



Figure 1 Original Vacant Lot

## Union Crossing Housing Project Information Sheet

The Tri-Street Area Advisory Committee (“Tri-Street Committee”) was established by the Mayor and Common Council to address neighborhood issues and concerns along Union Street.

- In 2008, the Tri-Street Committee asked for local affordable housing developers to present ideas for infill projects within the Tri-Street Neighborhood.
- One of those developers was Episcopal Housing, who presented their plan for building affordable townhomes along Union Street. The plan was well received by the Tri-Street Committee and they made a positive recommendation to the Mayor and Common Council to support Episcopal Housing.
- The City placed a “Compatible Neighborhood Overlay Zone” (CN) over the Union Crossing Property.
- The CN Overlay Zone allowed an increase in density: Union Crossing was formerly a site with 3 dwelling units and was re-designed to feature the compact design of 9 new townhouses.
- One of the objectives of the 2009 Westminster Comprehensive Plan was to “promote the infill development and other redevelopment options on underutilized residential lots.” Union Crossing is an example of a quality infill project on an underutilized property with existing infrastructure.
- Union Crossing is located in a walkable community because is strategically located in walking distance of local retail, restaurants, schools, parks and churches.
- HOME Initiative Partnership funds were awarded to the Union Crossing project. The award of \$300,000 will be used as soft second mortgages for the buyers. The soft second will allow the purchase price to be affordable for households at 80 percent or below AMI.
- An EmPOWER Clean Energy Grant has been awarded from the Maryland Department of the Environment. The grant will be used to pay for energy efficient upgrades, including high efficiency HVAC systems, tankless water heaters, and Energy Star appliances.
- The City of Westminster and Carroll County both made local contributions to the project in the form of waived impact and assessment fees. The City of Westminster also provided a zero interest, deferred loan for the purchase of the land, which will be re-paid through sales proceeds.
- Private funds were obtained for the project in the form of a construction loan from the Reinvestment Fund and an \$800,000 Community Development Block Grant was received to fill the remaining gap.

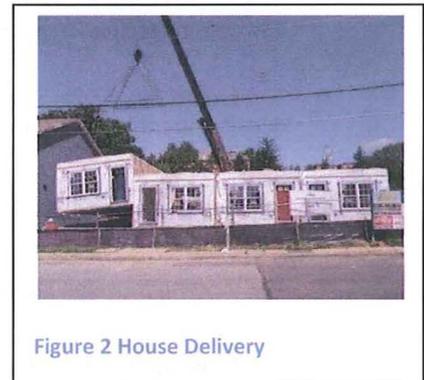


Figure 2 House Delivery

# Union Crossing Housing Project Sustainability Facts

- ❖ The project is located in a designated Sustainable Community such as an historic district, Designated Neighborhood, Community Legacy Area, BRAC Zone, Main Street or Transit Oriented Development Zone.
- ❖ The project is located adjacent to existing development
- ❖ The project site has existing or planned sewer and water infrastructure
- ❖ The project site has existing road infrastructure
- ❖ The project did not require new or additional services and/or facilities
- ❖ The project reuses a brownfield or greyfield site
- ❖ Average number of dwelling units/acre is 9 units per acre
- ❖ Development density will exceed the density of the surrounding area
- ❖ The project is located on an existing interconnected road system without cul-de-sacs
- ❖ The project is adjacent to frequently visited uses (grocery/convenience store, shopping, restaurants, offices etc)
- ❖ The project is located within walking distance to local public schools
- ❖ Project parking is located where it does not visually dominate the development from the street and allows easy and safe pedestrian access to buildings
- ❖ The project has existing or planned pedestrian friendly features. (Human-scale sidewalks, medium to high density, street trees, adequate lighting, crosswalks, traffic buffers)
- ❖ Affordable and workforce housing are included in the development
- ❖ The housing provided increases diversity of housing prices in the surrounding neighborhood
- ❖ The proposed building orientation maintains or establishes an edge from the street
- ❖ Building designs follow existing or desired architectural vernacular, as established in local design codes or in relation to significant buildings or existing nearby structures
- ❖ Public community use facilities are available within 1/2 mile of the project site
- ❖ Citizen and stakeholder participation was facilitated early in the project development process, when involvement can create change
- ❖ Zoning has specific design guidelines to ensure new development is keeping community character

