

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Alex Hutchinson

Branford:
Charles Andres
(Chair)

East Haven:
Vacant

Guilford:
Sean Cosgrove

Hamden:
Jay Cruikshank

Madison:
Vacant

Meriden:
Kevin Curry
(Vice-Chair)

Milford:
Robert Satti
(Executive Committee)

New Haven:
Vacant

North Branford:
Tricia Mase
(Executive Committee)

North Haven:
Theresa Ranciato-
Viele
(Executive Committee)

Orange:
Tom Torrenti

Wallingford:
Jeffrey Kohan
(Executive Committee)

West Haven:
Kathleen Hendricks

Woodbridge:
Andrew Skolnick
(Secretary)

To: Regional Planning Commission
From: Andy Cirioli, Director of Regional Planning and Municipal Services
Subject: RPC Meeting – Thursday, September 15, 2022 at 5:15pm

NOTICE: This is a hybrid meeting with in-person attendance at the SCRCOG Office and remote access via Zoom.

Office Location: 127 Washington Avenue, 4th Floor West, North Haven, CT 06473
Zoom: <https://us02web.zoom.us/j/86113308884>

1. Administration

1.1. Minutes of the August 11, 2022 RPC Meeting 2

2. Action Items

2.1. City of Milford: Proposed Zoning Regulation Amendment to Article III, Section 3.18.2 Corridor Design Development District 3. 4
Received: August 19, 2022. Public Hearing: TBD.

3. Other Business

3.1 Regional Program Updates 12

The agenda and attachments for this meeting are available on our website at www.scrco.org. Please contact SCRCOG at (203) 234-7555 for a copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two week's notice.

La Agenda y Adjuntos para esta reunión están disponibles en nuestro sitio web en www.scrco.org. Favor en contactar con SCRCOG al (203) 234-7555 para obtener una copia de la Agenda en un idioma distinto al Inglés. Ayudas/servicios auxiliares e intérpretes para personas de Dominio Limitado del Inglés serán proporcionados con dos semanas de aviso.

South Central Regional Council of Governments

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

www.scrco.org **T** (203) 234-7555 **F** (203) 234-9850 rpc@scrco.org

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

To: Regional Planning Commission
From: Andy Cirioli, Director of Regional Planning and Municipal Services
Subject: Minutes of August 2022 RPC Meeting

MEETING MINUTES

The meeting of the Regional Planning Commission (RPC) was held on Thursday, August 11, 2022 at 5:15 p.m. at the SCRCOG Office and on Zoom.

Presiding: Charles Andres, Chair

Voting Members Present: Charles Andres, Kim Brinton, Sean Cosgrove, Jay Cruikshank, Jeffery Kohan, Tom Torrenti, Andrew Skolnick

Staff Present: Andy Cirioli

1. Administration

1.1. *Minutes of the May 12, 2022 RPC Meeting*

Motion to accept the minutes as presented: Tom Torrenti. Second: Andrew Skolnick. Abstain: Kim Brinton, Sean Cosgrove. Vote: Unanimous.

1.2. *Summary of the July 14, 2022 RPC Meeting*

The summary was presented. There were no comments. No vote was required for this item because the July 14, 2022 RPC Meeting did not have quorum present.

2. Statutory Referrals

2.1. *Town of Hamden: Proposed Zoning Regulation Amendment to Section 638.1 – Outdoor Café. Received: July 18, 2022. Public Hearing: TBD.*

By resolution, the RPC has determined that the proposed zoning regulation amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

Motion: Andrew Skolnick. Second: Jeffrey Kohan. Abstain: Jay Cruikshank. Vote: Unanimous.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

- 2.2. *Town of Orange: Proposed Zoning Regulation Amendments to Cannabis Establishments as a Special Use in C-1 District. Received: July 26, 2022. Public Hearing: September 6, 2022 (tentative).*

By resolution, the RPC has determined that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Andrew Skolnick. Second: Jeffrey Kohan. Abstain: Tom Torrenti.
Vote: Unanimous.

3. Other Business

3.1 Regional Program Updates

Updates were provided on initiatives related to Housing and Hazard Mitigation.

Housing: Twelve out of fifteen of the region's municipalities have adopted their affordable housing plans. Additionally, SCRCOG is finalizing a regional plan, which the SCRCOG Board received a presentation about at their July Board meeting. The Board expressed interest in adding actionable items to the plan. Ultimately, the regional plan will be adopted by the Board.

Hazard Mitigation Plan Update: SCRCOG held its second advisory committee meeting on August 11. The consulting team is processing the results of the Risk Assessment, which includes modeling earthquake, hurricane wind, and flood impacts in the region using Hazus software. Mapping of critical facilities and their vulnerability to natural hazards has been completed. Municipal staff are currently reviewing their list of mitigation actions from the last plan and updating the list with new actions, as necessary. The public survey remains open, with 290 responses received so far.

Referral 2.1: City of Milford

Subject:

Proposed Zoning Regulation Amendment to Article III, Section 3.18.2 Corridor Design Development District 3

Staff Recommendation:

The proposed zoning regulation amendment does not appear to cause any negative inter-municipal impact to the towns in the South Central Region nor does there appear to be any impact to the habitat or ecosystem of the Long Island Sound.

Background:

The City of Milford, on behalf of CDP Milford LLC, has submitted a proposed zoning regulation amendment to Article III, Section 3.18.2 Corridor Design Development District 3. The amendment to a special permit allowing development of multi-family residential buildings would increase several maximums including number of stories, building height, number of dwelling units, and units per acre in addition to decreasing minimum parcel size for development.

The proposed amendment does not change the number of parcels eligible for multi-family residential development (one (1): 589 Bridgeport Avenue) nor the specific applicant's planned number of residential units. The amendment remains consistent with the residential zones that abut the affected CDD-3 zone.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.



City of Milford, Connecticut

Founded 1639
70 West River Street ♦ Milford, Connecticut ♦ 06460-3317
www.ci.milford.ct.us

Department of Permitting
and Land Use

David B. Sulkis,
City Planner

Amendment #22-8

TO: South Central Regional Council of Governments
 Greater Bridgeport Regional Planning Council
 City Attorney, City of Milford
 State of CT DEEP
 City of West Haven, City Clerk
 Town of Stratford, City Clerk
 Town of Orange, City Clerk

FROM: David B. Sulkis, City Planner

DATE: August 10, 2022

RE: **Proposed Changes to the City of Milford Zoning Regulations**
Article III, Section 3.18.2 Corridor Design Development District 3 –
Bridgeport Avenue Design Corridor District: CDD-3; Article V,
Supplementary Regulations Section 5.1 Parking and Loading Regulations

In accordance with Milford Zoning Regulations 10.3 and CT General Statutes 8-3b and 22a-104, the distribution of the following proposed regulation change is submitted for your agency’s review and comment. Please provide this office with acknowledgement of your receipt of this memorandum and provide your comments or approval within 35 days of the above date. review.

EXISTING TEXT:

3.18.2 Special Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings or uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII herein.

3.18.2.14 Multi-family residential buildings, subject to the following conditions and safeguards:

- (1) Multi-family residential buildings shall be permitted as part of an application for the development of a lot containing a minimum of 15 acres and a minimum of 600 feet of frontage on Bridgeport Avenue. For the purposes of this subsection, “development” shall mean the removal or renovation of all existing structures containing five (5) or more commercial establishments within a single structure, to be replaced by new or altered structures devoted to commercial use and complying with the architectural

standards for exterior building materials set forth in Section 5.16.1. No zoning permit shall be issued by the Zoning Enforcement Officer for multi-family residential buildings approved under this section unless or until a zoning permit for any portion of the commercial development has also been issued.

- (2) Such multi-family residential buildings shall be limited to efficiency, one-bedroom and two-bedroom dwelling units.
- (3) The maximum number of dwelling units shall not exceed 17 units per acre. No less than 10% of the dwelling units created shall be affordable housing as defined and in accordance with the Connecticut General Statute 8-30g.
- (4) The maximum building area coverage shall be twenty five percent (25%); maximum lot coverage shall be seventy-five percent (75%); and maximum floor area ratio (FAR) shall be 1.0.
- (5) No building shall exceed three (3) stories nor forty (40) feet in height.
- (6) A development plan approved under this section may be subdivided provided that any resulting parcel containing multi-family residential buildings shall be at least 12 acres in size and dwelling unit density does not exceed 17 units per acre.
- (7) Multi-family residential buildings shall be setback from Bridgeport Avenue a minimum distance of 200 feet.
- (8) Such developments may include accessory structures and uses such as, but not limited to, an associated clubhouse or similar amenity space, detached garages, maintenance buildings, mail buildings, and pool pump house buildings.
- (9) In addition to satisfying the architectural standards for exterior buildings materials set forth in Section 5.16.1, developments approved under this section shall comply with the following:
 - a. No more than 36 dwelling units shall be provided in a single multi-family residential building;
 - b. Pitched roofs shall be provided for any multi-family residential building, clubhouse, or detached garage;
 - c. Articulated building facades shall be included for all multi-family residential buildings to provide visual interest and reduce overall massing;
 - d. Multi-family residential building elevations shall include a mix of materials reflecting traditional New England-style design, including, by way of example and among other things, horizontal siding, shake-type siding, and board and batten-type siding.
 - e. No less than fifty percent (50%) of dwelling units shall have a balcony of at least 36 square feet in size;
 - f. Indoor residential community amenities such as, by way of example, a clubroom, fitness center, cinema room, co-working space, and/or prep kitchen;

- g. Outdoor residential community amenities such as a resort-quality pool, cabanas, fire pit, hammock park, and lawn game area;
- h. EV charging stations and BikeShare system; and
- i. Such developments shall include solar panels to offset electrical use of 40 kilowatts of power.

PROPOSED TEXT: (Changes indicated in **BOLD** italicized text and/or strikethrough text)

3.18.2.14 Multi-family residential buildings, subject to the following conditions and safeguards:

- (1) Multi-family residential buildings shall be permitted as part of an application for the development of a lot containing a minimum of 15 acres and a minimum of 600 feet of frontage on Bridgeport Avenue. For the purposes of this subsection, "development" shall mean the removal or renovation of all existing structures containing five (5) or more commercial establishments within a single structure, to be replaced by new or altered structures devoted to commercial use and complying with the architectural standards for exterior building materials set forth in Section 5.16.1. No zoning permit shall be issued by the Zoning Enforcement Officer for multi-family residential buildings approved under this section unless or until a zoning permit for any portion of the commercial development has also been issued.
- (2) Such multi-family residential buildings shall be limited to efficiency, one- bedroom and two-bedroom dwelling units.
- (3) The maximum number of dwelling units shall not exceed ~~17~~ **19** units per acre. No less than 10% of the dwelling units created shall be affordable housing as defined and in accordance with the Connecticut General Statute 8-30g.
- (4) The maximum building area coverage shall be twenty five percent (25%); maximum lot coverage shall be seventy-five percent (75%); and maximum floor area ratio (FAR) shall be 1.0.
- (5) No building shall exceed ~~three~~ **four** (~~3~~ **4**) stories nor ~~forty~~ **fifty-five** (~~40~~ **55**) feet in height.
- (6) A development plan approved under this section may be subdivided provided that any resulting parcel containing multi-family residential buildings shall be at least ~~12~~ **10** acres in size and dwelling unit density does not exceed ~~17~~ **19** units per acre.
- (7) Multi-family residential buildings shall be setback from Bridgeport Avenue a minimum distance of 200 feet.

- (8) Such developments may include accessory structures and uses such as, but not limited to, an associated clubhouse or similar amenity space, detached garages, maintenance buildings, mail buildings, and pool pump house buildings.
- (9) In addition to satisfying the architectural standards for exterior buildings materials set forth in Section 5.16.1, developments approved under this section shall comply with the following:
 - a. No more than ~~36~~ 38 dwelling units shall be provided in a single multi-family residential building;
 - b. Pitched roofs shall be provided for any multi-family residential building, clubhouse, or detached garage;
 - c. Articulated building facades shall be included for all multi-family residential buildings to provide visual interest and reduce overall massing;
 - d. Multi-family residential building elevations shall include a mix of materials reflecting traditional New England-style design, including, by way of example and among other things, horizontal siding, shake-type siding, and board and batten-type siding;
 - e. No less than fifty percent (50%) of dwelling units shall have a balcony of at least 36 square feet in size;
 - f. Indoor residential community amenities such as, by way of example, a clubroom, fitness center, cinema room, co-working space, and/or prep kitchen;
 - g. Outdoor residential community amenities such as a resort-quality pool, cabanas, fire pit, hammock park, and lawn game area;
 - h. EV charging stations and BikeShare system; and
 - i. Such developments shall include solar panels to offset electrical use of 40 kilowatts of power.

FINAL REGULATION TEXT:

3.18.2.14 Multi-family residential buildings, subject to the following conditions and safeguards:

- (1) Multi-family residential buildings shall be permitted as part of an application for the development of a lot containing a minimum of 15 acres and a minimum of 600 feet of frontage on Bridgeport Avenue. For the purposes of this subsection, "development" shall mean the removal or renovation of all existing structures containing five (5) or more commercial establishments within a single structure, to be replaced by new or altered structures devoted to commercial use and complying with the architectural standards for exterior building materials set forth in Section 5.16.1. No zoning permit shall be issued by the Zoning Enforcement Officer for multi-family residential

buildings approved under this section unless or until a zoning permit for any portion of the commercial development has also been issued.

- (2) Such multi-family residential buildings shall be limited to efficiency, one- bedroom and two-bedroom dwelling units.
- (3) The maximum number of dwelling units shall not exceed 19 units per acre. No less than 10% of the dwelling units created shall be affordable housing as defined and in accordance with the Connecticut General Statute 8-30g.
- (4) The maximum building area coverage shall be twenty five percent (25%); maximum lot coverage shall be seventy-five percent (75%); and maximum floor area ratio (FAR) shall be 1.0.
- (5) No building shall exceed four (4) stories nor fifty-five (55) feet in height.
- (6) A development plan approved under this section may be subdivided provided that any resulting parcel containing multi-family residential buildings shall be at least 10 acres in size and dwelling unit density does not exceed 19 units per acre.
- (7) Multi-family residential buildings shall be setback from Bridgeport Avenue a minimum distance of 200 feet.
- (8) Such developments may include accessory structures and uses such as, but not limited to, an associated clubhouse or similar amenity space, detached garages, maintenance buildings, mail buildings, and pool pump house buildings.
- (9) In addition to satisfying the architectural standards for exterior buildings materials set forth in Section 5.16.1, developments approved under this section shall comply with the following:
 - a. No more than 38 dwelling units shall be provided in a single multi-family residential building;
 - b. Pitched roofs shall be provided for any multi-family residential building, clubhouse, or detached garage;
 - c. Articulated building facades shall be included for all multi-family residential buildings to provide visual interest and reduce overall massing;
 - d. Multi-family residential building elevations shall include a mix of materials reflecting traditional New England-style design, including, by way of example and among other things, horizontal siding, shake-type siding, and board and batten-type siding;
 - e. No less than fifty percent (50%) of dwelling units shall have a balcony of at least 36 square feet in size;

- f. Indoor residential community amenities such as, by way of example, a clubroom, fitness center, cinema room, co-working space, and/or prep kitchen;
- g. Outdoor residential community amenities such as a resort-quality pool, cabanas, fire pit, hammock park, and lawn game area;
- h. EV charging stations and BikeShare system; and
- i. Such developments shall include solar panels to offset electrical use of 40 kilowatts of power.

REASON FOR CHANGE:

The applicant, CDP Milford LLC (the “Applicant”), is the contract purchaser of the property located at 589 Bridgeport Avenue (the “Property”). The Property is located in the CDD-3 zone and is comprised of a number of retail buildings, a good portion of which are vacant, including K-Mart, Ocean State Job Lot, Dollar Tree, Walgreens, Taco Bell, and a small strip center adjacent to Bridgeport Avenue, which includes Subway, a liquor store, and vacant space. In January 2022, the Applicant submitted an application for regulation amendment to allow multi-family residential in the CDD-3 zone as a special permit use (the “Multi-Family Amendment”). The Multi-Family Amendment, section 3.18.2.14 of the Regulations, was approved by the Planning & Zoning Board on February 1, 2022.

After the Multi-Family Amendment was approved, the Applicant learned of certain development restrictions in leases held by existing tenants that preclude the original approved plan. As a result, the Applicant submits this subsequent application to request a minor revision of the criteria set forth in the approved Multi-Family Amendment in order to accommodate changes in the proposed site plan and building configuration that were necessary to accommodate the relevant restrictions.

Notably, the approved Multi-Family Amendment included strict criteria and other safeguards to ensure that any multi-family residential developments permitted under that section would advance the POCD goal of promoting infill development for underutilized properties like the K-Mart shopping center, while remaining consistent with the development plan for the CDD-3 zone overall. For example, the Multi-Family Amendment provides that multi-family residential would only be permitted in conjunction with the redevelopment of a parcel of 15 acres or more and must include significant aesthetic upgrades to existing commercial establishments located on the redevelopment property. These important safeguards will not be impacted by the revision currently proposed.

Under both the existing approved language and the revised language requested here, the Property remains the only parcel eligible for multi-family residential use under section 3.18.2.14 of the Regulations. And, notwithstanding the requested modifications to certain bulk standards listed in the Multi-Family Amendment, the number of residential units contemplated by the Applicant’s redevelopment plan remains unchanged from the concept plans previously presented.

Most importantly, the type of infill redevelopment and multi-family use contemplated under section 3.18.2.14, including the revised language proposed here, remains entirely consistent with the various residential zones that abut the CDD-3 zone, particularly where, as here, multi-family is permitted only on larger commercial tracts with the necessary infrastructure and opportunities for buffering.

A petition for substantially the same change in regulations has previously been filed:

Yes: _____ No: If yes, date of hearing:

This regulation change is proposed by: Petitioner: CDP Milford, LLC or ___ PZB Subcommittee

Cc: J. Quish, Chairman P&Z
J. Griffith, DPLU

DRAFT

SCRCOG Regional Housing Plan

Outline of Proposed Housing Action Plan

Purpose

At the July 2022 Board meeting, SCRCOG staff received feedback on the goals and strategies sections of the Regional Housing Plan. There were concerns regarding the lack of concrete, actionable items for the region and a menu of actionable items for the municipalities. In response to these reasonable concerns, SCRCOG staff will draft a supplementary document to the Regional Housing Plan called the “Housing Action Plan: Supplement to the Regional Housing Plan”.

The purpose of this action plan is to assign a set of actions for the region that would further affordable housing policies and creation. Additionally, the action plan will propose a menu of actions municipalities can take to achieve similar outcomes.

Content

The Housing Action Plan will open with a brief overview of the goals, strategies, and major themes of the Regional Housing Plan. Following the overview will be concrete deliverables/ outcomes and projected dates of completion for each of the thirteen strategies in the regional plan. In addition to the regional action items, the plan will include a menu of items municipalities can implement to further affordable housing creation. The final component of the Action Plan will be a proposed timeline of all of the regional action items depicting the region’s steps between now and the next affordable housing plan update in five years.

Integration

While the Housing Action Plan will be a separate document from the Regional Housing Plan, a hyperlink to the action plan will be included in the regional plan after the goals and strategies sections. The Housing Action Plan will also include a hyperlink to the Regional Housing Plan as part of the brief overview.

Proposed Adoption Process Timeline

	Sept. 2022	Oct. 2022	Nov. 2022	Dec. 2022	Jan. 2023
SCRCOG Staff draft Housing Action Plan.					
Share Draft Regional Housing Plan and Draft Action Plan with Board and Housing Working Group.					
SCRCOG Board discusses the two plans at a special or regular Board meeting.					
Incorporate feedback from the Board and Working Group, post documents for public comment, and incorporate any public comments.					
SCRCOG Board Adopts the two plans.					

Note: Depending on feedback received in October, the timeline may shift accordingly. There is no official deadline for SCRCOG to adopt this plan.

Overview of the 2022 – 2023 SCRCOG Housing Initiative

SCRCOG developed a two-pronged approach to the 2022-2023 SCRCOG housing initiative. Each prong—detailed below—serves a unique purpose in continuing the momentum of the regional housing effort beyond the adoption of the Affordable Housing Plans (AHPs). The prongs were developed through conversations with municipal representatives during the AHPs process and Working Group meetings, and they were designed as a holistic approach to promoting healthy housing creation and policy development.

1. Housing Working Group Meetings

David Fink will facilitate small, tailored group meetings of municipalities with similar needs where ideas, tools, methods, strategies, and guest speakers are presented to assist communities in operationalizing their AHPs. Municipalities will be categorized into one of three groups:

a. Group 1: Meriden, West Haven, New Haven, Hamden

Urban group with denser housing and development, and widely available water and sewer service and other infrastructure

b. Group 2: Woodbridge, Orange, North Branford, Bethany, East Haven

Rural group, with minimal infrastructure to create a lot of dense housing but still seeking expansion to their housing options.

c. Group 3: Milford, North Haven, Wallingford, Madison, Guilford, Branford

Transit Oriented Development (TOD) group with bus and commuter rail services that may be looking to create new housing options near or connected to those stations

A kick-off meeting will be scheduled in September, and then each group will meet separately every three months (i.e. Group 1 – Oct., Jan, Apr.; Group 2 – Nov., Feb., May; Group 3 – Dec., Mar., Jun.).

Session topics will be announced in September. These sessions will be open to Chief Elected Officials, municipal staff, community leaders, and other municipal representatives. While the sessions are oriented toward specific communities, the meetings are open and any one is welcome to attend.

2. Community Engagement

Through education and engagement, the selected consultant will form a growing number of community members who understand healthy housing development and policies that reflect their municipality's needs and interests. Community members should feel their concerns have been heard so that, in coming years, there can be wide agreement among residents on their municipality's housing needs and possible areas for future housing creation.

For each participating municipality, the selected consultant is expected to facilitate honest and productive community discussions, answer questions, address misinformation, and hear the concerns of community members. Specifically, municipal leaders have expressed a need for assistance with:

- Implementing the strategies and goals outlined in the municipal AHPs
- Educational forums for community members on general affordable housing concepts
- Educational forums for community members on discussing the purpose and contents of the AHPs
- Engaging community members in discussions about their thoughts on affordable housing (i.e. their goals, concerns, and perspectives about the housing needs of their municipality)

22-23 HOUSING WORKING GROUP MEETING SCHEDULE

These are hybrid meetings,
with virtual attendance via
Zoom and in-person
attendance at SCRCOG.

Please [click here](#) or use the
QR code to register for one,
some, or all of the sessions!



SCRCOG
SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS

- 1 - KICK-OFF MEETING: AFFORDABLE HOUSING IN CT AND HOW TO MOVE FORWARD WITH AFFORDABLE HOUSING PLANS**
WED, SEPT 28, 2022 | 1:00 PM - 2:30 PM
- 2 - AFFORDABLE HOUSING PLANS AROUND CT: LEARNING BY EXAMPLE AND HOW TO MAKE PROGRESS**
WED, OCT 26, 2022 | 1:00 PM - 2:30 PM
- 3 - GETTING THROUGH TO THE TRUTH: HOW AFFORDABLE HOUSING CREATION IMPACTS TOWNS**
WED, NOV 16, 2022 | 1:00 PM - 2:30 PM
- 4 - BUILD SMARTER, NOT HARDER: PLACING AFFORDABLE HOUSING AT THE INTERSECTION OF OPPORTUNITIES TO ENSURE CONNECTIVITY OF DEVELOPMENTS**
WED, DEC 14, 2022 | 1:00 PM - 2:30 PM
- 5 - THE NITTY GRITTY DETAILS OF WASTEWATER MANAGEMENT IN NEW DEVELOPMENTS**
WED, JAN 25, 2023 | 1:00 PM - 2:30 PM
- 6 - THE MISSING MIDDLE: WHAT OPTIONS EXIST BETWEEN LARGE COLONIALS AND DENSE APARTMENT DEVELOPMENTS**
WED, FEB 22, 2023 | 1:00 PM - 2:30 PM
- 7 - HOUSING OPPORTUNITIES IN URBANIZED AREAS: ZONING CHANGES, NEEDS OF LOW-INCOME UNITS, MITIGATING ENVIRONMENTAL HAZARDS, & REHABILITATING HOUSING STOCK**
WED, MAR 29, 2023 | 1:00 PM - 4:00 PM
- 8 - CONVERTING STRIP MALLS INTO HOUSING: HOW TO APPROACH PROPERTY OWNERS, ATTRACT DEVELOPERS, & INCORPORATE TOD**
WED, APR 26, 2023 | 1:00 PM - 2:30 PM
- 9 - HOUSING AND OPEN SPACE: CAN TOWNS HAVE BOTH?**
WED, MAY 24, 2023 | 1:00 PM - 2:30 PM
- 10 - MANAGING INCOME RESTRICTED UNITS: FROM ENSURING QUALIFIED RESIDENTS TO PROPERTY CARE**
WED, JUN 28, 2023 | 1:00 PM - 2:30 PM

