

Housing types - give a score of 1-10:

ADAPTIVE REUSE

USE WHAT YOU ALREADY HAVE

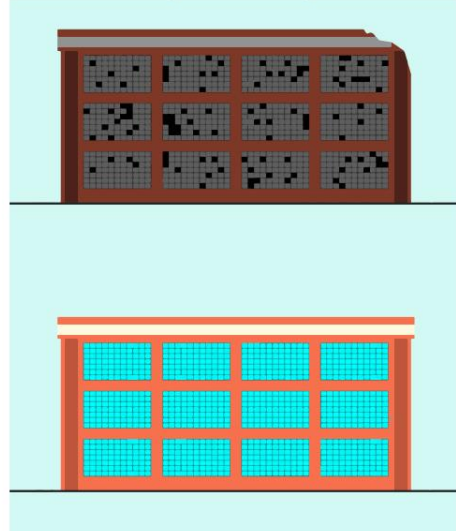
- REUSE OF OLD BUILDINGS FOR NEW PURPOSES
- STATE LAW PERMITS ADAPTIVE REUSE EVERYWHERE TO ENCOURAGE HOUSING PRODUCTION
- UNDERUTILIZED PROPERTIES ARE OFTEN LOCATED IN AMENITY RICH ENVIRONMENTS



SOURCE:

1. <https://nhhousingtoolbox.org/strategies/adaptive-reuse/>

Renovation of Existing Industrial Building



Adaptive reuse puts to work vacant and underutilized properties.

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ACCESSORY DWELLING UNITS

ADU STATE LAW CHANGES IN 2022

- ADUS ADD HOUSING WITHIN THE EXISTING BUILT ENVIRONMENT
- FOSTER HAS ADUS SINCE 1994
- RHODE ISLAND WIDE AS OF 2016
- A PREVIOUS REQUIREMENT TO DEMOLISH ADUS WHEN THE FAMILY MEMBER MOVES OUT WAS REMOVED IN 2022
- MUNICIPALITIES THAT PERMIT ADUS ARE NO LONGER ALLOWED TO LIMIT TO FAMILY MEMBERS
- RI STATE LEGISLATURE MAY PERMIT ADUS STATEWIDE IN 2024

SOURCE:

1. <https://nhhousingtoolbox.org/strategies/accessory-dwelling-units-adus/>

Accessory Dwelling Unit Typologies



ADUs capitalize on the existing built environment.

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VILLAGE CENTER

A VILLAGE PLAN ALTERNATIVE

- ZONING TOOL THAT ENCOURAGES DEVELOPMENT OF NEW VILLAGES IN RURAL AREAS
- COMBINES NEIGHBORHOOD DESIGN WITH OPEN SPACE CONSERVATION
- HOUSING CONCENTRATED NEAR IMPORTANT INTERSECTIONS
- HOUSING LOCATED NEAR IMPORTANT INFRASTRUCTURE
- CREATES STRONGER SOCIAL NETWORKS

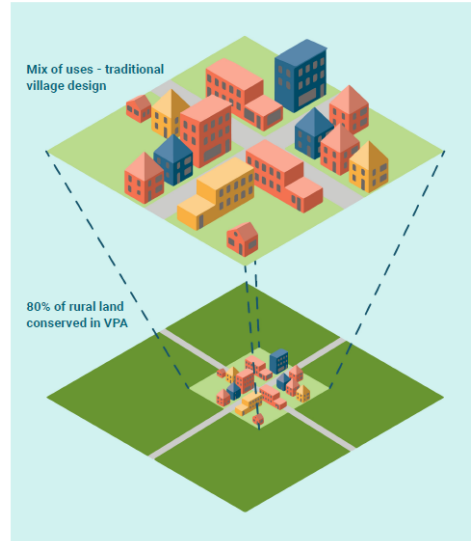


SOURCE:

1. <https://nhhousingtoolbox.org/strategies/village-plan-alternative-epa/>

This is a tool available to Foster to increase its villages or create new ones. Shared infrastructure would reduce development costs.

Village Center Diagram



Village centers protect rural character and open space.

INFILL DEVELOPMENT

URBAN TOOL - MAY HAVE RURAL APPLICATION

- NEW CONSTRUCTION ON UNUSED OR UNDERUTILIZED LAND WITHIN AN EXISTING NEIGHBORHOOD OR COMMERCIAL AREA
- DEVELOPED AREAS HAVE MORE INFRASTRUCTURE, LOWERING COSTS FOR NEW DEVELOPMENT
- DEVELOPMENT IN EXISTING AREAS REDUCES PRESSURE ON UNDEVELOPED AREAS
- CHANGES OVER THE LAST 15 YEARS TO FOSTER'S COMMERCIAL AREAS HAVE FOCUSED ON ADDITIONAL INFILL



SOURCE:
1. <https://nhhousingtoolbox.org/strategies/infill-development/>

Infill Development Diagram



Infill development repairs village fabric and clusters uses for optimal planning.

THE MISSING MIDDLE

WORKFORCE AND MIDDLE INCOME TYPES

- RANGE OF HOUSING OPTIONS SMALLER THAN SINGLE-FAMILY HOMES, BUT NOT LARGE APARTMENT BUILDINGS
- "MISSING MIDDLE" REFERS TO FILLING THE GAP BETWEEN SINGLE-FAMILY HOMES AND LARGE APARTMENT BUILDINGS

Missing Middle Diagram



Towns should provide adequate housing for workforce and middle income residents like teachers, nurses and first responders.

SOURCE:
1. <https://nhhousingtoolbox.org/strategies/missing-middle-housing-types/>

MIXED-USE DEVELOPMENT

SCALED DOWN FOR FOSTER

- REAL ESTATE DEVELOPMENT THAT COMBINES RESIDENTIAL, COMMERCIAL, CULTURAL, ENTERTAINMENT, AND INSTITUTIONAL USES INTO ONE PROJECT
- MIXED-USE MAY BE LOCATED IN VILLAGE CENTERS, NEAR SHOPPING CENTERS OR STRIP MALLS, OR MAY STANDALONE CREATING A NEW CENTER IN AN AREA
- REDUCES HOUSING COSTS, PARTICULARLY FOR BUSINESS OWNERS WITH ONSITE HOUSING
- MAY SUBJECT RESIDENTS TO POLLUTION



Mixed-Use Development Diagram



Mixed-use development places housing near the most desirable assets and resources.

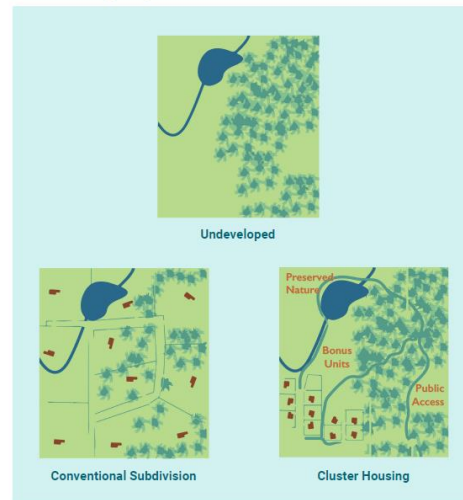
SOURCE:
 1. <https://nhhousingtoolbox.org/strategies/mixed-use-development/>

PLANNED UNIT DEVELOPMENTS

CLUSTER SUBDIVISION

- LAND USE REGULATION THAT SPECIFIES MIX OF LAND USES, BUILDING TYPES, DENSITIES, SITE DESIGN, AND INFRASTRUCTURE FOR A SINGLE PARCEL OR SMALL COLLECTION OF PARCELS
- PRESERVES NATURAL AREAS
- REDUCES DEVELOPMENT COSTS
- MUST CONSIDER CONSERVATION AREAS

PUD Planning Diagrams



Planned Unit Developments cluster housing in desirable suburban contexts.

SOURCE:
 1. <https://nhhousingtoolbox.org/strategies/planned-unit-developments-puds/>

MANUFACTURED HOUSING

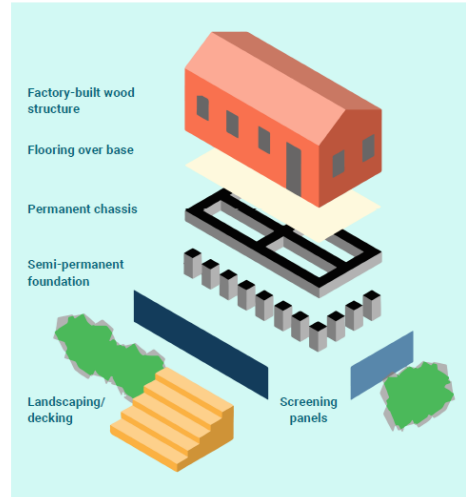
MOBILE HOMES AND PREFAB

- HOUSING IS PREFABRICATED AND BROUGHT INTO A SITE
- SITES CAN BE INDIVIDUAL LOTS OR HOUSING PARKS
- REDUCES DEVELOPMENT COSTS
- FURTHER REDUCE COSTS WITH SHARED INFRASTRUCTURE AND MAINTENANCE

SOURCE:

1. <https://nhhousingtoolbox.org/strategies/manufactured-housing/>

Manufactured Housing Breakdown



Manufactured housing can be quick, cost effective and less disruptive.