

**Greenfield Sustainable Master Plan
Housing Implementation Table**

Element	Goal	Strategy	Description of Strategy	Implementation Actions	STATUS	Type	Best Practices and Resources	Additional Element(s) this Strategy Addresses	Time to Implement (Short, Mid, Long Term)	Estimated Cost (\$, \$\$, \$\$\$, \$\$\$\$)	Funding Available? (Y/M/N)	New Strategy or Part of Another Plan? (List Plan)	Lead Department or Stakeholder
4. Housing	Goal #1: Greenfield's policies and programs are coordinated to ensure housing units and neighborhoods adapt to meet changing needs.	1. Conduct a comprehensive regional housing needs assessment.	While the baseline assessment for the Master Plan covers much of the needed data, a much more thorough analysis must be done to identify additional gaps in housing in Town. The assessment would include a detailed examination of demographic and economic factors, current housing market conditions, and would determine the market potential for developing additional housing units in Greenfield. It would also include detailed recommendations (number of units and/or lots; unit type and size; price/rent; housing features and amenities, etc.) for the housing types needed in the Town.	see below		Plan	Welcome Home MasGichuets, Creating a Housing Needs Assessment Guide: http://www.housingpolicy.org/toolbox/strategy/policies/housing_needs_MA.htm	Economic Development	Short (within a year)	\$5 (\$20,001 - \$100,000)	N	Follow up to Housing Production Plan	Planning/GHA/FR COG
4. Housing				• Assess needs for all stages of life, and a range of household size and income.	DONE-FRCOG study 2014	Plan	Welcome Home MasGichuets, Creating a Housing Needs Assessment Guide: http://www.housingpolicy.org/toolbox/strategy/policies/housing_needs_MA.htm	Economic Development	Short (within a year)	\$5 (\$20,001 - \$100,000)	N	Follow up to Housing Production Plan	Planning/GHA/FR COG
4. Housing				• Consider needs of aging population, and a full range of options for aging in place.	DONE-FRCOG study 2015	Plan	Welcome Home MasGichuets, Creating a Housing Needs Assessment Guide: http://www.housingpolicy.org/toolbox/strategy/policies/housing_needs_MA.htm	Economic Development	Short (within a year)	\$5 (\$20,001 - \$100,000)	N	Follow up to Housing Production Plan	Planning/GHA/FR COG
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4. Housing				• Understand Greenfield's regional market niche in providing a diverse range of housing.	DONE-FRCOG study 2017	Plan	Welcome Home MasGichuets, Creating a Housing Needs Assessment Guide: http://www.housingpolicy.org/toolbox/strategy/policies/housing_needs_MA.htm	Economic Development	Short (within a year)	\$5 (\$20,001 - \$100,000)	N	Follow up to Housing Production Plan	Planning/GHA/FR COG
4. Housing				• Incorporate the need for Youth Affordable Housing and student populations.	DONE-FRCOG study 2018	Plan	Welcome Home MasGichuets, Creating a Housing Needs Assessment Guide: http://www.housingpolicy.org/toolbox/strategy/policies/housing_needs_MA.htm	Economic Development	Short (within a year)	\$5 (\$20,001 - \$100,000)	N	Follow up to Housing Production Plan	Planning/GHA/FR COG
4. Housing	Goal #1: Greenfield's policies and programs are coordinated to ensure housing units and neighborhoods adapt to meet changing needs.	2. Audit and update zoning regulations, permitting and other appropriate regulations, to increase density of housing and population through adaptation and infill.	In order to meet the changing needs of both young and elderly citizens in Greenfield, housing units need to be updated and/or constructed differently. Adding accessory dwellings, allowing for smaller homes, co-housing, and encouraging housing units above retail are very important issues that need to be addressed through the Town's current zoning regulations to make sure they are allowed and supported downtown and near critical services and amenities.	see below	DONE from Planning Bd perspective Auxiliary Housing Units & Cohousing on Planning Bd list for 2015-16	Policy	Neighborhood Pedestrian Zone - Community That Works: http://community-that-works.org	Land Use and Transportation	Mid (2-5 years)	\$ (under \$20,000)	N	Sustainable Franklin County	Planning Bd /Mayor/Town Council
4. Housing				• Adopt accessory dwelling unit (ADU) ordinance so residents can adapt homes to changing needs. (PB draft submitted to Town 1/2015)	DONE from Planning Bd perspective Auxiliary Housing Units & Cohousing on Planning Bd list for 2015-20	Policy	Neighborhood Pedestrian Zone - Community That Works: http://community-that-works.org	Land Use and Transportation	Mid (2-5 years)	\$ (under \$20,000)	N	Sustainable Franklin County	Planning Bd /Mayor/Town Council
4. Housing				• Adopt a Neighborhood Pedestrian Zone to allow for more housing units on smaller lot size such as Cottage Housing.	DONE from Planning Bd perspective Auxiliary Housing Units & Cohousing on Planning Bd list for 2015-20	Policy	Neighborhood Pedestrian Zone - Community That Works: http://community-that-works.org	Land Use and Transportation	Mid (2-5 years)	\$ (under \$20,000)	N	Sustainable Franklin County	Planning Bd /Mayor/Town Council
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4. Housing				• Remove limit on unrelated adults co-housed, use special permit process with clear performance standards regarding cars, noise, trash etc., and enhance enforcement.	DONE from Planning Bd perspective Auxiliary Housing Units & Cohousing on Planning Bd list for 2015-19	Policy	Neighborhood Pedestrian Zone - Community That Works: http://community-that-works.org	Land Use and Transportation	Mid (2-5 years)	\$ (under \$20,000)	N	Sustainable Franklin County	Planning Bd /Mayor/Town Council
4. Housing				• Work with local Cooperative Development Institute to foster new ownership models such as senior housing cooperatives and mixed-income co-housing.	DONE from Planning Bd perspective Auxiliary Housing Units & Cohousing on Planning Bd list for 2015-20	Policy	Neighborhood Pedestrian Zone - Community That Works: http://community-that-works.org	Land Use and Transportation	Mid (2-5 years)	\$ (under \$20,000)	N	Sustainable Franklin County	Planning Bd /Mayor/Town Council
4. Housing				• Encourage upper story apartments on and near Main Street and in other mixed-use neighborhoods.	DONE from Planning Bd perspective Auxiliary Housing Units & Cohousing on Planning Bd list for 2015-21	Policy	Neighborhood Pedestrian Zone - Community That Works: http://community-that-works.org	Land Use and Transportation	Mid (2-5 years)	\$ (under \$20,000)	N	Sustainable Franklin County	Planning Bd /Mayor/Town Council
4. Housing	Goal #2: Household energy consumption from utilities, maintenance and automobile reliance are reduced, thereby reducing Greenfield's overall contribution to greenhouse gases and increasing our community's energy independence.	3. Enhance and expand options to live in walkable neighborhoods, and reduce automobile reliance for work, services and recreation.	The Town should continue to coordinate housing and transportation planning to offer affordable housing for all ages (young and old) that allows them to walk and bike to work, school, shopping, and recreational spaces. This may require a more thorough plan to identify where additional land uses can also be supported (i.e., corner stores, bike trails, and restaurants).	see below	Need grant? plan	Program	• See Smartgrowth.gov for case studies, MassDevelopment financing and EPA financing to support within and TOD projects	Land Use; Economic Development; and Transportation	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	Part of existing TOD development and coordination with FRCOG	Planning/DPW/S GIC
4. Housing				• Continue with mixed-use Transit Oriented Development to build on the new transportation center and Greenfield's role as county seat and crossroads.	Need grant? plan	Program	• See Smartgrowth.gov for case studies, MassDevelopment financing and EPA financing to support within and TOD projects	Land Use; Economic Development; and Transportation	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	Part of existing TOD development and coordination with FRCOG	Planning/DPW/S GIC

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4.Housing	reducing Greenfield's overall contribution to greenhouse gases and increasing our community's energy independence.	housing stock towards energy efficiency.	we need to do energy upgrades to existing homes to make them more energy efficient. As they become more efficient, homes should also be installing renewable energy systems to continue reducing GHG emissions, and utility costs.	<ul style="list-style-type: none"> Incentivize landlords to do energy upgrades their buildings. 	In process-77need\$5?	Program	<p>Going Beyond Code Guide - A Guide to Creating Green Building Programs for Energy Efficient and Sustainable Communities: http://www.energycodes.gov/sites/default/files/documents/GoingBeyondCode.pdf</p> <p>"Tiny Homes", clusters with shared sanitary facilities - http://www.cottagecompany.com/consulting/planners.aspx</p>	Land Use; and Public Facilities, Service and Energy	Long (>5 years)	\$555 (\$-\$250,000)	N	Sustainable Franklin County	Planning Bd/Building Department/Mayor's Office/Greening Greenfield/SGIC/ Energy&Sust???
4.Housing				<ul style="list-style-type: none"> Encourage and incentivize renewable energy for new and existing homes, including: 	In process-77need\$5?	Program	<p>Going Beyond Code Guide - A Guide to Creating Green Building Programs for Energy Efficient and Sustainable Communities: http://www.energycodes.gov/sites/default/files/documents/GoingBeyondCode.pdf</p> <p>"Tiny Homes", clusters with shared sanitary facilities - http://www.cottagecompany.com/consulting/planners.aspx</p>	Land Use; and Public Facilities, Service and Energy	Long (>5 years)	\$555 (\$-\$250,000)	N	Sustainable Franklin County	Planning Bd/Building Department/Mayor's Office/Greening Greenfield/SGIC/ Energy&Sust???
4.Housing				<ul style="list-style-type: none"> Commercial Property Assessed Clean Energy (PACE) financing that can be used for 5-unit buildings and above; 	In process-77need\$5?	Program	<p>Going Beyond Code Guide - A Guide to Creating Green Building Programs for Energy Efficient and Sustainable Communities: http://www.energycodes.gov/sites/default/files/documents/GoingBeyondCode.pdf</p> <p>"Tiny Homes", clusters with shared sanitary facilities - http://www.cottagecompany.com/consulting/planners.aspx</p>	Land Use; and Public Facilities, Service and Energy	Long (>5 years)	\$555 (\$-\$250,000)	N	Sustainable Franklin County	Planning Bd/Building Department/Mayor's Office/Greening Greenfield/SGIC/ Energy&Sust???
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4.Housing				<ul style="list-style-type: none"> Encourage investment in a Community-Shared Solar project; 	In process-77need\$5?	Program	<p>Going Beyond Code Guide - A Guide to Creating Green Building Programs for Energy Efficient and Sustainable Communities: http://www.energycodes.gov/sites/default/files/documents/GoingBeyondCode.pdf</p> <p>"Tiny Homes", clusters with shared sanitary facilities - http://www.cottagecompany.com/consulting/planners.aspx</p>	Land Use; and Public Facilities, Service and Energy	Long (>5 years)	\$555 (\$-\$250,000)	N	Sustainable Franklin County	Planning Bd/Building Department/Mayor's Office/Greening Greenfield/SGIC/ Energy&Sust???
4.Housing				<ul style="list-style-type: none"> Encourage residents to choose a green electricity provider. (2013-Greenfield Light & Power offers green electricity to everyone unless they opt out) 	In process-77need\$5?	Program	<p>Going Beyond Code Guide - A Guide to Creating Green Building Programs for Energy Efficient and Sustainable Communities: http://www.energycodes.gov/sites/default/files/documents/GoingBeyondCode.pdf</p> <p>"Tiny Homes", clusters with shared sanitary facilities - http://www.cottagecompany.com/consulting/planners.aspx</p>	Land Use; and Public Facilities, Service and Energy	Long (>5 years)	\$555 (\$-\$250,000)	N	Sustainable Franklin County	Planning Bd/Building Department/Mayor's Office/Greening Greenfield/SGIC/ Energy&Sust???
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Element	Goal	Strategy	Description of Strategy	Implementation Actions	STATUS	Type	Best Practices and Resources	Additional Element(s) this Strategy Addresses	Time to Implement (Short, Mid, Long Term)	Estimated Cost (\$, \$\$, \$\$\$, \$\$\$\$)	Funding Available? (Y/M/N)	New Strategy or Part of Another Plan? (List Plan)	Lead Department or Stakeholder
4. Housing	reducing Greenfield's overall contribution to greenhouse gases and increasing our community's energy independence.	housing stock towards energy efficiency.	we need to do energy upgrades to existing homes to make them more energy efficient. As they become more efficient, homes should also be installing renewable energy systems to continue reducing GHG emissions, and utility costs.	<ul style="list-style-type: none"> Continue to track average household energy use for electricity and natural gas. (FY17 oil use numbers are likely not useful due to ability for users to purchase oil from various vendors within one heating season). 	In process- ?needs\$?	Program	<p>Going Beyond Code Guide - A Guide to Creating Green Building Programs for Energy Efficient and Sustainable Communities: http://www.energycodes.gov/sites/default/files/documents/GoingBeyondCode.pdf</p> <p>"Tidy Homes", clusters with shared sanitary facilities - http://www.cottagecompany.com/consulting/planner-s.aspx</p>	Land Use and Public Facilities, Service and Energy	Long (>5 years)	\$555 (-\$250,000)	N	Sustainable Franklin County	Planning Bd/Building Department/Mayor's Office/Greenfield/SGIC/Energy&Sust??
4. Housing	Goal #3: A wide variety of affordable, attractive, sustainable housing options are available in Greenfield promoting high quality-of-life and self-sufficiency for all households.	5. Create a staffed resource center to provide homeowners, tenants and landlords with education and resources on home purchase, energy use and upgrades, renovation, and financing.	Knowledge is power. Many homeowners and renters are not aware that there are numerous resources available to reduce their energy costs and have a more efficient home. An Energy Resource Center can provide owners, landlords and renters with information and support on how to utilize these programs and incentives to be more energy efficient.	see below	Needs\$	Program	PACE financing: http://www.aee.org/resources/property-assessed-clean-energy-financing-pace	Public Facilities, Service and Energy	Mid (2-5 years)	\$555 (-\$250,000)	N	New Strategy	Energy&Sust/Planning/Mayor's Office/SGIC/Greenfield
4. Housing	Goal #3: A wide variety of affordable, attractive, sustainable housing options are available in Greenfield promoting high quality-of-life and self-sufficiency for all households.	5. Create a staffed resource center to provide homeowners, tenants and landlords with education and resources on home purchase, energy use and upgrades, renovation, and financing.	Knowledge is power. Many homeowners and renters are not aware that there are numerous resources available to reduce their energy costs and have a more efficient home. An Energy Resource Center can provide owners, landlords and renters with information and support on how to utilize these programs and incentives to be more energy efficient.	<ul style="list-style-type: none"> Continue to support public education about financial incentives (utility and other) for residential energy upgrades, such as Energy Smart Homes. 	Needs\$	Program	PACE financing: http://www.aee.org/resources/property-assessed-clean-energy-financing-pace	Public Facilities, Service and Energy	Mid (2-5 years)	\$555 (-\$250,000)	N	New Strategy	Energy&Sust/Planning/Mayor's Office/SGIC/Greenfield
4. Housing				<ul style="list-style-type: none"> Adopt mandatory Energy Disclosure for rental units (green labeling program). 	Needs\$	Program	PACE financing: http://www.aee.org/resources/property-assessed-clean-energy-financing-pace	Public Facilities, Service and Energy	Mid (2-5 years)	\$555 (-\$250,000)	N	New Strategy	Energy&Sust/Planning/Mayor's Office/SGIC/Greenfield
4. Housing				<ul style="list-style-type: none"> Offer programming and serve as clearing house for other local, state and national resources. (is this a possible Town activity?) 	Needs\$	Program	PACE financing: http://www.aee.org/resources/property-assessed-clean-energy-financing-pace	Public Facilities, Service and Energy	Mid (2-5 years)	\$555 (-\$250,000)	N	New Strategy	Energy&Sust/Planning/Mayor's Office/SGIC/Greenfield
4. Housing				<ul style="list-style-type: none"> Advocate for expansion of utility programs that cover pre-weatherization costs. (Is this a possible Town activity? could FRCOG do it? PUPC does this kind of thing) 	Needs\$	Program	PACE financing: http://www.aee.org/resources/property-assessed-clean-energy-financing-pace	Public Facilities, Service and Energy	Mid (2-5 years)	\$555 (-\$250,000)	N	New Strategy	Energy&Sust/Planning/Mayor's Office/SGIC/Greenfield
4. Housing				<ul style="list-style-type: none"> Continue and augment Greenfield's sustainability programs for new and existing housing, (like the Energy Smart Homes, outreach, education and financial assistance to homeowners, landlords and tenants to help them reduce the utility costs). 	Needs\$	Program	PACE financing: http://www.aee.org/resources/property-assessed-clean-energy-financing-pace	Public Facilities, Service and Energy	Mid (2-5 years)	\$555 (-\$250,000)	N	New Strategy	Energy&Sust/Planning/Mayor's Office/SGIC/Greenfield
4. Housing				<ul style="list-style-type: none"> Develop local financing tools for home-buyers, and homeowners for housing rehabilitation 	Needs\$	Program	PACE financing: http://www.aee.org/resources/property-assessed-clean-energy-financing-pace	Public Facilities, Service and Energy	Mid (2-5 years)	\$555 (-\$250,000)	N	New Strategy	Energy&Sust/Planning/Mayor's Office/SGIC/Greenfield
4. Housing				<ul style="list-style-type: none"> Use local revenue from electrical aggregation, Community Redevelopment Act (CRA) funds, and Community Preservation Act (CPA), to fund resource center and programs. (FY17 there is not revenue stream from electrical aggregation) 	Needs\$	Program	PACE financing: http://www.aee.org/resources/property-assessed-clean-energy-financing-pace	Public Facilities, Service and Energy	Mid (2-5 years)	\$555 (-\$250,000)	N	New Strategy	Energy&Sust/Planning/Mayor's Office/SGIC/Greenfield
4. Housing	Goal #3: A wide variety of affordable, attractive, sustainable housing options are available in Greenfield promoting high quality-of-life and self-sufficiency for all households.	6. Increase housing choice, expand and update housing stock to reflect changing preferences and population.	Housing demand shifts over time. In the last century housing was created to keep up with the formation of families. Now, factors like a growing demand for walkable neighborhoods, an aging population, and more single-person households than ever is causing significant shifts in the nature of housing demand. Greenfield needs to add units, and to upgrade existing underutilized buildings to meet community goals like helping residents to age in place or start out in life. There needs to be specific focus on mobility, affordability, energy efficiency, access to services, schools and amenities.	see below	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger
4. Housing	Goal #3: A wide variety of affordable, attractive, sustainable housing options are available in Greenfield promoting high quality-of-life and self-sufficiency for all households.	6. Increase housing choice, expand and update housing stock to reflect changing preferences and population.	Housing demand shifts over time. In the last century housing was created to keep up with the formation of families. Now, factors like a growing demand for walkable neighborhoods, an aging population, and more single-person households than ever is causing significant shifts in the nature of housing demand. Greenfield needs to add units, and to upgrade existing underutilized buildings to meet community goals like helping residents to age in place or start out in life. There needs to be specific focus on mobility, affordability, energy efficiency, access to services, schools and amenities.	<ul style="list-style-type: none"> Increase the number of available rental properties. (what can the town do to foster this?) 	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Prepackage sites/projects, recruit developers to build desired type and location; 	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Incentivize developers to upgrade underutilized buildings; 	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Encourage rehabilitation of unused buildings and/or large homes into energy efficient market-rate housing. 	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Incentivize development of starter homes and workforce housing. 	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Through District Improvement Financing or density bonuses; 	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Reward builders for energy efficiency to offset higher building costs. 	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger
4. Housing	<ul style="list-style-type: none"> Expand options for residents to age in place. 	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger			
4. Housing	<ul style="list-style-type: none"> Adaptation to stay in homes; 	In process?- FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (-\$250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FCRHA + GRAT Mayor suggesting merger			

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4. Housing				Create quality housing – safe, durable, energy efficient, sustainable, and human-oriented. (what can the town do to foster this?)	In process?-FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger
4. Housing				Adjust zoning and permitting to prevent low quality or incompatible structures in historic neighborhoods (i.e., homes with front entrance through garage on a street with homes featuring front-porches), make it easy to replicate historic design and important site features. Consider tax breaks to incentivize stretch code or other measures that lead to housing stock with longer-term value to occupants;	In process?-FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger
4. Housing				Ensure lower-cost, high-quality options like energy-efficient pre-fab is not at a disadvantage in permitting or zoning processes (consider pre-approving certain designs for infill and refill sites to facilitate replacement of obsolete homes, partner with national leaders for model infill program).	In process?-FRCOG Housing study2014-who taking lead?	Program	AARP Public Policy Institute: Strategies to Meet the Housing Needs of Older Adults: www.housingpolicy.org	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Through Franklin Regional Housing and Redevelopment Authority	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger
4. Housing	Goal #4: Greenfield supplies quality, permanent affordable housing and creative transitional and supportive housing programs that include the special challenges of homeless and carless households in a rural context.	7. Continue to provide a full range of quality alternative housing options to serve diverse populations and needs, including the homeless, and those transitioning to and from independence.	Affordable housing is important at all stages of life: for students, for the single parent or "thirty-something", and for older adults. In addition to preserving the units on the Subsidized Housing Inventory, units must also be available for households that are low to moderate income, such as our school teachers, municipal staff, and entry-level employees of local businesses.	see below	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. -PB sees their Peruvue after 2016	Program	Aspen Affordable Housing Credit Program: http://www.aspendailynew.s.com/section/home/156108 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Sustainable Franklin County	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger
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4. Housing				Upgrade and replace units that are part of the 13.8% affordable housing subsidized housing inventory* (SHI);	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. -PB sees their Peruvue after 2017	Program	Aspen Affordable Housing Credit Program: http://www.aspendailynew.s.com/section/home/156108 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Sustainable Franklin County	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger
4. Housing				Encourage continued upgrade and creation of affordable units (priced appropriately to households low to moderate income) offered through the private market. (Leyden Woods is being upgraded 2015-6)	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. -PB sees their Peruvue after 2018	Program	Aspen Affordable Housing Credit Program: http://www.aspendailynew.s.com/section/home/156108 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Sustainable Franklin County	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger
4. Housing				Adopt inclusionary zoning to ensure ongoing replacement of low-income housing units. (on Planning Bd list)	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. -PB sees their Peruvue after 2019	Program	Aspen Affordable Housing Credit Program: http://www.aspendailynew.s.com/section/home/156108 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Sustainable Franklin County	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger
4. Housing				Ensure a full range of alternative housing options continue to be developed to serve diverse populations and needs for whom typical homes and apartments are inappropriate	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. -PB sees their Peruvue after 2020	Program	Aspen Affordable Housing Credit Program: http://www.aspendailynew.s.com/section/home/156108 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Sustainable Franklin County	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger
4. Housing				Dial-Self young adult housing,	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. -PB sees their Peruvue after 2021	Program	Aspen Affordable Housing Credit Program: http://www.aspendailynew.s.com/section/home/156108 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Sustainable Franklin County	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger
4. Housing				Halfway houses, SROs, homeless shelters; (but not adequate)	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. -PB sees their Peruvue after 2022	Program	Aspen Affordable Housing Credit Program: http://www.aspendailynew.s.com/section/home/156108 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (>5 years)	\$555 (\$-250,000)	N	Sustainable Franklin County	Planning/GHA/FC RHA + GRA7 Mayor suggesting merger

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4. Housing	Goal #4: Greenfield supplies quality, permanent affordable housing and creative transitional and supportive housing programs that include the special challenges of homeless and carless households in a rural context.	7. Continue to provide a full range of quality alternative housing options to serve diverse populations and needs, including the homeless, and those transitioning to and from independence.	Affordable housing is important at all stages of life: for students, for the single parent or "thirty-something", and for older adults. In addition to preserving the units on the Subsidized Housing Inventory, units must also be available for households that are low to moderate income, such as our school teachers, municipal staff, and entry-level employees of local businesses.	<ul style="list-style-type: none"> For seniors: accessible apartments for empty-nesters, independent and assisted living, boarding homes and co-housing, nursing homes; 	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. PB sees their Peruvie after 2023	Program	Aspen Affordable Housing Credit Program: http://www.aspenaffordablehousing.com/section/home/15610 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (5-6 years)	\$555 (>\$250,000)	N	Sustainable Franklin County	Planning/GHA/FCRHA + GRA7 Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Identify agency to lead facilitating senior co-housing options. For example, identify potential sites and pursue site-preparation for development, i.e., through an "active adult overlay" and securing state/fed infrastructure funding; 	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. PB sees their Peruvie after 2024	Program	Aspen Affordable Housing Credit Program: http://www.aspenaffordablehousing.com/section/home/15610 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (5-6 years)	\$555 (>\$250,000)	N	Sustainable Franklin County	Planning/GHA/FCRHA + GRA7 Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Senior housing models that preserve equity (work with Senior Cooperative Housing non-profit to create adaptive reuse apartments like Catholic school); 	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. PB sees their Peruvie after 2025	Program	Aspen Affordable Housing Credit Program: http://www.aspenaffordablehousing.com/section/home/15610 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (5-6 years)	\$555 (>\$250,000)	N	Sustainable Franklin County	Planning/GHA/FCRHA + GRA7 Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Housing that supports access to higher education (Greenfield Community College and Hanmark students, student-appropriate housing near transit nodes to Amherst, Springfield, Holyoke). 	In process?-FRCOG Housing study2014-RE: Inclusionary zoning. PB sees their Peruvie after 2026	Program	Aspen Affordable Housing Credit Program: http://www.aspenaffordablehousing.com/section/home/15610 STARS (Sustainability Tracking, Assessment and Rating System), created by the Association for the Advancement of Sustainability in Higher Education: https://stars.aashe.org/	Land Use and Economic Development	Long (5-6 years)	\$555 (>\$250,000)	N	Sustainable Franklin County	Planning/GHA/FCRHA + GRA7 Mayor suggesting merger
4. Housing	Goal #4: Greenfield supplies quality, permanent affordable housing and creative transitional and supportive housing programs that include the special challenges of homeless and carless households in a rural context.	8. Address Housing Demand.	After a full Housing Needs Assessment (see Strategy #1) is conducted, the Town must use the results to hone in on how to address the housing demand locally and throughout the region. This can be done by coordinating with regional stakeholders, like the Franklin Regional Housing and Redevelopment Authority, to ensure that while housing demand is being met, it is not displacing any residents due to cost or location.	see below	In process?-FRCOG study2014-WHO take lead?	Program	HUD's Home Investment Partnership Program, Consortia Program: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/consortia	Economic Development	Mid (2-5 years)	\$55 (\$100,001 - \$250,000)	N	Sustainable Franklin County	Planning/FCRHA/FCROG + GRA7 Mayor suggesting merger
4. Housing				<ul style="list-style-type: none"> Coordinate with regional stakeholders to ensure municipalities achieve 10% Affordable Housing throughout the region. 	In process?-FRCOG study2014-WHO take lead?	Program	HUD's Home Investment Partnership Program, Consortia Program: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/consortia	Economic Development	Mid (2-5 years)	\$55 (\$100,001 - \$250,000)	N	Sustainable Franklin County	Planning/FCRHA/FCROG + GRA7 Mayor suggesting merger
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4. Housing				<ul style="list-style-type: none"> Augment housing options to reduce pressure on rental supply and to reduce displacement due to gentrification. 	In process?-FRCOG study2014-WHO take lead?	Program	HUD's Home Investment Partnership Program, Consortia Program: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/consortia	Economic Development	Mid (2-5 years)	\$55 (\$100,001 - \$250,000)	N	Sustainable Franklin County	Planning/FCRHA/FCROG + GRA7 Mayor suggesting merger
4. Housing	Goal #5: Community resilience and individual enjoyment of our abundant natural resources is enhanced through residential development practices that preserve local agriculture, water quality, biodiversity, and the visual integrity of the landscape.	9. Ensure future residential development promotes watershed protection, land conservation and farm preservation goals by focusing activity in areas with existing infrastructure.	Residential development (retrofit of existing and construction of new) needs to consider the landscape and natural resources surrounding it so as not to adversely affect water supplies, waterways, habitat or reduce agricultural land. The Town should create an inventory of its natural, cultural and aesthetic resources, layer that with the location of existing infrastructure, and use this to prioritize where new housing will be located.	see below	Who take lead? 75some included in new LID regs?	Policy	Davidson Greenprint (Natural Asset Inventory): http://www.ci.davidson.nc.us/index.aspx?nid=344	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$ (under \$20,000)	N	New Strategy	Planning
4. Housing				<ul style="list-style-type: none"> Protect Greenfield's high quality drinking water, continue to find ways to reduce residential impact on waterways, and to restore ecological and recreational value. (FY-FRCOG has grant to do public education on this topic... and \$ for rain gardens at Chapman/Davis St Parking lot + Olive St + 2 at Daycare Centers) 	Who take lead? 75some included in new LID regs?	Policy	Davidson Greenprint (Natural Asset Inventory): http://www.ci.davidson.nc.us/index.aspx?nid=344	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$ (under \$20,000)	N	New Strategy	Planning
4. Housing				<ul style="list-style-type: none"> Rapidly adjust the zoning ordinances to reflect identification of key agricultural, watershed, wildlife or other natural resources. 	Who take lead? 75some included in new LID regs?	Policy	Davidson Greenprint (Natural Asset Inventory): http://www.ci.davidson.nc.us/index.aspx?nid=345	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$ (under \$20,000)	N	New Strategy	Planning
4. Housing	Goal #5: Community resilience and individual enjoyment of our abundant natural resources is enhanced through residential development practices that preserve local agriculture, water quality, biodiversity, and the visual integrity of the landscape.	9. Ensure future residential development promotes watershed protection, land conservation and farm preservation goals by focusing activity in areas with existing infrastructure.	Residential development (retrofit of existing and construction of new) needs to consider the landscape and natural resources surrounding it so as not to adversely affect water supplies, waterways, habitat or reduce agricultural land. The Town should create an inventory of its natural, cultural and aesthetic resources, layer that with the location of existing infrastructure, and use this to prioritize where new housing will be located.	<ul style="list-style-type: none"> Document the town's natural assets that have aesthetic and cultural value, such as riverways and rural roads, fields and forests and incorporate their protection into plans and zoning (i.e., to protect historic landscape features like pastoral views and stone walls, to preserve access to green river swimming for area residents. 	Who take lead? 75some included in new LID regs?	Policy	Davidson Greenprint (Natural Asset Inventory): http://www.ci.davidson.nc.us/index.aspx?nid=346	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$ (under \$20,000)	N	New Strategy	Planning
4. Housing				<ul style="list-style-type: none"> Improve conservation and cluster development ordinances by adding density bonuses and flexible conservation area percentages to preserve ecologically important areas and incentives their use by developers, which makes Greenfield more attractive for development while protecting natural resources. 	Who take lead? 75some included in new LID regs?	Policy	Davidson Greenprint (Natural Asset Inventory): http://www.ci.davidson.nc.us/index.aspx?nid=347	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$ (under \$20,000)	N	New Strategy	Planning

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Housing Implementation Table**

Element	Goal	Strategy	Description of Strategy	Implementation Actions	STATUS	Type	Best Practices and Resources	Additional Element(s) this Strategy Addresses	Time to Implement (Short, Mid, Long Term)	Estimated Cost (\$, \$\$, \$\$\$, \$\$\$\$)	Funding Available? (Y/M/N)	New Strategy or Part of Another Plan? (List Plan)	Lead Department or Stakeholder
4. Housing				<ul style="list-style-type: none"> Create an incentive bank for developers to choose from, including: parking, riparian buffer, trail connectors, etc. 	Who take lead? Some included in new LID regs?	Policy	Davidson Greenprint (Natural Asset Inventory): http://www.ci.davidson.nc.us/index.asp?nid=348	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$ (under \$20,000)	N	New Strategy	Planning
4. Housing	Goal #5: Community resilience and individual enjoyment of our abundant natural resources is enhanced through residential development practices that preserve local agriculture, water quality, biodiversity, and the visual integrity of the landscape.	10. Reduce negative impacts of new or existing residential neighborhoods on natural systems while enhancing beneficial access to nature.	New and existing homes and their properties can be constructed so there is a respect and appreciation for natural resources. Low Impact Development and stormwater management, reduced impervious surfaces, connections to walking and biking trails, and support of community and backyard gardens and farming protect our resources while fostering an appreciate for, and access to, nature and how it improves our quality of life.	see below	NO plan yet	Program	Low Impact Development - Modeled After Nature (solutions for developers and homeowners): http://www.lowimpactdev.com/	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	N	New Strategy	Planning/DPW/Recreation
4. Housing				<ul style="list-style-type: none"> Phase in Low Impact Development (LID), maximum parking/impervious surface standards, performance standards to pond/retention stormwater runoff through municipal practices and incentives for developers (i.e. more lot coverage and density possible with LID) (Planning Department and DPW working with FRCOG to Dev LID regs) 	NO plan yet	Program	Low Impact Development - Modeled After Nature (solutions for developers and homeowners): http://www.lowimpactdev.com/	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	N	New Strategy	Planning/DPW/Recreation
4. Housing	Goal #5: Community resilience and individual enjoyment of our abundant natural resources is enhanced through residential development practices that preserve local agriculture, water quality, biodiversity, and the visual integrity of the landscape.	10. Reduce negative impacts of new or existing residential neighborhoods on natural systems while enhancing beneficial access to nature.	New and existing homes and their properties can be constructed so there is a respect and appreciation for natural resources. Low Impact Development and stormwater management, reduced impervious surfaces, connections to walking and biking trails, and support of community and backyard gardens and farming protect our resources while fostering an appreciate for, and access to, nature and how it improves our quality of life.	<ul style="list-style-type: none"> Develop a plan for trail and bike connections, serving all neighborhoods, to natural areas (coordinate with the Open Space and Recreation Plan and Land Use recommendation for an Open Space Committee). 	NO plan yet	Program	Low Impact Development - Modeled After Nature (solutions for developers and homeowners): http://www.lowimpactdev.com/	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	N	New Strategy	Planning/DPW/Recreation
4. Housing				<ul style="list-style-type: none"> Support agriculture and access to food through community gardens and back-yard farming. (Continue to make town-owned land available...like Just Roots & Pleasant Street Community Garden) 	NO plan yet	Program	Low Impact Development - Modeled After Nature (solutions for developers and homeowners): http://www.lowimpactdev.com/	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	N	New Strategy	Planning/DPW/Recreation
4. Housing				<ul style="list-style-type: none"> Educate residents about yard practices that support biodiversity and resiliency, and contribute to environmental health; minimizing pesticide, water, and energy use, increasing soil fertility, using native plants, installing rain gardens and on-site water management, (Just Roots, GCC, and others doing this) 	NO plan yet	Program	Low Impact Development - Modeled After Nature (solutions for developers and homeowners): http://www.lowimpactdev.com/	Land Use; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	N	New Strategy	Planning/DPW/Recreation
4. Housing	Goal #6: Greenfield is a thriving, vibrant, regional urban center with livable, mixed income, well-situated neighborhoods within easy reach of everyday needs.	11. Identify key neighborhood services, amenities and facilities and enhance connections through upgraded sidewalks, bikeways and streets.	Neighborhood-based planning is a fine-grained analysis of what and where neighborhood amenities are, where the gaps in the desired amenities might be, and what changes need to be made to meet the needs for the existing and future population in Greenfield. Amenities can include: walkability, neighborhood stores, bus stops, parks, and community gardens contribute to quality of life in a neighborhood.	see below	Need grant?-plan 75GIC	Plan	Community Healthy Needs Assessment: http://assessment.communtycommons.org/CHNA/	Land Use and Transportation	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	Y (Sidewalk Replacement Fund)	New Strategy	Planning/DPW/Economic Development/SGIC
4. Housing				<ul style="list-style-type: none"> A sidewalk program to ensure all urban areas are safely travelled by people of all abilities. 	Need grant?-plan 75GIC	Plan	Community Healthy Needs Assessment: http://assessment.communtycommons.org/CHNA/	Land Use and Transportation	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	Y (Sidewalk Replacement Fund)	New Strategy	Planning/DPW/Economic Development/SGIC
4. Housing				<ul style="list-style-type: none"> Initiate neighborhood-based planning and update zoning to address town-wide needs (add mixed-use, housing mix, traffic issues, increase population density to support transit nodes). This can be done by dividing the town into neighborhoods to assess existing and desired local amenities - easy walk to school, neighborhood stores, bus stop, park, community garden, highway access. 	Need grant?-plan 75GIC	Plan	Community Healthy Needs Assessment: http://assessment.communtycommons.org/CHNA/	Land Use and Transportation	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	Y (Sidewalk Replacement Fund)	New Strategy	Planning/DPW/Economic Development/SGIC
4. Housing	Goal #6: Greenfield is a thriving, vibrant, regional urban center with livable, mixed income, well-situated neighborhoods within easy reach of everyday needs.	11. Identify key neighborhood services, amenities and facilities and enhance connections through upgraded sidewalks, bikeways and streets.	Neighborhood-based planning is a fine-grained analysis of what and where neighborhood amenities are, where the gaps in the desired amenities might be, and what changes need to be made to meet the needs for the existing and future population in Greenfield. Amenities can include: walkability, neighborhood stores, bus stops, parks, and community gardens contribute to quality of life in a neighborhood.	<ul style="list-style-type: none"> Consider a walkability-score, transit connectivity score, or some other tool for ongoing assessment of neighborhood functionality and connectivity. 	Need grant?-plan 75GIC	Plan	Community Healthy Needs Assessment: http://assessment.communtycommons.org/CHNA/	Land Use and Transportation	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	Y (Sidewalk Replacement Fund)	New Strategy	Planning/DPW/Economic Development/SGIC
4. Housing				<ul style="list-style-type: none"> Integrate neighborhood plans with town-wide multi-modal transit planning. 	Need grant?-plan 75GIC	Plan	Community Healthy Needs Assessment: http://assessment.communtycommons.org/CHNA/	Land Use and Transportation	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	Y (Sidewalk Replacement Fund)	New Strategy	Planning/DPW/Economic Development/SGIC
4. Housing				<ul style="list-style-type: none"> Work with DPW to identify the town's role in maintaining quality neighborhoods - streets, sidewalks, trees, trash pick-up - and potential funding (public health grants, DOT). 	Need grant?-plan 75GIC	Plan	Community Healthy Needs Assessment: http://assessment.communtycommons.org/CHNA/	Land Use and Transportation	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	Y (Sidewalk Replacement Fund)	New Strategy	Planning/DPW/Economic Development/SGIC
4. Housing				<ul style="list-style-type: none"> Develop funding tools so public improvements keep pace with private investment in homes and neighborhoods - for example Tax Increment Financing Districts and "Beterments" program. 	Need grant?-plan 75GIC	Plan	Community Healthy Needs Assessment: http://assessment.communtycommons.org/CHNA/	Land Use and Transportation	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	Y (Sidewalk Replacement Fund)	New Strategy	Planning/DPW/Economic Development/SGIC
4. Housing	Goal #6: Greenfield is a thriving, vibrant, regional urban center with livable, mixed income, well-situated neighborhoods within easy reach of everyday needs.	12. Protect historic character of neighborhoods while facilitating improvement of housing stock.	Historic preservation is important to maintain the character of a community. Greenfield is blessed with historic homes and buildings which are still able to support housing. In addition to protecting their character, the Town could incorporate other housing strategies like providing affordable housing units, diversify the housing units available to allow live-work units to be constructed and consider aging in place needs.	see below	In process? - planning bid will take up in 2015-6	Policy	Slavic Village Revitalization Project: http://www.nationaljournal.com/features/restoration-calls/how-a-community-demolished-its-way-out-of-a-crisis-20121210	Economic Development; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$\$ (\$20,001 - \$100,000)	N	New Strategy	Planning/Historical Commission

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4.Housing	Goal #6: Greenfield is a thriving, vibrant, regional urban center with livable, mixed income, well-situated neighborhoods within easy reach of everyday needs.	12. Protect historic character of neighborhoods while facilitating improvement of housing stock.	Historic preservation is important to maintain the character of a community. Greenfield is blessed with historic homes and buildings which are still able to support housing. In addition to protecting their character, the Town could incorporate other housing strategies like providing affordable housing units, diversify the housing units available to allow live-work units to be constructed and consider aging in place needs.	<ul style="list-style-type: none"> Document, enhance and protect the unique character of Greenfield's neighborhoods without impeding upgrade and adaptation. 	In process? - planning bd will take up in 2015-6	Policy	Slavic Village Revitalization Project: http://www.nationaljournal.com/features/restoration-calls/how-a-community-demolished-its-way-out-of-a-crisis-20121210	Economic Development; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	New Strategy	Planning/Historical Commission
4.Housing				<ul style="list-style-type: none"> Continue to support creation of live-work spaces to attract and support creative economy workers, telecommuters, semi-retired and startup. 	In process? - planning bd will take up in 2015-7	Policy	Slavic Village Revitalization Project: http://www.nationaljournal.com/features/restoration-calls/how-a-community-demolished-its-way-out-of-a-crisis-20121210	Economic Development; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	New Strategy	Planning/Historical Commission
4.Housing				<ul style="list-style-type: none"> Make it easier to build/rehab a variety of high-quality units by right. 	In process? - planning bd will take up in 2015-8	Policy	Slavic Village Revitalization Project: http://www.nationaljournal.com/features/restoration-calls/how-a-community-demolished-its-way-out-of-a-crisis-20121210	Economic Development; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	New Strategy	Planning/Historical Commission
4.Housing				<ul style="list-style-type: none"> Historic Preservation - document the architecture reflecting our layered history to improve awareness and preservation (Implementation: state historic inventory of historic districts). 	In process? - planning bd will take up in 2015-9	Policy	Slavic Village Revitalization Project: http://www.nationaljournal.com/features/restoration-calls/how-a-community-demolished-its-way-out-of-a-crisis-20121210	Economic Development; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	New Strategy	Planning/Historical Commission
4.Housing				<ul style="list-style-type: none"> Create process for town and residents to identify this character (i.e. neighborhood plans - see previous strategy). 	In process? - planning bd will take up in 2015-10	Policy	Slavic Village Revitalization Project: http://www.nationaljournal.com/features/restoration-calls/how-a-community-demolished-its-way-out-of-a-crisis-20121210	Economic Development; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	New Strategy	Planning/Historical Commission
4.Housing				<ul style="list-style-type: none"> Add to zoning design guidelines, or form-based code style easy to understand visuals. 	In process? - planning bd will take up in 2015-11	Policy	Slavic Village Revitalization Project: http://www.nationaljournal.com/features/restoration-calls/how-a-community-demolished-its-way-out-of-a-crisis-20121210	Economic Development; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	New Strategy	Planning/Historical Commission
4.Housing				<ul style="list-style-type: none"> Enhance the Health Department's capacity to pro-actively solve housing based public health issues (i.e., hoarding, failing sewers, deferred maintenance). 	In process? - planning bd will take up in 2015-12	Policy	Slavic Village Revitalization Project: http://www.nationaljournal.com/features/restoration-calls/how-a-community-demolished-its-way-out-of-a-crisis-20121210	Economic Development; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	New Strategy	Planning/Historical Commission
4.Housing				<ul style="list-style-type: none"> Improve procedures to return abandoned or tax idle, or foreclosure properties into use. 	In process? - planning bd will take up in 2015-13	Policy	Slavic Village Revitalization Project: http://www.nationaljournal.com/features/restoration-calls/how-a-community-demolished-its-way-out-of-a-crisis-20121210	Economic Development; and Natural, Cultural, Historic Resources	Mid (2-5 years)	\$5 (\$20,001 - \$100,000)	N	New Strategy	Planning/Historical Commission