



2200 Homestead Road

Mixed-Income Housing Plan

The idea for this Town-owned parcel is to create a mutually supportive, self-sustaining mixed income community, providing a housing opportunity for some of our most at risk and underserved populations. We are anticipating the parcel will be developed by the Town in collaboration with one or more partners.

The Town engaged a design consultant who first met with Town staff, potential development partners and community stakeholders. After receiving community input at two public meetings, the consultant has proposed approximately 140 units of mixed type residential housing. Preliminary thoughts are to make housing available across a range of incomes, up to and including market level. By doing so, this would allow the higher income level units to generate income to support development debt, provide ongoing maintenance and sustainability funds, and offset the rents of the lower income units. All units would be built to the same construction and amenities standards; the differentiating factor between “affordable” and “market rate” units would be the income level of the occupying family. We also contemplate that affordability of the for-sale units be maintained through a land trust model and that rental units remain permanently affordable through deed restrictions and/or special use permit stipulations.

The total area of the site is approximately fourteen (14) acres. The lower half of the site, approximately five (5) acres, is developable. The site is currently planned for inclusion in the Town’s Greenway network. The site has a pond, which would be rejuvenated and incorporated into the aesthetic design. The site currently has a small community garden; in one scenario the preliminary development plan proposes to expand the garden for the benefit of the community.

The preliminary concept plan development models include multiple types of housing: tiny homes, townhouses, apartments and shared housing. Currently under consideration is the following:

- Approximately ten (10) units of micro homes
- Approximately twenty-eight (28) townhouse style units of housing
- Approximately seventy-two (72) apartment units
- Thirty-six (36) units of shared housing
- A Community Center
- Community Garden

We are currently contemplating both homeownership and rental opportunities on this site. We propose that the site be rezoned to R-SS-C.