



Town of Coventry  
Department of Planning and Development  
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To: Coventry Planning Commission  
From: Doug McLean, Director of Planning and Development  
Date: September 19, 2024  
Re: Proposed CDBG Funding Request for Coventry Housing Authority's Knotty Oak Village

This memorandum is provided as background information on the Coventry Housing Authority's request to use Community Development Block Grant (CDBG) funds to make improvements at their property at Knotty Oak Village. 2 separate motions/actions are need by the Planning Commission for this agenda item: 1) make a finding to certify that the activities are consistent with the Town's Comprehensive Community Plan and local development ordinances/regulation, and 2) make a recommendation to the Town Council to authorize the Town Manager to file the application.

### **Funding Request:**

Coventry Housing Authority's Knotty Oak Village property, hosting 75 units of Public Housing for low income households, is included in the annual count of affordable housing units within the State. Knotty Oak Village has been a part of the affordable housing community of Coventry for almost 40 years. Funding in the amount of \$850,000 includes rehab of 75 kitchens. Renovations will add years of building sustainability to the public housing units of Coventry, a scarce affordable housing resource. The units were built in 1968 and require new cabinets, drawers, countertops, and installation of range hoods (no existing range hoods) and lighting will be converted to LED.

As noted in the Land Use 2025 report, RI is encouraged to balance the needs of its people and help to ensure a range of housing choices while supporting affordable housing. Additionally, one of the State's Consolidated Plans key findings is the Public Housing's need of solutions to preserve its stock of aging housing developments. Knotty Oak Village continues to meet the need for affordable housing opportunities for the Town of Coventry and its preservation will ensure its continued viability.

### **Relevant Sections of Town's Comprehensive Plan**

#### *Chapter C. Visions, Goals & Objectives*

##### *C.4 Housing*

*Objective 1.5: Formulate a comprehensive approach to neighborhood revitalization to preserve the community's valuable housing stock and maintain affordable housing opportunities.*

#### *Chapter D. Comprehensive Guide*

##### *D.4 Housing Plan Element*

*1.b.1. The Town's CDBG program should assist in making available safe, decent and sanitary housing for all residents through code enforcement, housing rehabilitation and housing weatherization for low- and moderate-income persons;*

*2.b.1. Continue to apply for and utilize CDBG funds to stimulate housing rehabilitation and neighborhood revitalization in areas of low- and moderate-income persons.*

#### *E.1.1. Implementation Action Program*

*Action Item 4.3 states that the Town should continue to apply for and utilize CDBG funds to "stimulate rehabilitation in low- and moderate-income neighborhoods;"*

*Action Item 4.8 work with existing non-profit organizations to provide affordable housing opportunities for all Town residents "to rehabilitate or build affordable housing for low-and moderate-income families."*

The Planning Director has reviewed the proposed activity to improve the Coventry Housing Authority's properties at Knotty Oak Village for conformance with local ordinances and regulations, including consistency with the Comprehensive Plan and State Guide Plans. Based on this review, the Planning Director finds that the proposed activity IS consistent with all such plans.

Based on review of the funding request, the relevant sections of the Comprehensive Plan, and the local ordinances/regulations, staff recommends the Planning Commission consider the following motions:

#### **Staff Recommended Motions:**

1. The Coventry Planning Commission certifies that the proposed activities are consistent with the Town's Comprehensive Community Plan and local development ordinances and regulations,
2. The Coventry Planning Commission recommends that the Town Council authorize the Town Manager to file the application.