

04-26-2023 Town Council Meeting Responses to Council Questions

ITEM #11: Affordable Housing Plan Update

Council Question:

Has HRA explored models that combine market rate with affordable housing such that the market rate housing can subsidize the AH units (as with Weavers Grove) rather than the exclusively AH model that we have largely been using? If viable, how could the Town facilitate/encourage such projects?

Consultant Response:

Yes, we have worked on mixed-income developments in communities across the country. It still almost always involves some form of incentive to convince the developer to not build everything at market rate - below-market financing, additional density, tax abatement/rebate, parking reductions, or the disposition of public land, etc. Without the incentive the economics of reducing rents or sale prices on the affordable homes is usually not financially viable.