



April 7, 2022

Hebron Planning and Zoning Commission

Dear Commissioners,

On behalf of the Coalition on Diversity and Equity (CoDE), I urge you to endorse the draft Hebron Plan for Housing Choices, with one modification.

We commend our Town leadership for taking this process seriously. We appreciate being allowed to contribute our thoughts and recommendations to the draft plan. We believe that the recommendations, if implemented, will significantly improve the quality of life in our community.

We believe that creating more housing options in Hebron will:

- enable more people who work here to live here if they choose. This includes our essential workers (like teachers and teacher's aides, first responders, health care aides, bus drivers, and retail workers).
- help our existing businesses and spur new businesses, which increases jobs and consumer spending in the local economy
- help seniors stay in a community they love as their housing needs change over times
- allow young adults – our children and grandchildren – who may be currently priced-out, to afford a home in Hebron
- enable more people who want to be part of our beautiful, high opportunity community to afford to live here – creating a pathway to more diversity.

CoDE had the pleasure of hosting a Community Conversation with representatives from The Foundation for Norfolk Living and the HOPE Partnership, which serves lower Middlesex County – rural communities very similar to Hebron. They described how and why they set out to create mixed income, workforce housing in their communities and the many benefits they've seen as a result. To watch the recording of that webinar, please visit:

<https://www.youtube.com/channel/UCEADhJobKPPp5A7DsUzXXg>

The one change we encourage you to make in the Plan is to increase the goal for the number of affordable housing units to be created. We believe that the draft goal of creating only 50 units over 5 years is too low. For Hebron to reach the 10 percent goal set by the State, that would be roughly 350 units. That, to us, is a much better goal. It might be a stretch, but goals should be aspirational and motivating. And we know that by all accounts there is a great need for more affordable housing in our town. To achieve that goal would be beneficial to all who live here, all who want to remain here, and those who would aspire to live here – creating a more equitable, diverse and vibrant community.

Sincerely,

Amy D'Amaddio and Donna Jolly

Co-Chairs, Hebron Coalition on Diversity and Equity (CoDE)