

SUMMARY OF A CONCEPT PLAN REVIEW
AURA: 1000 MARTIN LUTHER KING JR DRIVE
HOUSING ADVISORY BOARD
March 10, 2020

The developer proposed two affordable housing options for feedback:

- A. Land dedication of approximately one acre for affordable housing senior development
- B. 15% of total units affordable to households at 80% area median income (AMI) scattered throughout the site

Key points made by members of the Housing Advisory Board during its review of the concept plan include:

- Prefer affordable housing Option B: 15% affordable units throughout the project:
 - Like having floating units throughout the development
 - It is a positive to have the affordable units come online at the same time as the market rate units
 - Would like the developer to consider serving households at lower AMI levels than the 80% AMI proposed, including households at 60% AMI and below
- Concerns expressed around Option A:
 - No guarantee the affordable housing portion would be able to be developed
 - The affordable housing portion could take longer to be developed than the market rate portions of the project - would equal a delay in receiving units
 - Ability to secure affordable housing financing
 - Financial support the Town could end up needing to provide to create a financially feasible project
- Concern over the traffic impact of the project
- Project seems a little too dense, although project lends itself to density given its location to downtown and a Bus Rapid Transit stop
- Additional information:
 - Four members of the public spoke on the concept plan and expressed concerns over the scale of the project and the traffic impact it would have on the area.

Submitted by: Dawna Jones, Chair

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