

ECG ED SUMMIT 2022



STAKEHOLDER ROLES IN A
SUCCESSFUL HOUSING STRATEGY

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QUICK FACTS (COUNTY LEVEL DATA - 2019)

- Population 4,085
- Average Median Income \$67,250
- Poverty Rate 5.27%
- Housing Units @2000 units
- Home Ownership 57.1% (steady decline)
- Median Property Value \$249,500
- Mode Property Value \$300,000-\$400,000



PROPERTY OWNERS

DOWNTOWN LOFTS & APARTMENTS

SENIOR-ASSISTED

- 37 Units
- Apartments with services
- 1-bedrooms and suites

WHITE ELEPHANTS

- Ownership > Rental
- 2000 sqft > 715 sqft
- Micro-Units 550 sqft

APARTMENT HOUSES

- 4 "Behind the Door"
- Stacked or Townhouse style
- 900 1100 sqft







PLANNING COMMISSION

WHAT TOOLS ARE IN THE TOOL BOX



ZONING

- Permitted by Right
- Planned Unit Developments (PUDS)
- Mixed Housing Types
- Specific Incentives



PROPERTY OWNERS ACCESSORY DWELLING UNITS

SMALL HOUSES

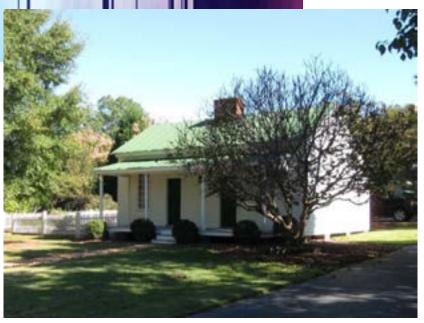
- Primary Structure
- Historic Lot Size .17-acre
- 800 sqft 1200 sqft

ACCESSORY APARTMENTS

- Au Pair / Mother-in-Law Suites
- Minimum Lot Size .50 acre
- 600 800 sqft

ACCESSORY DWELLING

- Garage Apartment & Tenant House
- Minimum Lot Size .50 acre
- 800 sqft







DOWNTOWN DEVELOPMENT AUTHORITY

COMMUNITY-INITITATED



DOWNTOWN DEVELOPMENT AUTHORITY









URBAN RENEWAL AUTHORITY

LAND BANK ACTIVITIES

MIDDLE CLASS

- .50 acre / 3,000 sqft +
- \$70,000 lots
- **\$425,000 +**

MODEST MIDDLE CLASS

- .25 acre + / 2,000-2,500 sqft +
- \$45,000 lots
- **\$225,000 \$375,000**

WORKING CLASS

- .17 acre / 1,200-1,600 sqft
- \$25,000 lots
- **\$175,000 \$250,000**











MIDDLE CLASS
PRIVATE MARKET BUYERS









MODEST MIDDLE CLASS LOCAL BUILDERS









WORKING CLASS

NON-PROFIT SECTOR



LOW-MOD PARTNERS

SILVER LAKES COURT

PLAN

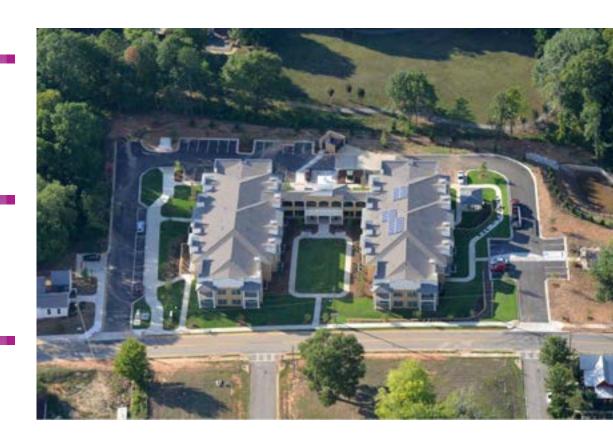
- 44 Units (3 acres)
- Apartments
- 1-bedroom (725 sqft) and 2-bedrooms

MARKET

- Rental
- Senior-Restricted
- Income-Qualified (40-60% AMI)

PATH

- Proactive Land Assembly
- Planned Unit Development
- Transfer of Development Rights















LOW-MOD PARTNERS

SILVER LAKES COURT





LOW-MOD PARTNERS

CANAAN CROSSING

PLAN

- 60 Units (6 acres)
- Townhouses
- 1-bedroom (715 sqft), 2-bedrooms, 3-bedrooms

MARKET

- Rental
- Workforce / Family
- Income-Qualified (40-60% AMI)

PATH

- Proactive Land Assembly
- Long-Term Ground Lease
- Transfer of Development Rights











UP NEXT

CONGREGATE & DISPERSED

THE ANCHORAGE

- 36 Units (4 acres)
- Single-Family, Patio Homes, and Garden Fla
- 900 1100 sq.ft.

TANYARD BRANCH LIVING

- 30-48 Units (2.5 acres)
- Apartments and Lofts
- 850 1200 sqft

GARNETT STACKS

- 30-48 Units (3.0 acres
- Townhouses with Flats
- 2200 sqft with 900 sqft





UP NEXT

CONGREGATE & DISPERSED









UP NEXT

POCKET NEIGHBORHOODS – SENIOR & SPECIALTY





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