

**SUMMARY OF A CONCEPT PLAN REVIEW:
1701 MARTIN LUTHER KING JR. BLVD
HOUSING ADVISORY BOARD
November 12, 2019**

Key points made by members of the Housing Advisory Board during its review of a concept plan for 1701 Martin Luther King Jr. Blvd. include:

- Suggest that the applicant review the latest income data to update the calculation of an affordable rent for a 1-bedroom unit. Make sure the proposal meets Town expectations around appropriate rent limits for targeted household income levels.
- Pleased to see 50 percent of the new units are proposed as affordable.
- Suggest exploring additional scenarios that propose other possible affordable combinations such as a longer affordability period and serving lower AMI's, possibly in exchange for fewer affordable units.
- Encourage the applicant to accept housing vouchers as a way to offer affordable units, if they do not already.
- Strongly encourage lengthening the affordability period of 10 years or including language in any approvals that states the developer will consider an extension after the 10-year period has ended.
- Consider adding modifications to the exterior to enhance security for the ground floor units.

Submitted by: Dawna Jones, Chair

Drafted by: Emily Holt, Staff Liaison