

From: [Evelyn Smith](#)
To: [Nelson, Kevin \(DOA\)](#)
Subject: [EXTERNAL] : ID#: CHA-CP-21
Date: Friday, July 2, 2021 7:03:33 PM
Attachments: [2021 AHC COMP PLAN COMMENTS.docx](#)

Dear Mr. Nelson:

I enclose a copy of the memorandum that I submitted to the Charlestown Town Council on April 14, in my capacity as Chairman of the Affordable Housing Commission of the Town of Charlestown.

It is my understanding that the first amendment to the Housing Choice chapter of the Comprehensive Plan, recommended therein, was adopted by the Town Council, on the Planner's advice, prior to its submission to you for review.

However, the Planner would not endorse, and the Town Council did not adopt the second amendment therein, and I am asking that you consider requiring the revision of the section entitled HOUSING: ISSUES AND OPPORTUNITIES: Practical Affordability.

As it stands, this section of Charlestown's Comprehensive Plan invents and stands on a term that has no professional significance or understanding, and that has been based on an informal study conducted by a non-professional ten years ago, with no peer review, using unsubstantiated housing valuations and having no knowledge of the income of the occupants of the housing being studied.

More appallingly, where the Plan is supposed to set forth strategies to enable the Town to meet the requirements of the Low and Moderate Income Housing Act, it does so by instructing the Town to seek amendment of the Act to reduce the state requirements so that it won't have to comply with the present requirements.

This just can not be permitted to stand.

Thank you for your consideration.

Sincerely,

Evelyn J. Smith

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