



2200 Homestead Road

**Council Committee on
Economic Sustainability**

April 7, 2017

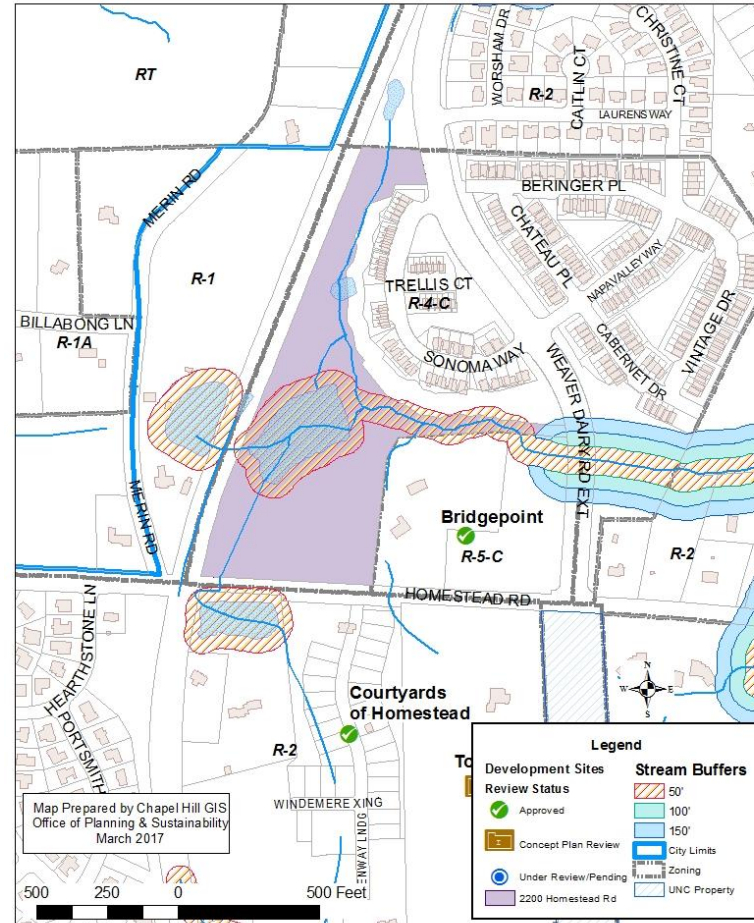
Key Considerations

- Should the Town develop/own/manage affordable housing on this site
- Future/expansion of Community Garden
- Sensitivity to community concerns
- Why now
- Resources needed/leveraging options

The Site

- Total area approximately 15 acres

2200 Homestead Road Area Map



Background

- Acquired as part of Vineyard Square SUP
- .2 acre HOPE garden



Site Conditions

- Building
- Dam
- Pond
- Community garden
- Water and sewer lines
- Greenway



Potential Development

- Mixed residential
 - Micro Homes (30% AMI + below)
 - Apartments (60% AMI + below)
 - Townhomes (100% AMI + market rate)



Target Population

- 60% AMI and below
- IDD
- Elderly
- Family
- Market Rate/100% AMI



Potential Partners

- UNC Healthcare
- Residential Services Inc.
- Central Carolina Community College
- Orange County
- Local affordable housing providers



Potential Resources

- UNC Healthcare matching grant
- Orange County Bond
- Off-site construction
- AHDR/local funds
- Federal funds:
 - Section 108
 - CDBG/HOME



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Potential Next Steps

- Internal staff team
- DRA analysis
- Architectural/Engineering services
- Engage Housing Coalition, identify other stakeholders



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