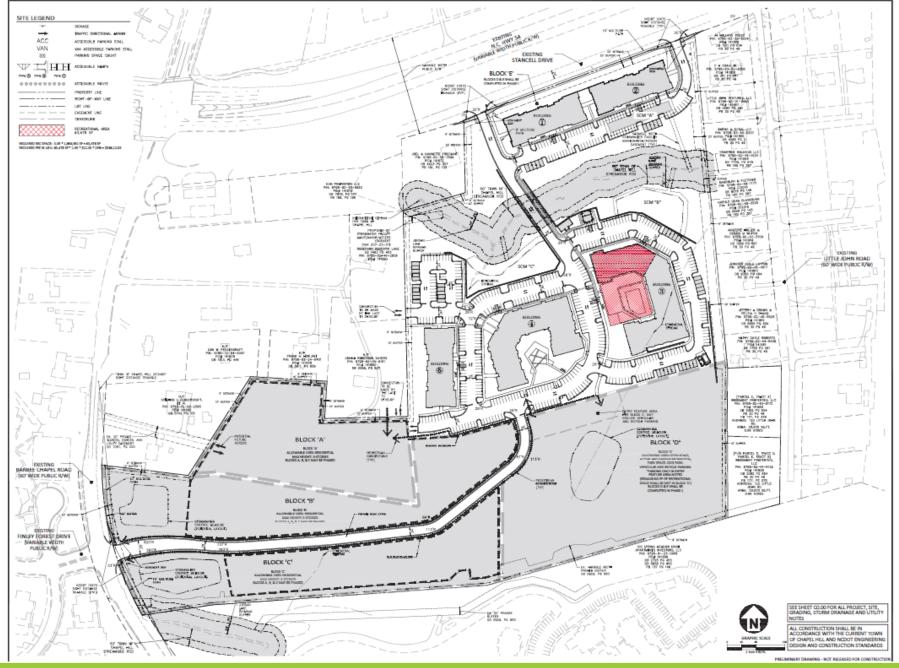
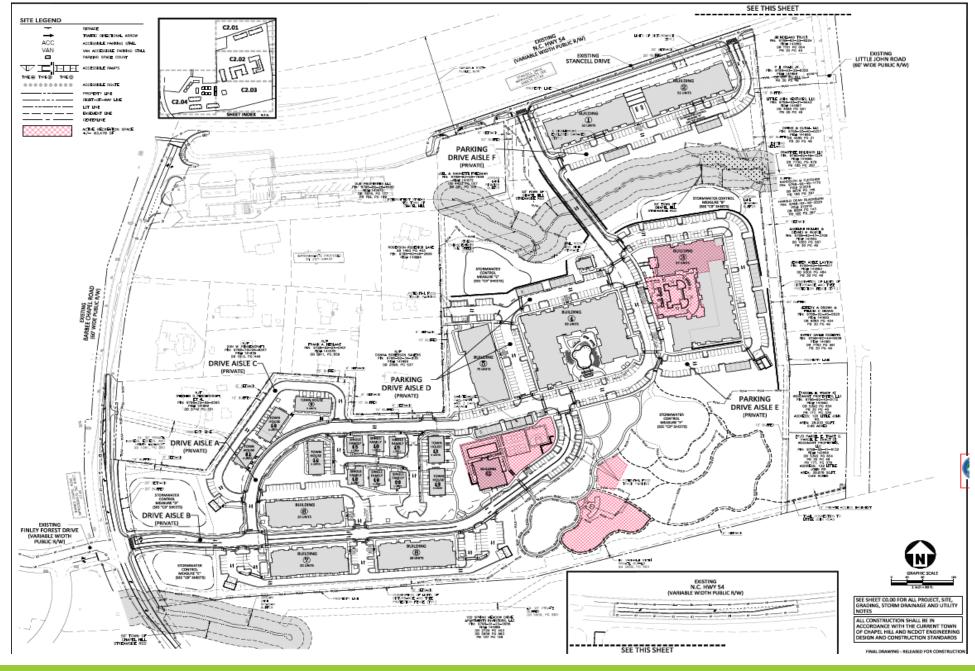
Hillmont Limited Scope Conditional Zoning Modification Stipulations 5 & 6 Affordable Housing

Town Council November 12, 2025











Proposed Modification

Existing Zoning:

Payment: \$1,150,000 to the Town's Affordable

Housing Fund

Number of affordable units: 20 units

*All other existing Affordable Housing provisions remain the same.

Number of affordable units: 10% of market rate units - 43

Based on approved ZCP Site Plan for 468 units

Proposed Modification Benefits:

Town: Receives significant payment

shortly after modification approval and

receives units on the ground.

Hillmont: Helps ensure project can secure

traditional bank financing in very challenging financial market.

