

## 10-27-2021 Town Council Meeting Responses to Council Questions

### **ITEM #5: Approve the Miscellaneous Budget Ordinance Amendment to Adjust Various Fund Budgets for FY 2021-22**

#### **Council Question:**

Mobility and Connectivity Grant: “The total project was \$132,000 which included a Town match of \$26,400. Funds were not drawn through the MPO timely and therefore the Town must provide an additional \$48,312 match to close out the grant.”

I'm not clear what happened that led to us needing to contribute more - could you please elaborate?

#### **Staff Response:**

*The final grant reimbursement request for the 2015-16 STP-DA Mobility grant was not submitted by the due date and therefore the Town was not able to receive the \$48,312 in federal fund expenditure reimbursement. This was the result of staff turnover in the Planning Department where the grant manager did not submit the report prior to retiring and once new staff came on board, it was past the point of being able to submit to the grant agency. Business Management has since implemented controls to ensure that all reimbursement requests are reviewed by Business Management for accuracy and timeliness in submission.*

#### **Council Question:**

Affordable Housing Fund: “On July 7, 2021, the Town received \$1,250,000 in revenue in lieu of affordable housing for the Park Apartments Project. This funding is used to support affordable housing development and preservation projects that serve households earning less than 80% of the area median income. There are no specific projects identified at this time for use of these funds, and the Council approved guidelines for this fund authorizes the Manager to approve specific projects. Enactment of the attached project ordinance amendment would recognize the revenue in lieu and allocate the funds towards affordable housing efforts.”

Have staff considered allocating a portion of these new funds to fill the gap identified by the HAB for the AHDR requests?

#### **Staff Response:**

*Staff raised this as an option for consideration when the Housing Advisory Board (HAB) was developing their recommended funding plan. The HAB discussed this and while they did not make a formal recommendation, did suggest that the Town could consider funding the gap from another affordable housing funding source, such as the Affordable Housing Fund. All projects would be eligible for funding out of our Affordable Housing Fund and should Council wish to fund the gap identified by the HAB, \$1.45 million in funding would remain in the Affordable Housing Fund to support other future projects. There are a variety of other Council-priority affordable housing projects and initiatives that may require additional resources, so staff*

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*recommend maintaining a substantial balance within the Affordable Housing Fund in the short term until we have more concrete proposals for use of this funding.*

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#### **Council Question:**

On pg. 57, could you please provide a little more detail on how the Transit Oriented Development Grant will be used? What's the product that we will see from that work the grant is funding? I remember something about this effort being incorporated with the LUMO rewrite.

#### **Staff Response:**

*The Transit Oriented Development (TOD) Grant will allow us to build on the previous transit supportive development work our North South Bus Rapid Transit (NSBRT) project team has completed. This work will be informed by the Town's recently adopted Future Land Use Map (FLUM) and conducted in coordination with the Town's Land Use Management Ordinance (LUMO) rewrite project. Transit staff has worked with Town Planning and the Land Use Management Ordinance Project Manager to issue a Request for Proposals (RFP) for this work (Transit-Oriented Development Planning & Unified Development Ordinance Visioning: <https://www.townofchapelhill.org/Home/Components/RFP/RFP/1442/2548>).*

*The TOD Planning project will establish principles for development and urban design that will enhance ridership in an emerging Bus Rapid Transit corridor. The Unified Development Ordinance (UDO) Visioning project will determine a physical vision and set of community values that can be translated into new development regulations for Chapel Hill. The Town/Transit would like to capitalize on the unique opportunity for the TOD Planning and UDO Visioning projects to complement one another and to traverse through much of the planning and public input processes together. The deliverables for the TOD portion of the project will include:*

- *Public and Stakeholder Engagement Plan*
- *Market Analysis*
- *Accessibility Analysis*
- *Station Area Concepts and Development Plans*
- *Implementation Plan*

*With the TOD work completed, we will have the necessary tools to help shape the NSBRT corridor to be as transit supportive as possible, while also providing the opportunity to inform development Town wide that will help support multi-modal development and sustainability goals.*