



**Developer: Mosaic Development Group, Inc. (Mosaic) –**

- 50+ year-old Charlotte-based non-profit housing developer. Please visit our website at [www.mosaicdevelopmentgroup.org](http://www.mosaicdevelopmentgroup.org)

**Proposed Senior Apartments**

- Location: vacant 3.4 acre parcel between Town Hall and Aldi
- Proposing: Eighty (80) units of high-quality age restricted apartments for seniors
- Approximately 1 acre of the site to remain available for future retail/commercial
- Current zoning: Harrisburg Town Center Planned Unit Development (PUD)

Per existing PUD the following is allowed:	Requested Text Amendment:
67 units of multifamily housing	Increase by 13 for a total of 80 units
Retail/commercial uses allowed	Remove requirement of retail on first floor

- Will adhere to Federal requirements of Senior Housing for persons 55 yrs of age & older
- Resident income caps:
  - Single individuals – \$29,700
  - Two-person household – \$33,960
- Rents will range from approximately:
  - \$330 - \$650 per month for a one-bedroom apartment
  - \$395 - \$750 per month for a two-bedroom apartment
- Thorough criminal background and credit checks are completed on all applicants
- Property to be professionally managed by Excel Property Management

**Proposed Design**

- An investment of over \$10 million in the community
- Exterior finishes comprised of brick and hardi-board cementitious siding in accordance with Town and PUD design guidelines
- Site will increase walkability and connectivity in Town Center by providing additional sidewalks including pedestrian access from Town Hall to Aldi
- Building will be oriented to engage Main Street with amenities concentrated on the first floor to promote social interaction and encourage community engagement
- Design team will work closely with the Town to ensure the final design and layout has the correct feel for Town Center

*Mosaic is in the planning stages for these senior apartment homes; some elements of the proposed development may change based on funding requirements and the feedback provided in dialog with the Town of Harrisburg and the community.*

**Harrisburg's Planning and Economic plans point to need for more variety in housing options particularly for seniors and the benefit of additional housing in Town Center:**

- **As stated in the *Harrisburg Area Land Use Plan* issued in 2010:**
  - "Attached, multifamily, and upper-floor units are appropriate for and should be encouraged in the mixed use area identified as "Downtown Harrisburg" on the Harrisburg Area Future Land Use Map."
  - "Ensure housing availability for all housing preferences of citizens (existing and future) in the Harrisburg planning area - Recognize variation in housing preferences of various age groups, particularly as the current population ages, and support a wide variety of products to respond to those preferences. There is currently a demand for alternatives to single-family detached homes, as evidenced by property values and rate of sales (and resales) of attached units in the northern portion of the Harrisburg planning area. Alternatives to single-family detached homes are desired by those seeking less maintenance and mixed-use environments where auto-dependence is greatly decreased. Both attributes are attractive to older citizens who have a desire for independent living in Harrisburg."
- **As stated in the *Harrisburg Market Analysis and Economic Development Implementation Plan* issued in 2015**
  - "The data show that there are a number of older adults already living in Harrisburg. Most certainly, a portion of them live in the townhouses in the Town Center, but some also live in the houses they have been living in for a while. Many of those houses are not what they need now, but they don't have any options."
  - "These are exciting times for Harrisburg. The Town is on a path of success that is not likely to reverse. Continuing with the historical plan of single family homes on large lot subdivisions will provide a modest growth rate for the declining demographic of households with families because of the general attractiveness of the Town and the relatively low tax rate. With this growth model, becoming the retail center that is the Town's vision will take a significantly longer period of time. With a relatively small adjustment in residential land use policy in limited, specifically targeted areas, the Town could provide inter-generational housing options, increased density in strategic locations, a somewhat faster growth rate, and a population of sufficient size to support the type of retail establishments that are desired."

## Affordable Rental Housing

### The Vitality of America's Working Communities

(A. von Hoffman, E. Belsky, J. DeNormandie and R. Bratt, *Harvard University, Joint Center for Housing Studies, 2003*)

Using U.S. Census data from 1970 to 2000, the study finds that apartments do not threaten the value of nearby single-family houses. The average value of owner-occupied houses was actually highest in working communities (neighborhoods in which residents earn between 60 percent and 100 percent of area median income) that have the most apartments.

A summary is available at: [www.nw.org/network/newsRoom/pressReleases/pdf/executiveSummary.pdf](http://www.nw.org/network/newsRoom/pressReleases/pdf/executiveSummary.pdf)

Summary by Non-Profit Housing Association of Northern California (NPH)

### On Common Ground: Apartments and Detached Home Values

(A. C. Nelson and M. Moody, *Virginia Tech University, Department of Urban Affairs and Planning, 2003*)

Concludes that over the long run, a well-located apartment building with attractive landscaping and entrances probably raises the overall value of detached homes compared to having no apartments nearby. Notes locating apartments near major transportation access points minimizes traffic congestion, disarming a perennial NIMBY rallying cry.

Available from National Multifamily Housing Council. Contact LaToya Scott, 202-974-2349, [lscott@nmhc.org](mailto:lscott@nmhc.org)

Summary by Non-Profit Housing Association of Northern California (NPH)

### Low-Income Housing Tax Credit Housing Developments and Property Values

(*University of Wisconsin Center for Urban Land Economics Research, 2002*)

This study reviewed eight prior studies on Low-Income Housing Tax Credit (LIHTC) properties and property values and found no evidence that LIHTC properties cause property values to deteriorate. Instead, contrary to conventional wisdom, LIHTC developments often cause surrounding property values to increase. It notes with interest that past research has generally found that such developments have a more positive impact in higher-income areas.

Available at [http://www.cacities.org/resource\\_files/24079.uwisconsin\\_study.pdf](http://www.cacities.org/resource_files/24079.uwisconsin_study.pdf)

Summary by Non-Profit Housing Association of Northern California (NPH)

### A Review of Existing Research on the Effects of Federally Assisted Housing Programs on Neighboring Residential Property Values

(G. Galster, *Wayne State (MI) University, 2002*)

Supports the claim that apartments are critical to revitalization efforts. The author measures property values both before and after affordable housing is built, rather than just after. Like many studies, it found that assisted housing has an insignificant or positive effect on property values in higher-value, less vulnerable neighborhoods, but is likely to improve property values in lower-value, more vulnerable neighborhoods.

A review is available at [www.realtor.org/Research.nsf/files/galsterreport.pdf/\\$FILE/galsterreport.pdf](http://www.realtor.org/Research.nsf/files/galsterreport.pdf/$FILE/galsterreport.pdf)

Summary by Non-Profit Housing Association of Northern California (NPH)

### A Study of the Relationship between Affordable Family Rental Housing and Home Values in the Twin Cities

(*Family Housing Fund and Maxfield Research, Inc., 2000*)

Examines three standards of single-family house performance: sales price per square foot, percentage of sales price to asking price, and time on the market in 12 Twin City neighborhoods where a tax credit rental housing development was located within an area of owner-occupied homes. The study finds nearly no negative effects and many positive effects to integrating tax credit rental housing into these neighborhoods.

Available at [www.fhfund.org/Research/Maxfield-Exec%20Summary.pdf](http://www.fhfund.org/Research/Maxfield-Exec%20Summary.pdf)

Summary by Non-Profit Housing Association of Northern California (NPH)

### There Goes the Neighborhood? The Impact of Subsidized Multi-Family Housing on Urban Neighborhoods

(E. Goetz, Hin K. Lam and A. Heitlinger, 1996)

From Abstract: "Study of 23 subsidized multifamily projects developed by nonprofit community development corporations in the central neighborhoods of Minneapolis which "found that property values actually go up next to CDC housing projects, that crime goes down, and that the projects add to the stability of the neighborhood."

Available for free upon request: [cura@umn.edu](mailto:cura@umn.edu) or 612-625-1551.

### Impact Study for Sacramento Housing and Redevelopment Agency

(*Spear Street Advisor, Inc., San Francisco, CA 1988*)

Determined that proximity to affordable housing was not a statistically significant factor affecting property values.

Summary by Non-Profit Housing Association of Northern California (NPH)

## Affordable Rental Housing Continued...

NIMBY fears, community perceptions: Analysis of Affordable and Market Rate Housing Developments in Oakland, California  
(C. Cha. Dept. of City and Regional Planning, University of California at Berkeley, 1996)  
Study found that neighbors living near affordable housing developments perceived them more favorably than neighbors living near similarly priced market rate developments.  
Summary by Westchester County Department of Planning.

### Housing's Impact on the Economy

(Submitted to Millennial Housing Commission, National Assoc. of Home Builders, Washington, DC: NAHB, 2001)

Excerpt on property values states, "Contrary to popular perceptions, multifamily projects do not have an adverse impact on surrounding property values. Data from the AHS provide the evidence."

Available at <http://www.mhc.gov/papers/nahb.doc>

Summary by California Department of Housing & Community Development, Division of Housing Policy Development

### Affordable Housing and its Relationship to Neighboring Property Values

(McLean County Regional Planning Commission, Illinois, 1998)

Brochure includes bibliography featuring how well-designed affordable housing units benefit neighborhoods and communities without lowering property values.

Available at [http://www.mcplan.org/c\\_p/brochures/Aff\\_Hous-std.pdf](http://www.mcplan.org/c_p/brochures/Aff_Hous-std.pdf)

Summary by California Department of Housing & Community Development, Division of Housing Policy Development

### Affordable Rental Housing Does Not Reduce Property Values: Evidence from the Twin Cities

(Family Housing Fund: Public Education Initiative, 2001)

This newsletter gathered information from the Maxfield Research Inc, a private real-estate research firm, which found that in 98 % of the cases property values of areas surrounding newly constructed affordable rental units was as high if not higher than before the units were built. Also, the firm concluded that these affordable rental units, "benefits the city neighborhoods by revitalizing old housing stock," as well as having reduced crime rates.

Available at: [http://www.fhfund.org/\\_dnld/reports/Property%20Values\\_Fact%20Sheet.pdf](http://www.fhfund.org/_dnld/reports/Property%20Values_Fact%20Sheet.pdf)