

WNCSource CEO Report

June 13, 2024

Planning for Hillview Property in Brevard

In the Board packet for this month, you will find architectural plans for WNCSource's Brevard property. You will also find Parcel Information Data Cards for our property in Brevard. We have had preliminary discussions with senior staff, WGLA Engineering, and City of Brevard planning staff about how to maximize our 23.35 acres for early childhood education and affordable housing. WNCSource has the opportunity to positively impact Brevard and Transylvania County for years to come.

The plans are part of an effort to have our property be a conditional zoning district. This would allow us to have the zoning for all of the uses approved at the same time. These plans allow for the maximum feasible use of the property for housing and early childhood education. Some of the highlights of the plan are:

- A 20,000 square foot building for early childhood education and other community services.
- 102 new apartments on the south side of Norton Creek.
- 26 additional apartments added to the English Hills development on the north side of Norton Creek.
- Four new three-story apartment buildings and two new two-story apartment buildings on the south side of Norton Creek.
- Five new two-story apartment buildings added to English Hills.

It is important to know that if the zoning we request is approved, we could decrease the size of the project without necessarily going back before city council. If we increase the size of the project we would have to go back to city council.

WNCSource purchased the property in 1999 in order to build the current Hillview building for Early Head Start and Head Start services. At the time we purchased approximately thirty-three acres for \$275,000. The Parcel Data Information Cards show how much our initial investment has appreciated. The current children's services building and English Hills apartments have served the community well. I am excited for our future plans in Brevard.