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President & CEO

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- Weavers Grove Vision 01
- Existing conditions 02
- Illustrative plan 03
- Architectural design 04
- Environmental Stewardship 05
- Frequently Asked Questions 06

Today's Agenda

Our Vision for Weavers Grove

Strengthening the Fabric of Our Community

To provide safe, stable, and affordable homeownership for the local community while also creating distinct economic and social benefits for the broader Chapel Hill community.

Benefits to Homeowners

- Economic security
- Educational opportunities
- Increased upward mobility
- Less reliance on social services
- Improved health outcomes

Benefits to Community

- Attracts employers & businesses
- Boosts the economy
- Increases community engagement
- Reduces healthcare costs
- Lowers environmental impacts

Who will live here?

Meet our Habitat Homeowners

Members of our community

- Live or work in Orange County for at least 1 year

Typical jobs

- Daycare workers, housekeeping, dining services, hospital staff, retail, government jobs

Screening

- Thorough credit and background checks

Partners

- 275 hours of sweat equity
- Complete educational workshops

Potential for success

- Have the ability to pay home closing costs and monthly mortgage

Income requirement

- Under debt to credit ratio limits
- Earn between 30-80% AMI

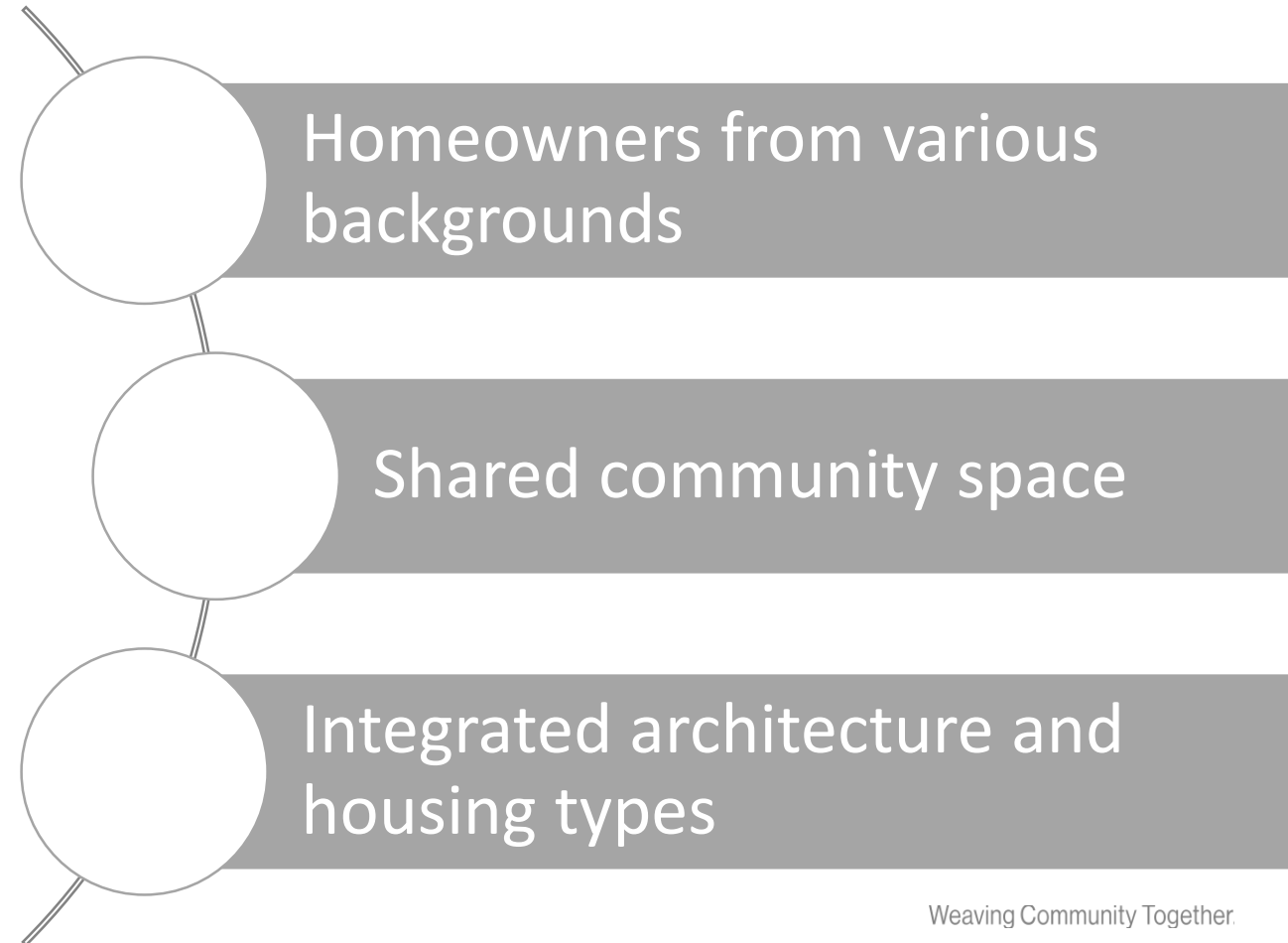
Area Median Income Levels

% of AMI	HUD Defined Income Limits (family of 4)	Affordable Housing Costs (Rent & Utilities < 30% of Income)	Percent of Households in Orange County
30%	\$25,750	\$644	19%
50%	\$42,400	\$1,060	21%
80%	\$67,850	\$1,696	16%
100%	\$84,800	\$2,120	11%

Weaving Together Community: Benefits of Mixed Income

“In places where kids of different economic backgrounds are mixing the same environment, those tend to be places where kids from low-income backgrounds rise up in the income distribution.”

*Harvard economist,
Nathaniel Hendren*



Environmental Equity and Culture

- Provides positive environmental health impacts in a walkable, vibrant community with amenities and outdoor spaces to encourage recreation/interaction
- Will create 100 affordable housing opportunities and 235+ total housing opportunities in a well-designed community
- Wildlife displacement will be minimized by preservation of a significant portion of the site
- Adding new access to natural resources for recreation including outdoor recreation amenities and a walking trail
- Integrated, mixed-income community with opportunities for residents to interact through the use of the community's recreational amenities
- A community garden will be provided as one of the amenities and residents can assist with maintaining the natural trail

An aerial map of a residential or commercial area, overlaid with a semi-transparent yellow filter. Numerous yellow tree icons are scattered across the map, particularly along streets and around building footprints. Several orange-colored building footprints are visible. In the center, there is a circular area with a colorful, patterned design. To the right of this circle, there is a small orange star-like icon. The text "Existing Conditions & Master Plan" is centered in the upper half, and "Scott Murray, STM Land Planning" is centered below it.

Existing Conditions & Master Plan

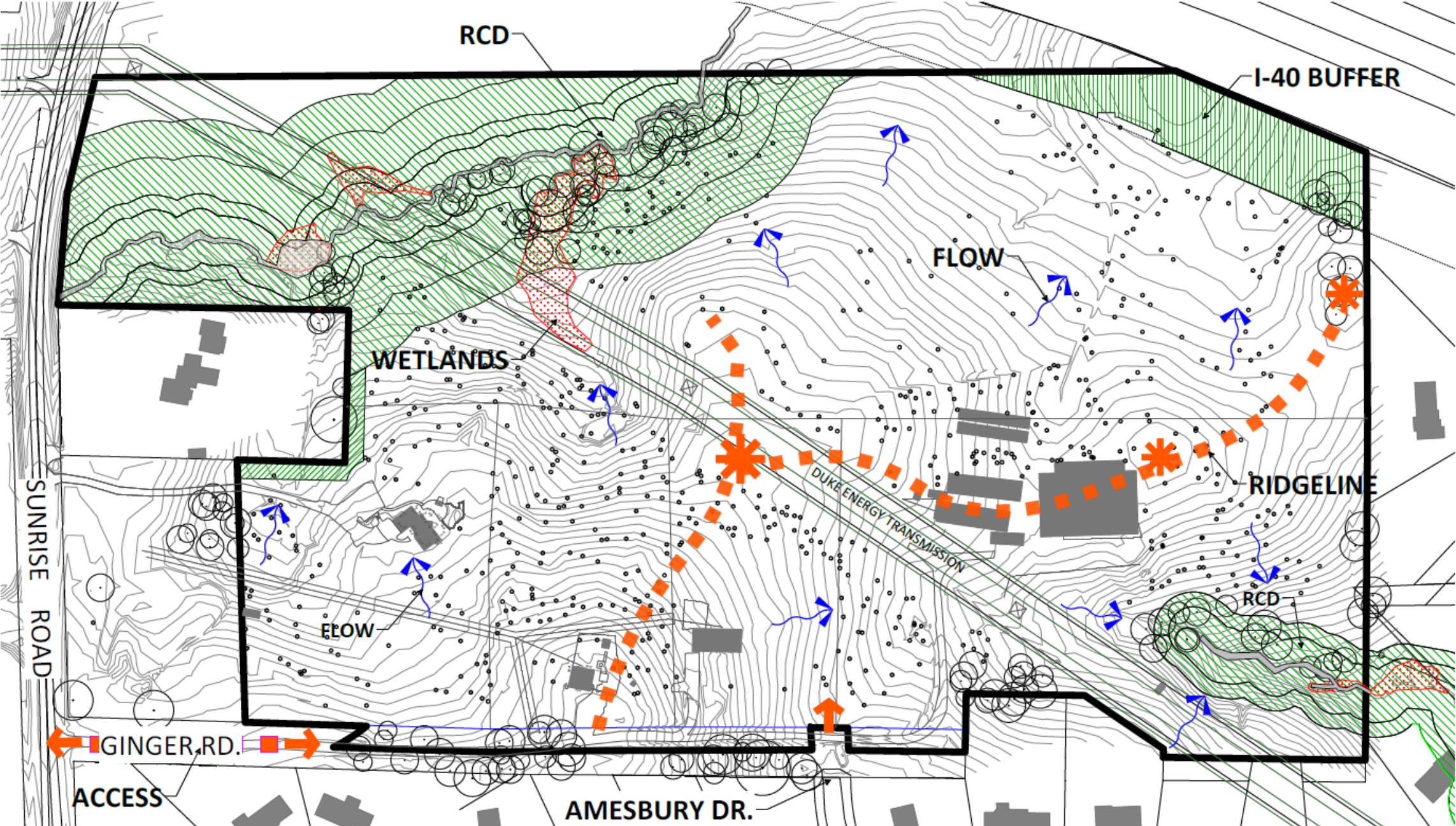
Scott Murray, STM Land Planning

Topographic map of the Carol Woods area in Chapel Hill, North Carolina. The map shows the proposed 'SITE' outlined in pink. The site is located between Sunrise Ln and Ginger Rd, east of Carol Woods. Key roads shown include Harriet Morehead Berry Fwy (I-40), Sunrise Ln, Ginger Rd, and various residential streets like Carol Woods Dr and Chandler's Green. A legend in the top right corner identifies the Chapel Hill Jurisdictional Boundary (dashed green line), Urban Services Boundary (dashed blue line), and Chapel Hill Corporate Limits (solid black line). The 'SITE' is located between Sunrise Ln and Ginger Rd, east of Carol Woods. Other features include Cedar Falls, Chapel Hill East High School, and several ponds and creeks.

SITE

Site Area Approx. 32 ac Net/35 ac Gross

WEAVERS GROVE SITE ANALYSIS GRAPHIC





Alternate Modes of Transportation

Bus stop provided

Fully support extension of transit route through project

Excellent pedestrian connectivity throughout site

Sidewalk along Sunrise

Bike facilities proposed within site

Sustainability and Waste

- The project will minimize grading & disturbance and protect existing vegetation to the extent possible by creating a compact development footprint through maximizing on-street parking (efficient), minimizing street widths, and utilizing retaining walls in selected areas.
- Tree canopy requirements will be exceeded by 50% and a community garden will be provided.
- Recycling dumpster facilities will be provided to serve the condo buildings and non-residential areas to help manage and minimize waste.

An aerial site plan of a residential development. The plan shows several rectangular building footprints, parking lots, and a central circular area with a decorative pattern. Numerous yellow tree symbols are scattered throughout the site, particularly along the streets and around the central area. The entire image has a yellow-green color overlay.

Architectural Design

Jason Lettie, Cline Design Associates



4 BR TH ELEV A

3 BR TH ELEV A

3 BR TH ELEV B

4 BR TH ELEV B

19'-0" - 21'-6" TOWNHOUSE FRONT ELEVATION



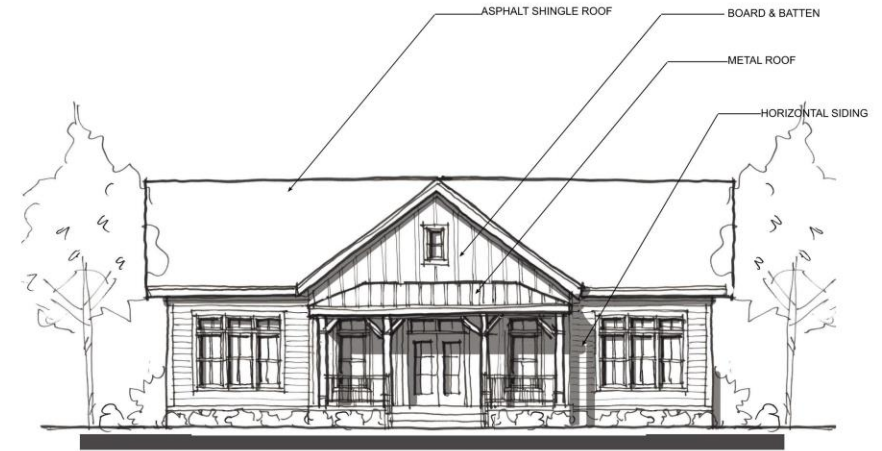
22'-0" 3 BR/ 4 BR DUPLEX ELEVATION







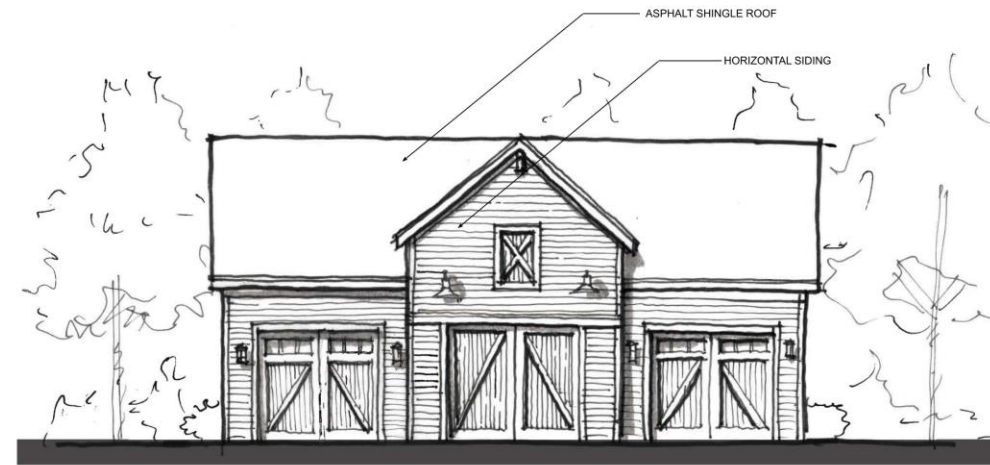
PAVILION ELEVATION



COMMUNITY CENTER ELEVATION



VILLAGE CAFE/ STORE ELEVATION



FIX- IT SHOP



3 STORY CONDO FRONT ELEVATION



4 STORY CONDO FRONT ELEVATION

Green-Building Materials

- We are committed to using locally-sourced and manufactured brick veneer
- Fiber-cement siding is durable and made from natural, sustainable, low-toxic raw materials (Portland cement, cellulose pulp, sand and water).
- Vinyl Windows with Low-E Glazing
- 25-Year Architectural Shingles

An aerial map of a city block, overlaid with a semi-transparent yellow filter. Numerous yellow, rounded tree icons are scattered across the map, primarily along the streets. Several orange-colored building footprints are visible, including a large rectangular one in the upper right and a cluster of smaller ones in the lower left. A central circular area contains a colorful, abstract pattern. A small orange asterisk-like symbol is located near the center-right. The text "Environmental Stewardship" and "Richard Turlington, Habitat for Humanity" is centered over the map in a bold, black, sans-serif font.

Environmental Stewardship

Richard Turlington, Habitat for Humanity

Green Certified Features



- 14.5 SEER heat pumps
- Advance Framing techniques
- Air-sealing of building envelope
- Comfort balancing of bedrooms
- Energy guarantee for utilities
- Filtered fresh air ventilation
- High-efficiency vinyl windows with low-E coating
- Homeowner instruction
- HVAC ducts insulated & sealed
- Increased insulation
- Kitchen & bath ventilation correctly sized, balanced, tested
- Plan review by third party for energy efficiency
- Pre-cut floor joists and pre-manufactured roof trusses
- Recycling of construction debris
- Small housing footprint relative to average new house size
- Use of gutters and other materials to manage rainwater and to reduce weathering
- Water-saving fixtures, Energy Star

Commitment to Energy Management

- Habitat homes meet or exceed ASHRAE requirements based on the standards of the SystemVision program.
- Examples: Building Tightness, Building Envelope Insulation Values, and Efficiency of the Heat Pump and Water Heater.
- All appliances are Energy Star Certified
- Existing vegetation to be maintained to extent possible
- Proposed tree canopy coverage exceeds minimum by 50%, which will lower energy consumption.
- Permeable and concrete pavement will include materials with high SRI index.
- All eligible lighting will be LED by System Vision Standards

An aerial map of a city block, overlaid with a semi-transparent yellow filter. Numerous yellow, stylized tree icons are scattered across the map, particularly along the streets. Several orange-colored building footprints are visible, including a large rectangular building in the upper right and a smaller one in the lower right. A circular park area with a colorful patterned interior is located in the center-left. A small orange star icon is placed on a street near the bottom center. The text "Frequently Asked Questions" and "Bruce Ballentine, Ballentine & Associates" is centered over the map in a bold, black, sans-serif font.

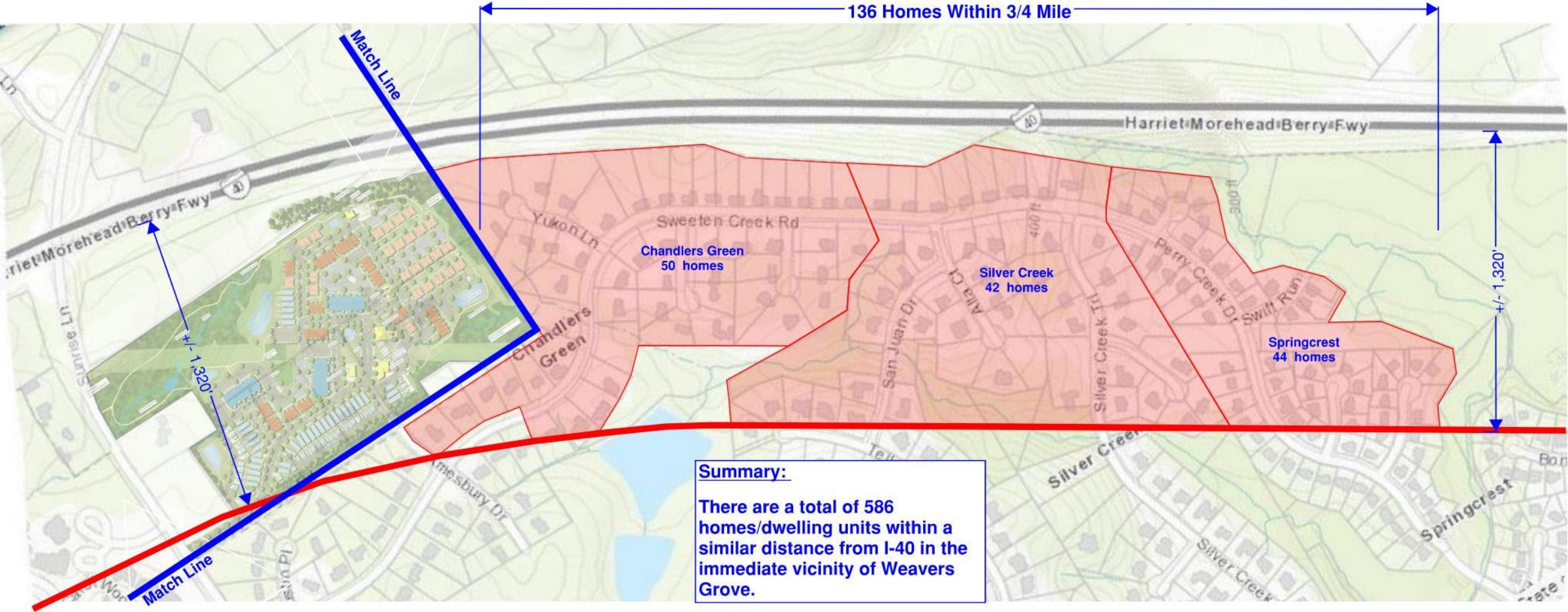
Frequently Asked Questions

Bruce Ballentine, Ballentine & Associates

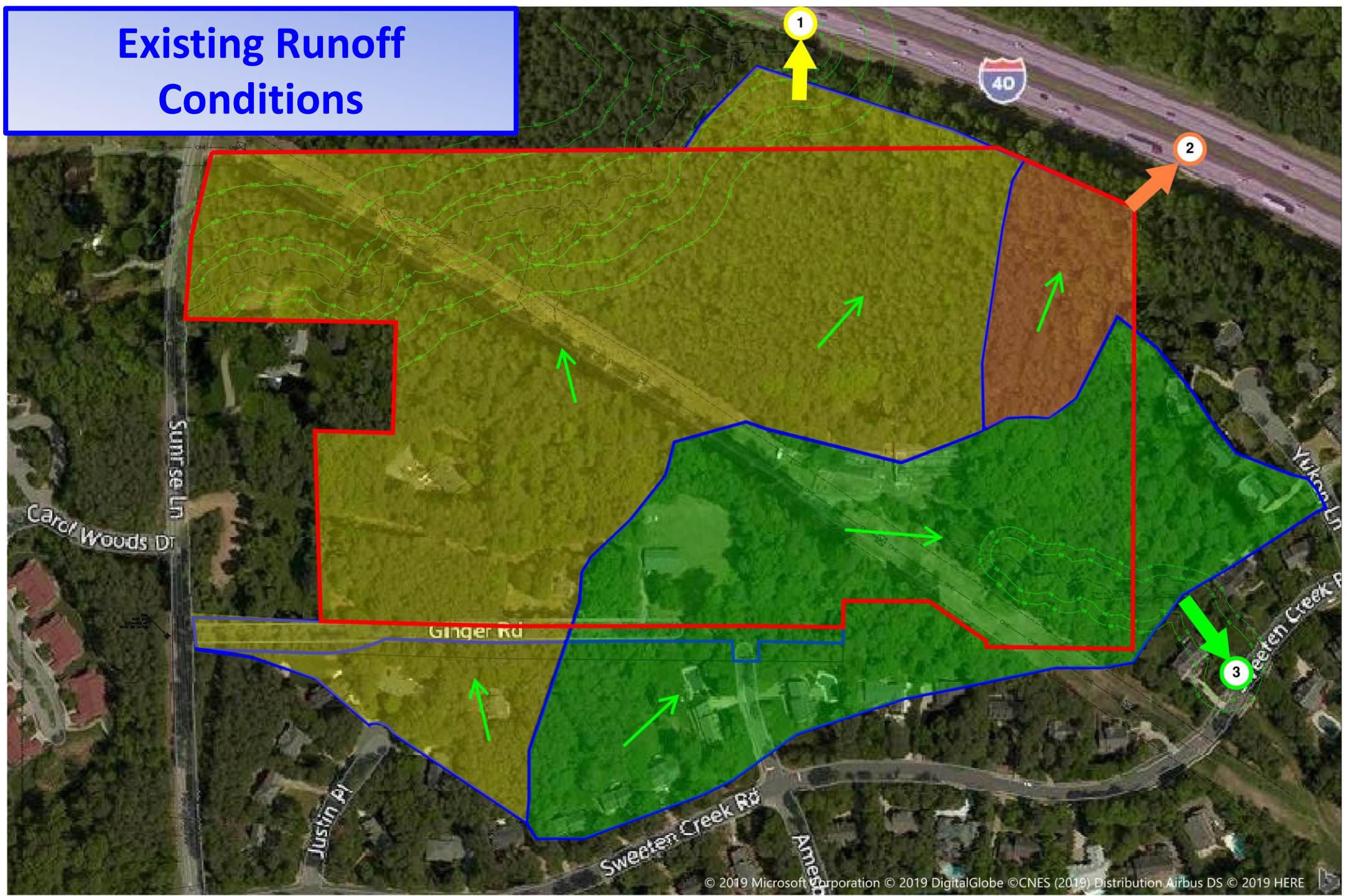
Relationship to I-40



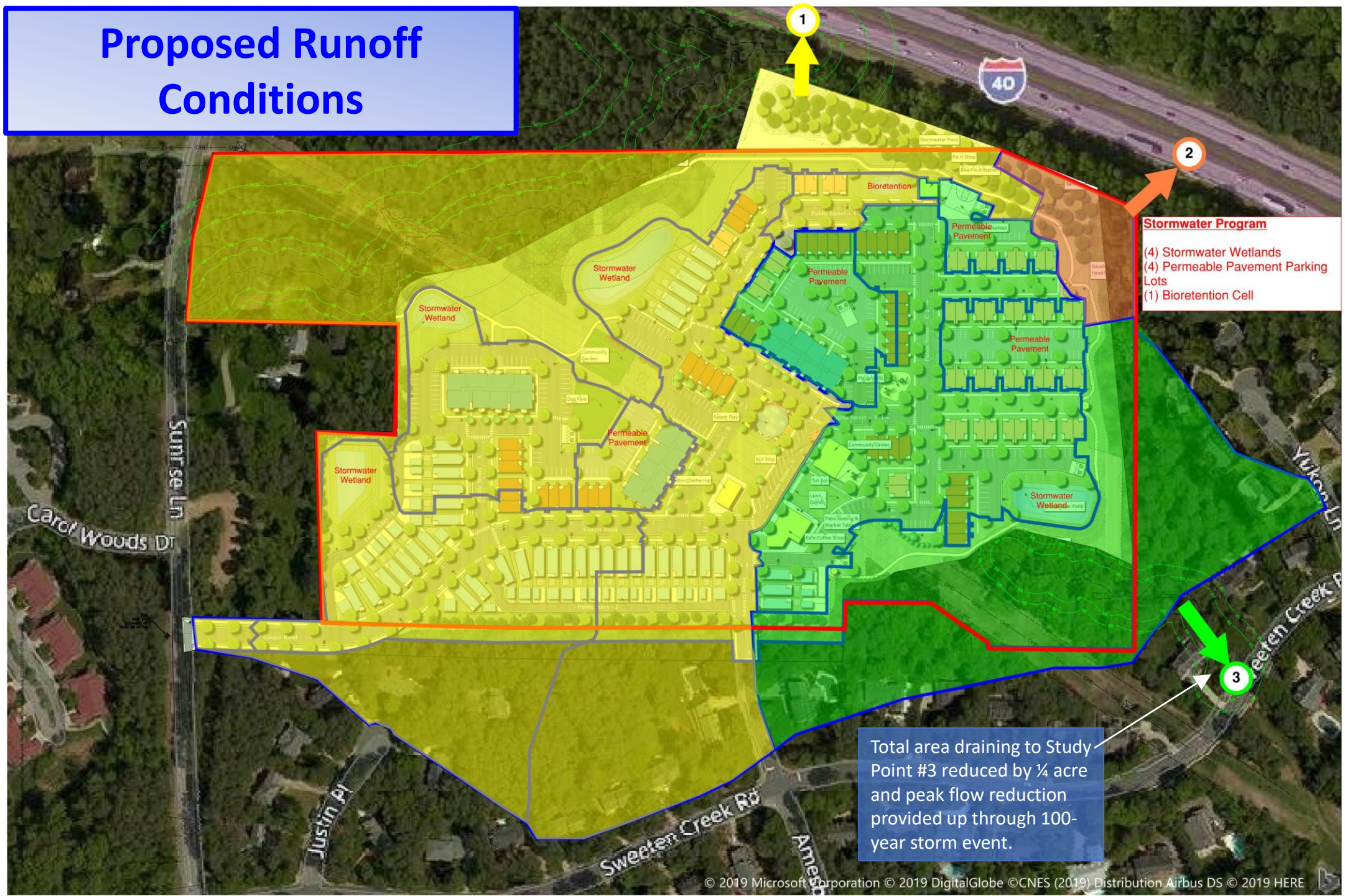
Relationship to I-40



Existing Runoff Conditions



Proposed Runoff Conditions



Water Quantity and Quality

Project will preserve existing stream network

Will provide state-of-the art SCM's designed to mimic natural hydrologic functions

Habitat uses low flow shower heads and dual flush toilets.

Nine state-of-the-art SCM's will be provided.

All SW managed on site to the extent practicable.

Questions?