

Notes on Draft of Affordable Housing Plan 2020-2021

Hi Janell

You and the committee have done a fine job of presenting the issues and the possible solutions.

I have a couple of questions and comments. I am writing this in haste so contact me if more clarity is required.

1

Listing houses for sale without the annual taxes doesn't give a true cost of what it costs to live in Falls Village. Because the town relies almost exclusively on residences for tax revenue the taxes are higher in Falls Village than in the surrounding towns.

2

Under "Properties of Interest" please list Fred Laser's concept of building affordable rental units on the town owned land that currently houses the DPW. The DPW and the transfer station, known to have several state violations, would be rebuilt on the transfer station land.

3

CERC analysis doesn't present an optimistic picture of high paying job opportunities in the Northwest Corner. Therefore; it is unrealistic to conclude that affordable housing alone will attract young people. The cost of living is prohibitive.

4

The 2020 US Census projections, at least the way they are interpreted in your report confuse me. Is the population expected to grow in FV with or without more affordable housing?

5

from page 6

The total number of households with children in Falls Village has been declining and is expected to continue to decline. There were 215 children in Falls Village in 2010 and 182 in 2020, a 15% decline.

This data signifies that housing needs for seniors are going to expand locally.

I think you need to point out that in terms of affordable housing Falls Village must create opportunities for growth (younger people with children) and housing for seniors.

7

On page 16 you encourage the P&Z to incentivize “adaptive reuse.” How would such a program be incentivized? One sentence is sufficient here.

Ruth Skovron

11/10/21