

**SUMMARY OF A CONCEPT PLAN REVIEW: HABITAT/CAROL WOODS COMMUNITY, 7516
SUNRISE ROAD
HOUSING ADVISORY BOARD
November 13, 2018**

Key points made by members of the Housing Advisory Board during its review of a concept plan for Habitat/Carol Woods Community, 7516 Sunrise Road include:

- The project would help meet the Town's housing goals and will help meet the affordable housing gap
- Appreciate the partnership model of the development between Habitat for Humanity and Carol Woods
- Project focuses on a population that needs housing
- Increased density has to be considered to meet the Town's goals. How to increase density and meet the needs of everyone concerned should be considered. Like the density proposed in this project
- Appreciate that the affordable units are mostly three and four bedroom units as often the affordable units provided in projects are only one or two bedrooms
- Mix of income targeting is a positive. The project is not a typical mixed income development because of the amount of affordable units proposed. Mix of age groups and income levels is a positive feature
- Would be helpful to allow affordable homes up to 80% AMI
- Good concept to move forward with
- Applicant should consider engaging with the surrounding neighborhoods

Additional Notes:

- 15 residents signed up to speak and pooled their time to two speakers. The speakers expressed concerns over the development as presented. In particular, the speakers had concerns about the density of the project, environmental and stormwater impacts, traffic impacts, risks for pedestrian safety, and light and noise pollution. The speakers asked for a traffic impact analysis and to collaborate with the neighbors on the project.

Submitted by: Kayla Prestwood, Chair
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