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Massachusetts
Office of the Mayor

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FALL RIVER, MA

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JASIEL F. CORREIA II
Mayor

March 3, 2016

Honorable Shawn Cadime
President
Fall River City Council
One Government Center
Fall River, MA 02722

Dear Council President Cadime:

Attached for your information, review and City Council action, please find a proposed Housing Development (HD) Zone and Plan. Approval of the HD Zone and Plan would provide developers with tax incentives to rehabilitate multi-unit properties for sale or lease primarily as market rate units. As you may recall the HD Zone was ordained by the City Council on July 9, 2013 and approved by the Mayor on July, 11 2013 as part of the Revised Ordinances. The corresponding HD Plan must be submitted to the Massachusetts Department of Housing and Community Development for approval by the same.

I respectfully request that the City Council look favorably upon this application and approve it as presented and subject to the Massachusetts Department of Housing and Community Development approval. Thank you for your time and attention to this matter. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Jasiel F. Correia, II
Mayor

Attachments

cc: City Council Members

City of Fall River, *In City Council*

RESOLUTION OF LOCAL GOVERNING BODY APPROVING THE ESTABLISHMENT OF A HOUSING DEVELOPMENT ZONE AND THE FILING OF AN APPLICATION WITH THE MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REQUESTING APPROVAL ON A HOUSING DEVELOPMENT ZONE AND PLAN

WHEREAS, the attached Housing Development Zone for Fall River was ordained by the City Council on July 9, 2013 and approved by the Mayor on July 11, 2013; and

WHEREAS, the Housing Development Zone is established as illustrated on the attached Map, which is hereby made a part of this Resolution; and

WHEREAS, the Mayor is hereby authorized to submit the Housing Development Zone Plan and Map to the Massachusetts Department of Housing and Community Development; and

WHEREAS, the Mayor is authorized to act in connection with the submittal of the Plan and to provide such additional information as may be required by the Massachusetts Department of Housing and Community Development; and

WHEREAS, the Mayor and the Tax Increment Financing Board, subject to City Council approval, are hereby authorized to negotiate tax increment exemptions from property taxes for a period not to exceed twenty (20) years for projects that meet the guidelines set forth under M.G.L. Chapter 40V and the regulations set forth at 760 CMR 66.00; and

NOW THEREFORE, BE IT RESOLVED BY THE FALL RIVER CITY COUNCIL THAT: the local governing body does hereby authorize the Mayor to submit an application to the Massachusetts Department of Housing and Community Development requesting approval of the Housing Development Zone and Plan and also authorizes the Mayor to do all the things necessary to comply with the statutory and regulatory guidelines governing the Housing Development Zone and Plan.

**CITY OF
FALL RIVER**

DRAFT

**HOUSING DEVELOPMENT
INCENTIVE PROGRAM**

**HDIP ZONE AND PLAN
APPLICATION**

PREPARED BY:
FALL RIVER OFFICE OF ECONOMIC DEVELOPMENT
MARCH 2016

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COVER SHEET

§ Applicant Municipality: City of Fall River

§ Contact Person for Application and HD Zone Plan:

Kenneth Fiola, Jr., Esq.
Executive Vice President
Fall River Office of Economic Development
One Government Center
Fall River, MA 02722-7700
(508) 324-2620 - tel., (508) 677-2840 - fax
kenfiolajr@aol.com

§ Authorized Officers Designated to Execute HD Tax Increment Exemption Agreements:

Jasiel F. Correia, II
Mayor, City of Fall River
One Government Center
Fall River, MA 02722-7700
(508) 324-2600 - tel., (508) 324-2626 – fax
mayor@fallriverma.org

OR

Tax Increment Financing Board
Mayor William Flanagan, Chairman
One Government Center
Fall River, MA 02722
Tel: 508-324-2600

AND

Fall River City Council
Shawn Cadime, President
One Government Center
Fall River, MA 02722
Tel: 508-324-2233

By the signature below, I certify that the proposed Application for Housing Development Zone Designation meets the requirements of 760 CMR 66.00 and was approved by the Fall River City Council on DATE.

Jasiel F. Correia, II
Mayor, City of Fall River

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EVIDENCE OF PUBLIC HEARING - SECTION 66.03(2)

The proposed Housing Development Zone (HD Zone) and Housing Development Zone Plan (HD Zone Plan) was put forth before the Fall River City Council, consistent with the regulations of the Housing Development Incentive Program (HDIP), at its DATE meeting. A public hearing on the matter was held by the Fall River Planning Department on DATE AND TIME. Attachment A includes copies of the required newspaper notices which were published in the Herald News in each of two successive weeks, the last publication being held at least three days prior to the public hearing. Attachment B includes a copy of the minutes of the public hearing and the City Council meeting.

City of Fall River

Minutes

The Fall River City Council provides the attached Resolution in lieu of minutes. A DVD of the DATE meeting is also included.

City Council Resolution

Approving the Tax Increment Exemption Agreement

Executive Summary

The name of the City's proposed HD Zone is the Central Market Rate Housing Incentive Zone. The proposed zone is located in the center of Fall River and abuts the City's existing Waterfront/Downtown Market Rate Housing Incentive Zone. The Central Market Rate Housing Incentive Zone includes vacant mill buildings that have received interest from developers. The objectives of the Housing Development Zone Plan is to increase residential growth, expand the diversity of housing stock, support economic development, and promote neighborhood stabilization.

There is a clear need for multi-unit market rate housing in the proposed Central Market Rate Housing Incentive Zone and there are several development activities, public and private, proposed for the Central Market Rate Housing Incentive Zone.

On the local level the City has invested in a new water tank in the proposed zone and is undergoing water and sewer infrastructure improvements in the area to better serve the community.

Britland Park recently underwent a transformation to improve park conditions, a project that cost \$875,000 and was funded by both state and local resources. Similarly, nearby Father Travassos Park, is undergoing a \$2.5 million renovation to improve park amenities for citizens and make the park more accessible. There is also an ongoing \$5 million Quequechan Rail Trail project which is creating a bike/walking path on retired rail lines and will connect the two parks mentioned as well as other areas of the City.

Further, roadway improvements were recently completed on Plymouth Avenue, a main thoroughfare that services the proposed zone. This \$8 million investment was funded by the Commonwealth and includes new paving and new sidewalks. Further, ten intersections will receive renovations including new traffic lights.

In the private sector, development has been steady in the proposed Central Market Rate Housing Incentive Zone. In 2008, Meditech opened a new state of the art facility on a 17-acre tract of land that had formerly housed a mill building that had been destroyed in a fire in the 1980s. Meditech is a leader in its industry and provides computer systems and software to medical facilities and professionals internationally. The facility was originally built to house 500 employees but quickly exceeded that target at the Fall River facility.

Adjacent to the Meditech facility is the Advanced Technology and Manufacturing Center (ATMC) of the University of Massachusetts Dartmouth. The ATMC is a 60,000 sq. ft. state-of-the-art technology facility focused on providing advanced technology and manufacturing solutions, through industry and university partnerships, to meet current and future business

needs. This \$14 million facility was opened in 2001 and has been a community staple for advanced technology start-ups and businesses.

Within the past two years \$20 million in private investment was utilized to locate a super Walmart and Sam's Club within the Central Market Rate Housing Incentive Zone. Another \$2 million investment was made in the roadway and infrastructure improvements surrounding the shopping plaza site.

Most notably, Curtain Lofts, which was opened in 2012 converted the former Wampanoag Granite Mill into high end yet affordable apartments for residents ages 55 plus. The facility boasts amenities such as chef quality kitchens, a gazebo and a dog park. Further, the natural features of the building lent themselves to creating bright apartments with high ceiling, beautiful brick work and natural lighting were a huge hit among prospective tenants with 97% of the apartments leased at the time of the facility's grand opening.

Knitting Mill Apartments, LLC was recently awarded \$3.25 million in state funds and \$1.95 million in state and federal tax credits to transform a former knitting mill into 120 apartments that will be open to people age 62 and older with a minimum of 99 of those apartments being offered to people who are eligible for rent subsidies.

In addition, a developer has expressed interest in converting a mill building within the Central Housing Development Zone into market rate units. While the details of the project are still in the works, this project is projected to create approximately 90 market rate units.

HOUSING DEVELOPMENT ZONE - SECTION 66.04(1)

The Central Housing Development Zone includes the central portion of the City and abuts the Waterfront/Downtown Housing Development Zone. As outlined in the Executive Summary above the Central Housing Development Zone has seen vast improvements over the past 15 years through private and public investments. This Central Housing Development Zone also contains a number of underutilized mills, which have great potential for housing and commercial or mixed-use development.

The proposed Central Housing Development Zone is appropriately located to support the objectives of the Housing Development Zone Plan. Using areas of underutilized potential in the City allows the City to demonstrate that it intends to support new housing units and new businesses that will cater to these new residents and provide employment opportunities, and the stabilization of the neighborhoods where this investment is most needed. With the bounty of underutilized mills within the zone there is a strong focus on repurposing these historic structures.

There is sufficient likelihood that market rate housing units will be developed in the HDIP Zone as outlined. In the Central Housing Zone we have seen the development of the Curtain Lofts, which was opened in 2012 converted the former Wampanoag Granite Mill into high end yet affordable apartments for residents ages 55 plus. The facility boasts amenities such as chef quality kitchens, a gazebo and a dog park. Further, the natural features of the building lent themselves to creating bright apartments with high ceiling, beautiful brick work and natural lighting were a huge hit among perspective tenants with 97% of the apartments leased at the time of the facility's grand opening.

In addition the recent state funding awards for Knitting Mills Apartments, LLC as mentioned above will not only convert an underutilized mill, but also bring new community resources to the neighborhood such as a senior center.

Similarly, surrounding this landmark is a number of underutilized mills. Some of these mills have been converted to commercial uses and/or medical facilities. While commercial use for these mill buildings is somewhat saturated, opportunities to create market rate housing is the next logical step. Lack of incentives as they relate to such a conversion has been an obstacle to selling and converting the property. Based on the development needs within the City it is without doubt that the HDIP Zones will be utilized by investors throughout the City and help create much needed market rate housing.

HOUSING DEVELOPMENT ZONE PLAN - SECTION 66.04(2)

Objectives of the HD Zone Plan - Section 66.04(2)(a)

The objectives of the Housing Development Zone Plan are to increase residential growth, expand the diversity of housing stock, support economic development, and promote neighborhood

stabilization. Fall River has seen its central region transform from a largely residential area with dreary multi-family housing to a more vibrant commercial area that is ready to service an influx of new tenants who would be interested in market rate housing near the newly established commercial and professional facilities.

While investors have primarily utilized this zone for commercial uses it is now clear the next step is to accommodate new market rate housing for individuals looking to reside in this desirable area of the City. Similarly, with the large inventory of mill space available, market rate housing within these structures is a viable option to bring these structures to use once again. The mill buildings provide the framework for market rate housing with features desirable to developers and users alike. Both the abandoned schools as well as the mill buildings offer high ceilings, large windows for natural light, open areas for easy development and plentiful parking. The objective is to take these underutilized, historic structures and capitalize on their natural features while fulfilling a market need.

The City will use the HD Zone to encourage developers to incorporate a residential sales and/or rental structure that will be affordable to a wide range of City residents, from its workforce to retirees and second homeowners who come to the City to experience its cultural destinations.

Fall River has experienced a resurgence of new business coming into the City and cultural attractions which will accommodate these new and existing residents, people employed in the City and visitors. The creation of market rate units in the HD Zone will contribute considerably to the economic growth of City businesses, cultural attractions and business development throughout the City. The City will use the HD Zone to encourage a mix of uses within specific developments and on specific properties. The HD Zones will also be used to foster diverse opportunities and uses that will help create a vital and vibrant environment.

It is anticipated that specific objectives for each of the goals described above will include the rehabilitation of historic buildings, primarily mills and abandoned schools; and the generation of new tax revenue.

Public and Private Construction and Related Activities -

The City has worked closely with investors in an effort to repurpose retired mill buildings and abandoned schools, many of which are located in the City's central region.

Key investments within the HD Zones are as follows:

- In 2008, Meditech opened a new state of the art facility on a 17-acre tract of land that had formerly housed a mill building that had been destroyed in a fire in the 1980s. Meditech is a leader in its industry and provides computer systems and software to medical facilities and professionals internationally. The facility was originally built to house 500 employees but quickly exceeded that target at the Fall River facility.

- Adjacent to the Meditech facility, also on the site of a former mill location, is the Advanced Technology and Manufacturing Center (ATMC) of the University of Massachusetts Dartmouth. The ATMC is a 60,000 sq. ft. state-of-the-art technology facility focused on providing advanced technology and manufacturing solutions, through industry and university partnerships, to meet current and future business needs. This \$14 million facility was opened in 2001 and has been a community staple for advanced technology start-ups and businesses.
- This past fall a new shopping center was built within the proposed Central Market Rate Housing Incentive Zone. The total project, which cost over \$20 million in private investment as well as \$2 million in roadway infrastructure improvements surrounding the site, includes a super Walmart and Sam's Club.
- Curtain Lofts, which was opened in 2012 converted the former Wampanoag Granite Mill into high end yet affordable apartments for residents ages 55 plus. The facility boasts amenities such as chef quality kitchens, a gazebo and a dog park. Further, the natural features of the building lent themselves to creating bright apartments with high ceiling, beautiful brick work and natural lighting were a huge hit among prospective tenants with 97% of the apartments leased at the time of the facility's grand opening.
- Knitting Mill Apartments, LLC was recently awarded \$3.25 million in state funds and \$1.95 million in state and federal tax credits to transform a former knitting mill into 120 apartments that will be open to people age 62 and older with a minimum of 99 of those apartments being offered to people who are eligible for rent subsidies.
- Britland Park recently underwent a transformation to improve park conditions, a project that cost \$875,000 and was funded by both state and local resources. Similarly, nearby Father Travassos Park, is undergoing a \$2.5 million renovation to improve park amenities for citizens and make the park more accessible. There is also an ongoing \$5 million Quequechan Rail Trail project which is creating a bike/walking path on retired rail lines and will connect the two parks mentioned as well as other areas of the City.

City officials expect that improvements similar to those described above will continue with the adoption of the HD Zones and HD Zone Plan as developers take advantage of the tax incentives offered by the Commonwealth's Housing Development Incentive Program. Developers regularly approach the City to explore development opportunities for the City's underutilized mills and abandoned schools.

Information about Developer - Section 66.04(2)(b)

The City currently has a number of developers who will be moving forward with projects in the already established Waterfront/Downtown Market Rate Housing Development Incentive Zone. There has also been interest in a number of mill buildings and abandoned schools in the Central Market Rate Housing Development Incentive Zone, which will surely gain additional attention if incentives become available through HDIP and the establishment of the zone.

The Curtain Loft project is a great example of the success Fall River has seen in converting retired mill buildings for new uses. As mentioned earlier, the facility was beautifully remodeled to accommodate residential units and had only 3% vacancy upon opening.

HD Projects - Section 66.04(2)(e)

A developer has expressed interested in converting a mill building within the Central Housing Development Zone into market rate units. While the details of the project are still in the works, this project is projected to create approximately 90 market rate units.

Market Rate Residential Units - Section 66.04(2)(f)

According to the Citywide ACS Bureau of the Census, the median household income for the Central Market Rate Housing Zone, which for the purposes of this plan, represents the Housing Development Pricing Area (HDIP) Pricing Area is \$51,482 per year. For the purposes of this plan, \$51,482 is also the HDIP Area Household Median Income (HDIP AMI). 110% of the \$51,482 is \$56,630.20, which is the Target Median Household Income. The HUD Fall River area 60% income limit for three persons is \$40,200. This income satisfies the M.G.L. Chapter 40V HDIP Implementation Guidelines that states that 110% of the median household income for the HDIP pricing Area must be greater than 60% of the median household, as determined by HUD.

Within the Central Zone, three Census Tracts will benefit from the HD Zone because they have median household incomes below \$56,630.20, the Target Median Household Income. Therefore, it can be concluded that the Target Median Household Income of \$56,630.20 is at a level that will allow the HD Plan Zone to increase residential growth, expand diversity in housing stock, support economic development and promote neighborhood stabilization by attracting wealthier households from the surrounding Census Tracts.

Timeline and Duration - Section 66.04(2)(g)

The City of Fall River anticipates that its HD Zone and HD Zone Plan will be approved by the Commonwealth's Department of Housing and Community Development (DHCD) sometime during March/April 2016. The proposed Housing Development Zone Plan shall last for twenty years from the date of DHCD's approval of Fall River's Housing Development Zone Plan.

As mentioned previously, a number of underutilized mill buildings and abandoned schools are located in the HDIP Zones. Interest in the mill buildings is constant, but the HDIP program would surely bring much of this interest into tangible development projects. Similarly, the City recently put its inventory of abandoned school buildings on the market. Based on proposals received from interested parties, market rate housing units are a strong possibility for repurposing these facilities. Several developers are looking at the properties currently and the HDIP program would be a valuable tool for the city as it tries to repurpose its mill and school inventory.

Compliance with Fair Housing Obligations - Section 66.04 (2)(h)

The City of Fall River will advance its affirmative fair housing obligations by the creation of the Housing Development Zone. The City's 2010 Analysis of Impediments to Fair Housing (AI) was prepared for the Fall River Community Development Agency. The analysis of impediments is an exploration of housing related policies and practices in use in Fall River that inadvertently or deliberately prevent people from living where they choose.

The 2010 Analysis of Impediments found that one of the impediments to fair housing in Fall River was that there is a lack of developable land for housing purposes. With the saturation of the low-income housing market in Fall River and lack of developable land the conversion of underutilized or abandoned buildings in the City would best accommodate market rate housing. The Housing Development Incentive Program would help to address the land availability issue. Creating both affordable and market rate housing throughout the City helps to create opportunities for all residents and to prevent pockets of the City from being segregated by income mix. A diverse mixed income community is a healthy vibrant community that has no trouble attracting new residents and maintaining the residents it already has in place.

One of the recommendations of the 2010 Analysis of Impediments was for the City to pursue strategies to address abandoned properties through demolition and/or redevelopment. The HDIP would further assist the City in achieving this goal by allowing the City to offer incentives to property owners who wish to renovate their property in compliance with the principals of smart growth. In the past, the City has had no incentives to offer to developers who wish to create market rate housing and has had to allow the market to dictate the feasibility of market rate units. In the past there has been a strong demand for such units. With the lending market tightening and less funding through public programs, a local and state tax incentives will make a critical difference in creating market rate units within the City of Fall River. The Housing Development Program and Zone will be a helpful tool in advancing the fair housing goals of the City of Fall River.

Compliance with Local Plans - Section 66.04(2)(I)

A creation of a Housing Development Zone and participation in the Commonwealth's Housing Development Incentive Program conforms to recent City planning efforts. The City has created

a master plan of which the main areas of interest are outlined below. As you can see the Housing Development Zones are in line with the master plan and the vision of moving the City forward.

City of Fall River Master Plan:

Purpose: The purpose of a master plan is to help a community articulate a desired future, take stock of its existing resources, and then outline steps to achieve the desired vision of the future. It is useful in helping to guide growth and development and to make decisions regarding the type of growth and the desired location of development. Public input is solicited in order to understand what residents, city officials, business owners and others envision for the future of their City. An inventory of the City's resources is documented and then an implementation plan is developed that recommends a series of action steps necessary to implement the goals and vision. This document summarizes the vision and goals developed for the future of Fall River and then presents a detailed Implementation Plan that outlines action steps, responsible parties, and recommended timing.

Vision and Goals: The vision and goals summarizes the input of residents and the Steering Committee regarding the future of the City—what should be preserved, what should be changed what are major concerns, and what opportunities there are for improvements. The vision articulates a desired future. The goals identify more specific components of the vision and can be organized by the following themes:

Four Underlying Themes to Guide Fall River's Future:

1. Neighborhood Stabilization

- Improve existing housing and streetscapes
- Provide services that support families, elderly, and at-risk youth
- Preserve historic buildings and landscapes
- Provide recreational opportunities
- Promote resident participation in developing and implementing neighborhood plans

2. Sustainability

- Encourage and invest in renewable energy and green building technologies
- Prepare students for participation in an active economy
- Provide viable transportation options that include convenient routes for walking and biking and affordable public transport
- Adapt existing buildings (including mill buildings) to promote efficient use of existing resources

3. Economic Development

- Develop and market existing assets to attract tourism
- Emphasize and connect education and job training
- Develop waterfront areas and downtown to diversify the economy
- Market Fall River's advantages for targeted economic activities

4. City Character and Identity

- Preserve and enhance natural and historic resources
- Promote appreciation of cultural and historic heritage
- Inspire and promote pride in Fall River

Fall River's Master Plan Goals: The following goals were developed as a result of incorporating the input of Fall River residents, guidance from the Master Plan Steering Committee, and expertise from the consultant team. The goals are organized by Master Plan Elements. Some are necessarily overlapping and thus are referred to in more than one element.

1. Historic and Cultural Resources

- Develop and enhance Fall River as a tourist destination with an emphasis on the arts, culture, and history.
- Preserve the City's historic architecture.
- Continue to improve the physical appearance of Fall River, particularly visitors' first impressions including its entrances, historic downtown and Government Center area.
- Preserve, restore, reconstruct, and protect Fall River's cultural landscapes, including parks, cemeteries and boulevards.
- Broaden the inclusion of arts, cultural and historic resources in Fall River's public, charter, and parochial schools at all levels, K-12.
- Strengthen and improve the capacity of historical, arts and cultural institutions and organizations in the city.

2. Natural Resources, Open Space, and Recreation:

- Enhance the Southeastern Massachusetts Bioreserve as a Watershed Protection District, as a recreational resource, and as a critical ecosystem.
- Protect and restore the natural resources, riverways, and greenways in urban Fall and enhance the ecological, scenic, and passive recreation opportunities they provide.
- Revitalize the waterfront areas of Mount Hope Bay and the Taunton River.
- Restore Fall River's Park System.

- Enhance the quality and appeal of Fall River’s streetscapes and neighborhoods.
 - Expand recreational opportunities for Fall River residents. Revitalizing Fall River’s extensive waterfront has emerged as a focus of the Master Plan. For example, the waterfront boardwalk from the Heritage State Park northward has become very popular and presents an opportunity to extend it and connect it with other walkways. Waterfront revitalization goals include:
 - Develop waterfront areas for additional public access and trails.
 - Develop additional opportunities for public access to/from the water including exploration of a marina at the City Pier, private marinas, docks, and public moorings.
 - Integrate natural resource considerations into waterfront renewal efforts to revitalize Fall River.
 - Develop and implement a plan to restore the Quequechan River and its falls as a key element of the City’s revitalization.
 - Recognize the importance of vistas, especially to the water, in development planning and site design.
3. Housing and Neighborhoods
- Increase neighborhood stability and commitment.
 - Continue to improve, remodel and renew Fall River’s older housing units, including market and nonmarket-rate housing.
 - Reduce non-market-rate housing rates to meet city needs.
 - Attract more middle and upper income households to the City to get a better balance with low-income households.
4. Economic Development
- Continue to diversify the economic base of the City by emphasizing economic clusters for which it has relative advantages.
 - Continue to market the City as a location for new and expanded industries.
 - Identify leaders and themes that will be the ambassadors of Fall River.
 - Protect, preserve, and further develop the “Working Waterfront” for economic activities.
 - Reestablish the Downtown as an important commercial and activity center.
 - Further develop the tourism industry in Fall River.
 - Continue to upgrade the school based education and training programs.
 - Expand the staff resources of the Office of Economic Development.

5. Circulation and Transportation

- Provide commuter rail service to the City of Fall River.
- Provide an efficient, equitable, and safe system for vehicular transportation.
- Improve signage and way-finding for all modes and interests.
- Improve pedestrian and bicycle access, circulation, and safety.
- Improve transit opportunities for residents and employees.
- Improve parking in Downtown and other central business districts.
- Use roadway upgrades as an opportunity to coordinate the aesthetics and appearance of the City.

6. Public Facilities and Services

- Expand Community Learning Centers (CLCs) throughout the City to meet the goals of providing education, social services, and other support to all residents.
- Continue to support efforts to integrate education, job training and language instruction for all ages, to provide additional support to youth before, during and after-school, and economic development plan.
- Expand programs aimed at reducing poverty and related issues including poor health, homelessness and substance abuse.
- Increase opportunities for obtaining grants.
- Address safety problems by providing intervention programs aimed at preventing gangs and crime and providing support and alternatives to youth.
- Address the need for accessible and inexpensive transportation especially for school children and youth.
- Continue to meet the needs of a growing senior population.
- Support families with children.
- Address energy saving and other concerns regarding a sustainable future.
- Use local resources for renewable energy to decrease dependence on fossil fuels and to generate jobs.

7. Utilities and Infrastructure

- Continue to maintain high standards for the water system in order to ensure access and quality of water supply.
- Continue to upgrade and expand sewer capacity and services to existing users and to support additional development.

- Upgrade utilities and infrastructure in a cost-efficient and functional way.
- Provide state-of-the-art communication systems.

8. Land Use

- Develop more mixed-use housing (with commercial activities) to increase the vitality of key areas and provide a larger market for adaptive reuse of buildings, especially mills, and other mixed use areas.
- Amend zoning regulations and administration to facilitate master plan goals.

Based on the outline above it is clear the goals of the City are aligned with the objectives of the Housing Zone Plan with focuses on improving quality of life for Fall River citizens and broadening the City's population to include more financially viable families.

HD3 ZONE LOCUS MAP

Fall River, MA
(Source 2010 U.S. Census)

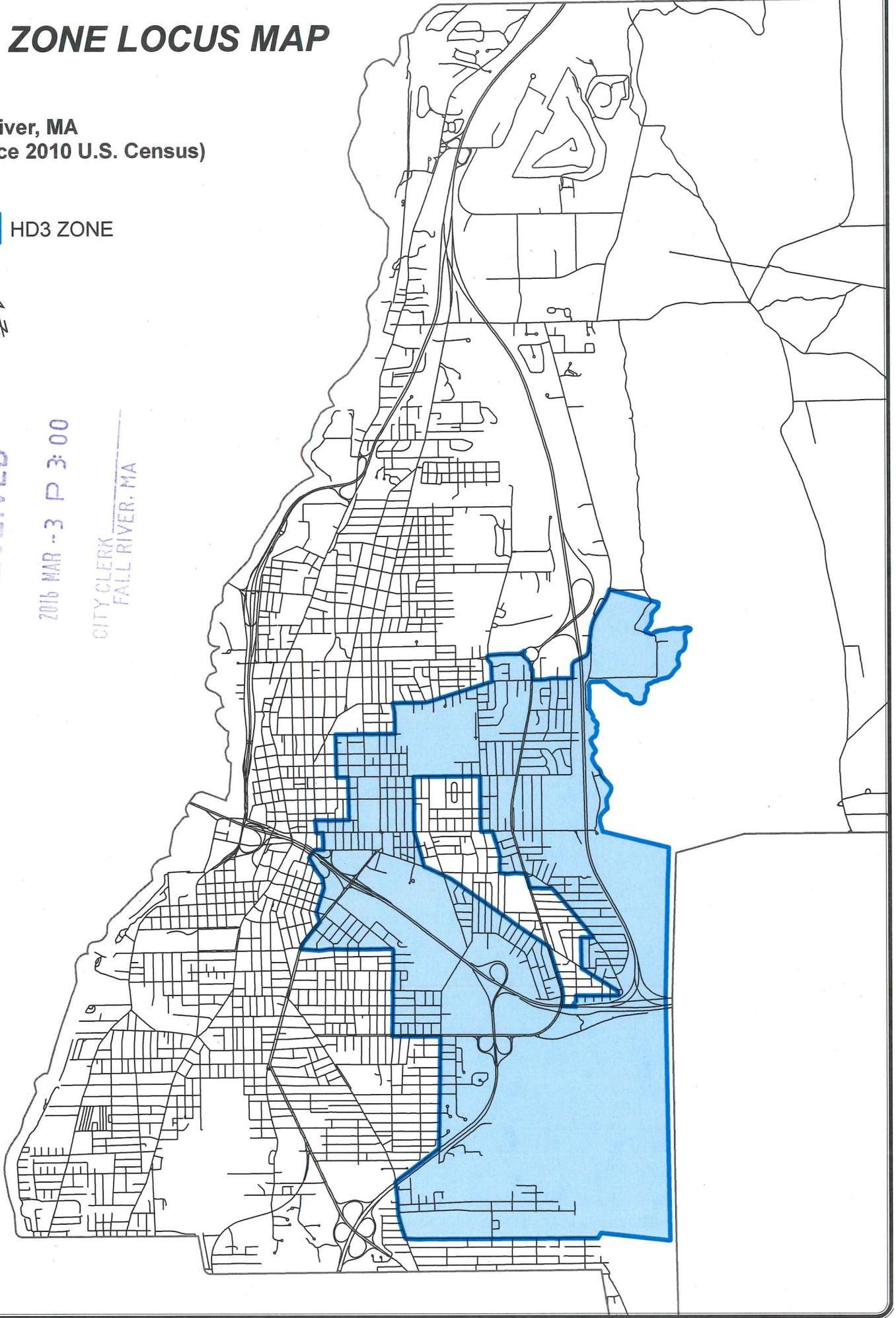
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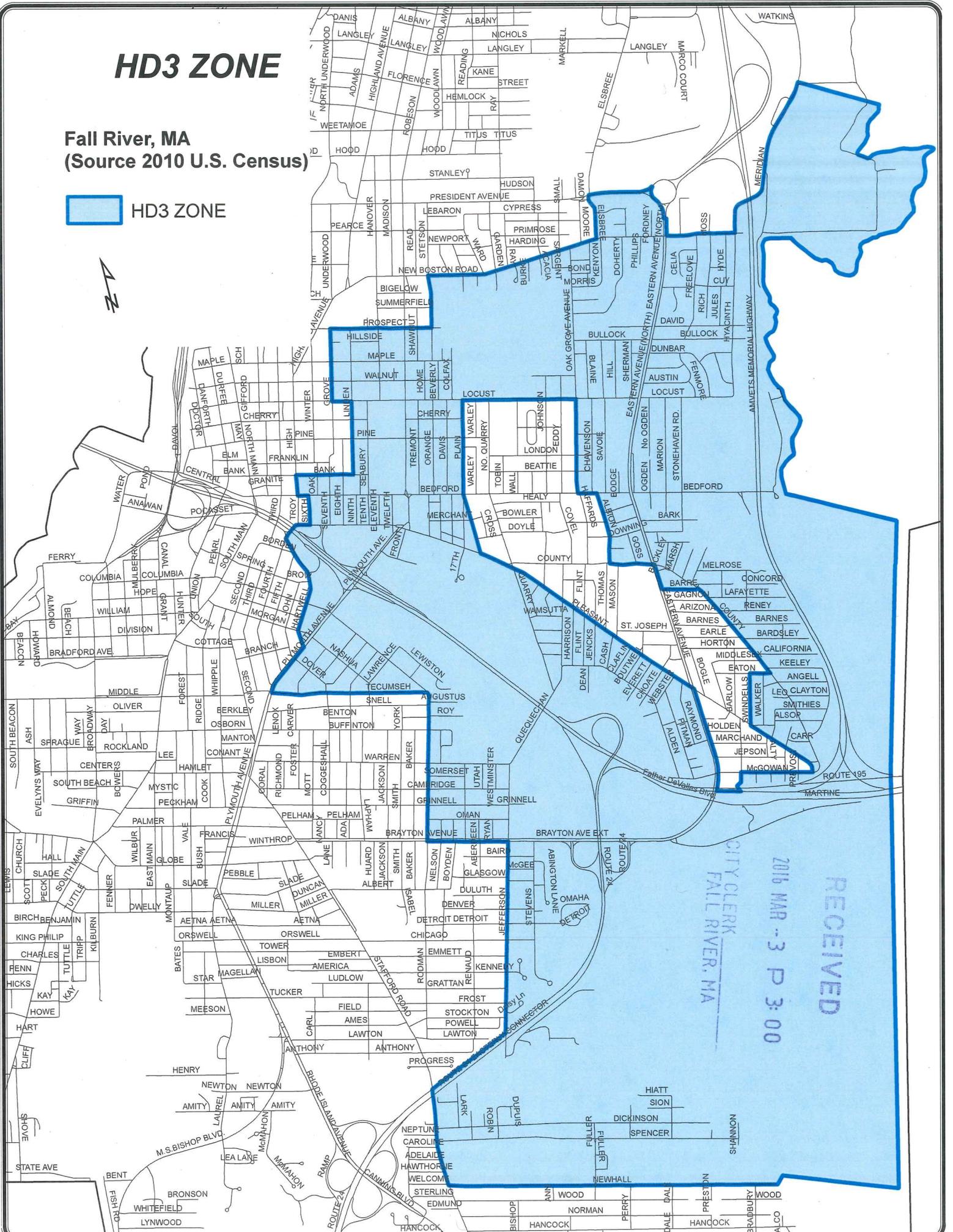
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HD3 ZONE

Fall River, MA
(Source 2010 U.S. Census)

 HD3 ZONE



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