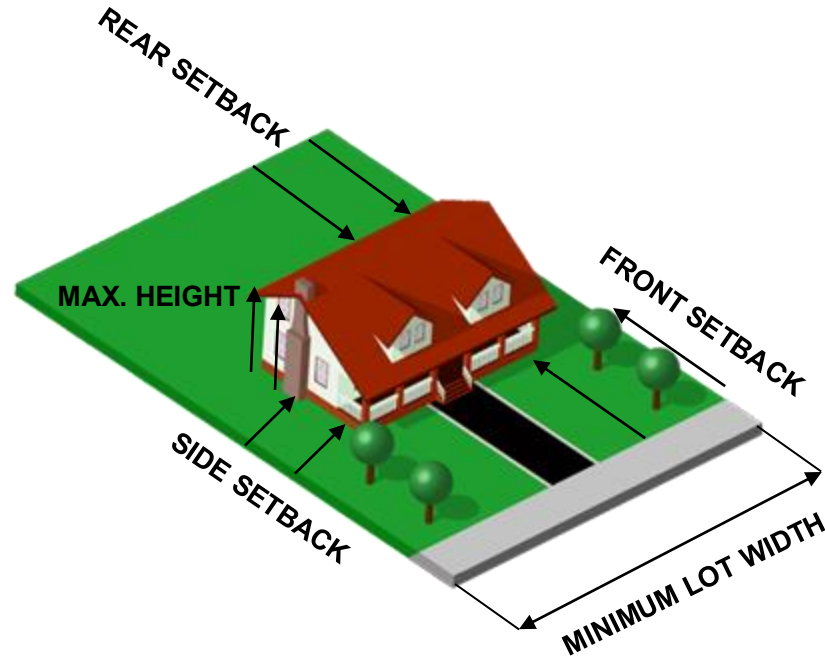
Zoning: Terms Explained



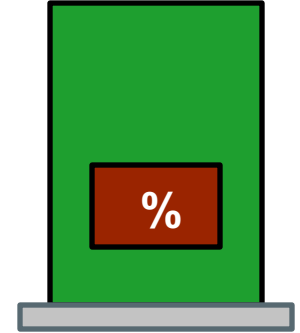
MAX COVERAGE



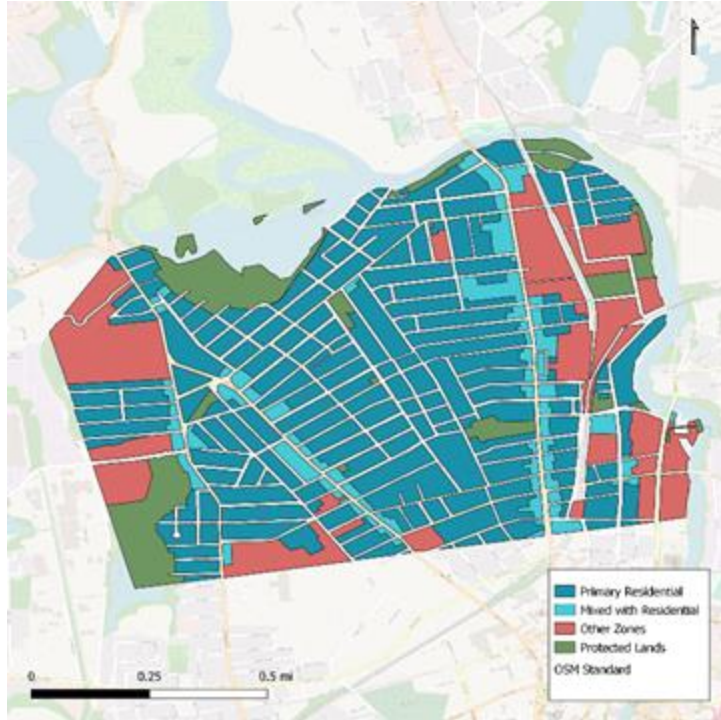
Zonificación: términos explicados



MAX COVERAGE



How Zoning Works Locally: Central Falls Zoning



60% of Central Falls is zoned for **Primarily Residential** development

- One-Household District (R-1), Two-Household District (R-2), Multi-Household District (R-3)

12% of Central Falls is zoned for **Mixed with Residential** development

- Limited Commercial District (C-1), General Commercial District (C-2), Commercial-Downtown District (CD), Conant Thread District (CT)

19% of Central Falls is zoned for **Nonresidential** development

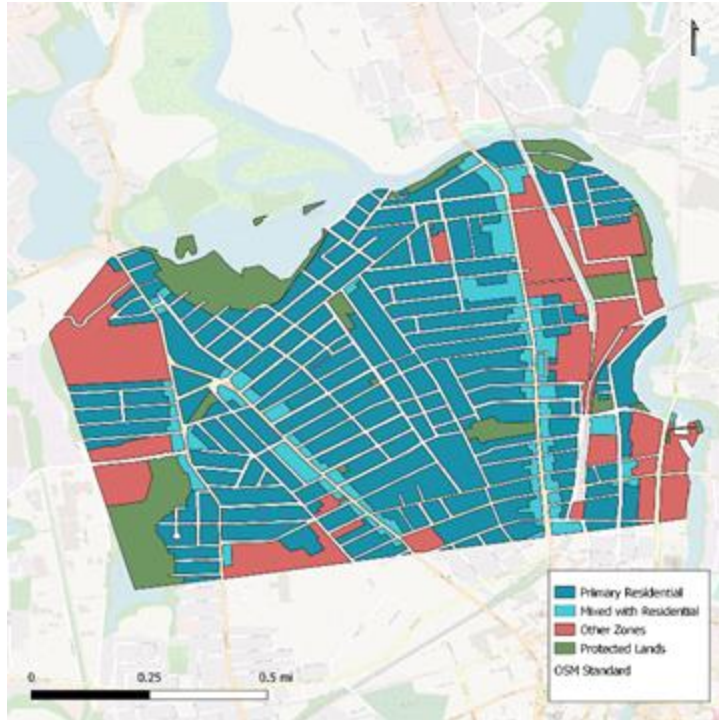
- Industrial District (M-1), Heavy Industrial District (M-2), Cemetery District (CM)

8% of Central Falls is **Protected Lands**

- federal, state, local

Cómo funciona la zonificación a nivel local:

Zonificación de Central Falls



60% de Central Falls está zonificado para el desarrollo principalmente residencial

- Distrito de un a familia (R-1), Distrito de dos familias (R-2), Distrito de varias familias (R-3)

12% de Central Falls está zonificado para la combinación del Desarrollo residencial is zoned for **Mixed with Residential** development

- Distrito Comercial Limitado (C-1), Distrito Commercial General (C-2), Distrito Comercial del Centro (CD), Conant Thread (CT)

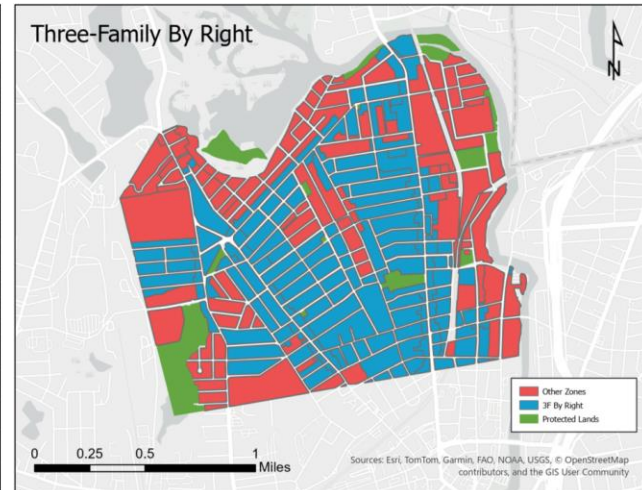
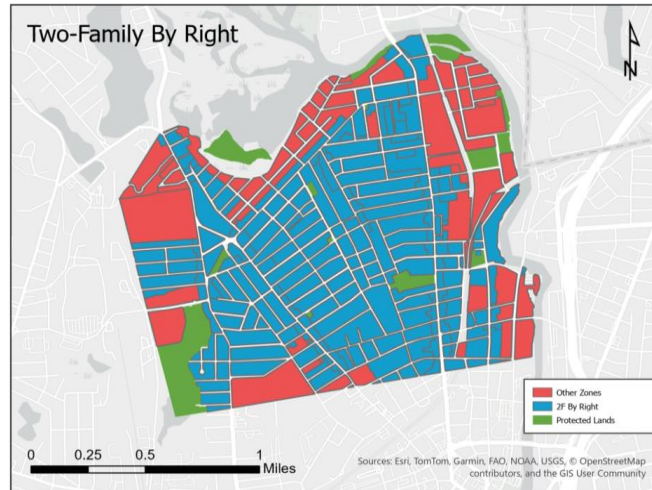
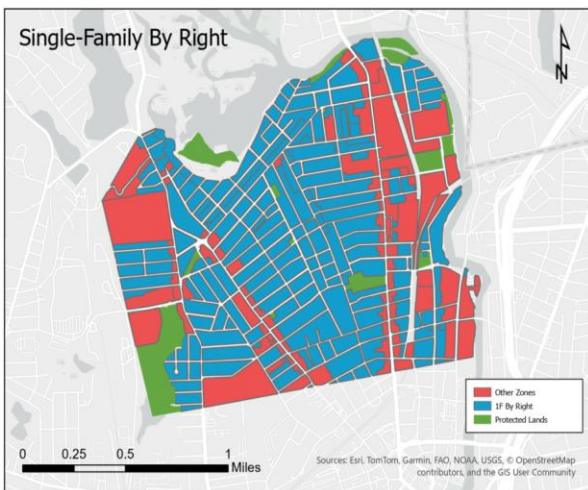
19% de Central Falls está zonificado por el Desarrollo **No Residencial**

- Distrito Industrial (M-1), Distrito Predominantemente Industrial (M-2), Distrito Cementerio (CM)

8% de Central Falls es **Territorio Protegido**

- federal, estatal, local

How Zoning Works Locally: Central Falls Zoning



66%
unprotected
lands allowing
SF By Right



■ By Right ■ Not By Right

66%
unprotected
lands allowing
2F By Right



■ By Right ■ Not By Right

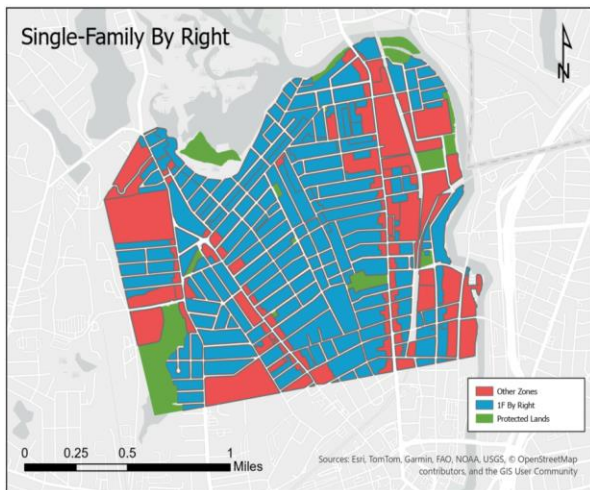
53%
unprotected lands
allowing MF By
Right (3+)



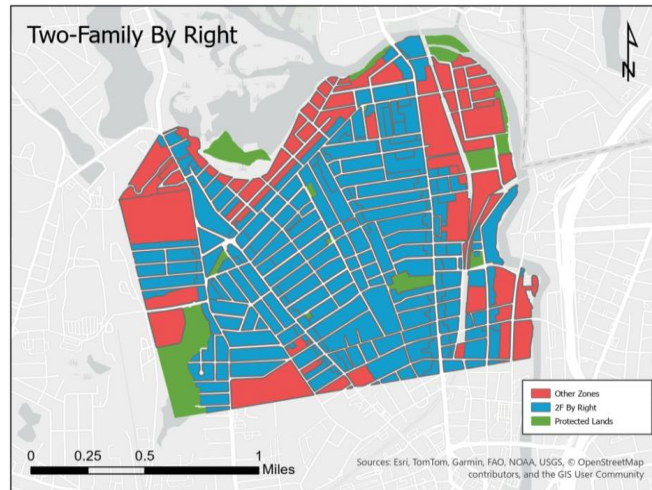
■ By Right ■ Not By Right

Cómo funciona la zonificación a nivel local: Zonificación de CF

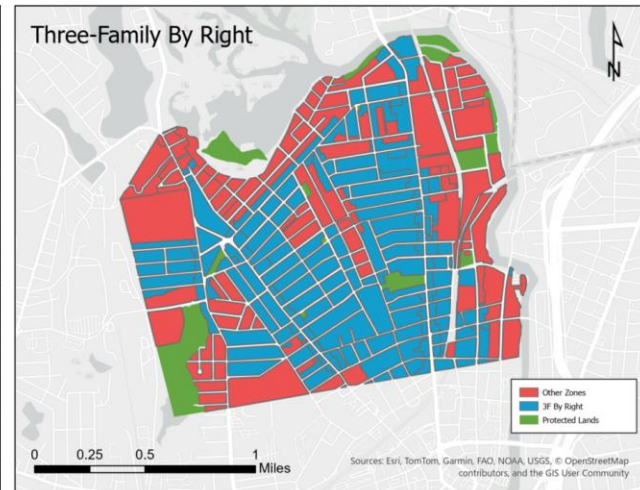
1F By Right



2F By Right



3F+ By Right



66% territorios
sin protección
que permiten SF
Por Derecho



■ By Right ■ Not By Right

66% territorios
sin protección
que permiten 2F
Por Derecho



■ By Right ■ Not By Right

53%
territorios **sin**
protección que
permiten Por
Derecho (3+)



■ By Right ■ Not By Right

Projects in the Works



511 & 524 Broad Street

- 29-unit | 4-story apartment
- Affordable to residents earning not more than 60% of the area's median income
 - no higher than \$52,260 for a 2 bedroom
 - no higher than \$60,360 for a 3 bedroom



509-511 Broad Street

- The project will include one studio, 15 one-bedroom, and 1 two-bedroom apartments

Proyectos en Progreso



511 & 524 Broad Street

- Apartamento de 29 unidades | 4 pisos
- Asequible para residentes que no superen el 60 % del ingreso medio de la zona
 - No más de \$52,260 por un apartamento de 2 habitaciones
 - No más de \$60,360 por un apartamento de 3 habitaciones



509-511 Broad Street

- El proyecto incluirá un estudio, 15 apartamentos de un dormitorio y 1 apartamento de dos dormitorios.

Universal Challenges

Environmental



**NOT IN MY
BACKYARD**



Existing ordinances: "the way
it's always been"



Politics



Traffic



What Next? What Can I Be a Voice for?

- Continue to pay attention to _____
- Support continued zoning reform that connects higher density housing to opportunities
- Redevelopment/rehabilitation of buildings to include low-and moderate-income housing units
- Advocate for _____
- Identifying _____
- Code enforcement and tenant rights



Que Sigue? En que puedo utilizar mi voz?

- Seguir poner atencion a _____
- Seguir apoyando reformas de zonificacion que conectan viviendas de mayor densidad a oportunidades
- Desarrollo de edificios que incluyen bajo y moderado unidades de viviendas
- Abogar para _____
- Identificar _____
- Cumplimiento normativo y derechos de inquilinos

Important Links to Learn More



- [Charter and Code of Ordinances](#)
- Town's [Website](#)
- RI Secretary of State [Open Meetings](#)

Recursos de la planificación en Central Falls

Documentos de la zonificación

- [Central Falls Zoning Ordinance](#)
- [Zoning Board Agenda/Minutes](#)

Documentos de la planificación

- [Central Falls Comprehensive Plan](#) (expirado)
- [Central Falls Interactive Map/Property Information](#)
- [Central Falls 2050](#)
- [Planning Board Agenda/Minutes](#)
- [Central Falls Housing Report \(2021\)](#)
- [Conant Thread District Vision Plan \(2017\)](#)
- [Conant Thread website](#)





Thank You

Want to discuss further?
Contact: abourne@rwu.edu

Gracias

¿Quiere discutir más?
Correo electrónico: abourne@rwu.edu

CONNECT WITH US!



[HousingWorks RI](https://www.HousingWorksRI.org)



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www.HousingWorksRI.org