

ITEM #7: Concept Plan Review: The Reserve at Blue Hill, 1320 Ephesus Church Road.

Council Question:

Since the existing housing would generally be considered to be Naturally Occurring Affordable Housing (NOAH), in their presentation can the application address what provisions they are making, if any, for the relocation/rehousing of current residents at affordable rents? Can they be made aware, if they are not already, with the approach used at Glen Lenox?

Staff Response:

Yes, the applicant can address this interest in their presentation. Town Affordable Housing staff have been in conversation with the applicant about options to support current residents. This includes sharing various strategy documents and policies that offer options for residents facing displacement (eg Preservation Strategy Framework, County voucher program). Staff can include the Glen Lennox vested renter program as part of this information sharing. At Glen Lennox, residents have the option to relocate to new apartment units within the development and be protected against rent increases. This program works in part because the Glen Lennox project is phased and new units are available as older housing stock is removed. While this approach may not be feasible for redevelopment of the Kings Arm Apartments, at this time we know that the applicant is amenable to providing financial support to residents, and a longer period between approval and construction so residents have more time to move.