

Hillside Trace

Chapel Hill, NC

A PROPOSED AFFORDABLE HOUSING COMMUNITY BY:



05/07/25



Residences at Railroad Square
Brunswick, MD

- Principals at TMG have completed:
 - 100+ affordable communities
 - 5,000+ units
 - \$850+ million in total development costs
- Active in North Carolina, South Carolina, Virginia, Maryland & Ohio
- Selected developer by the Town of Chapel Hill for the Jay Street development (Tanyard Branch Trace)
- Successfully awarded tax credits on Tanyard Branch Trace & Longleaf Trace in Chapel Hill - '23 & '24



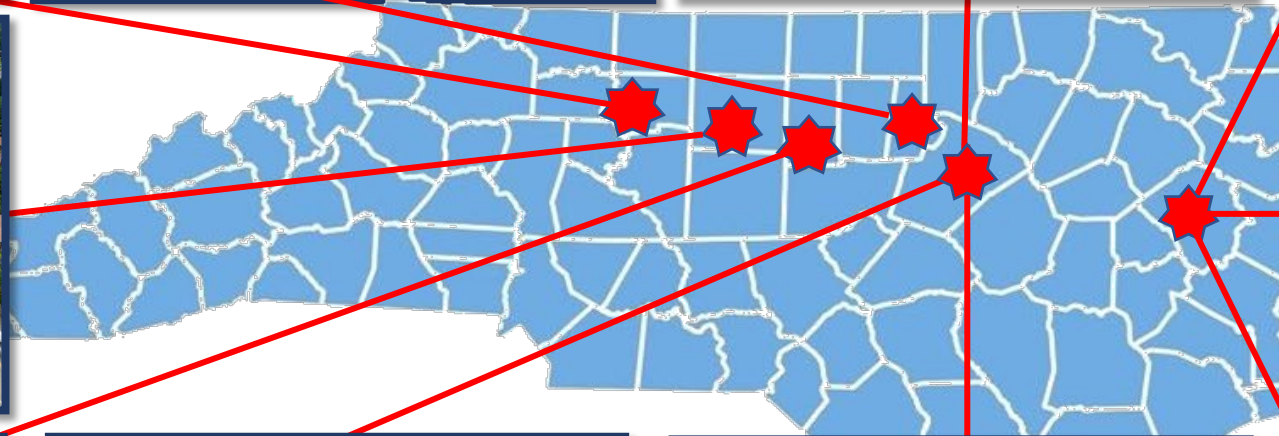
Overview



- Chapel Hill, NC-based Affordable Housing Nonprofit
- Plan to work with residents when project is completed to assist with community needs
- CHT is the primary provider of affordable homeownership in Orange County
- Primary goal to strengthen our community with permanently affordable housing opportunities
- Typical homeowners/renters include nurses, university employees, teachers and others, who serve our community but otherwise could not afford to own/rent a home in Chapel Hill/Orange County
- Homes typically sell for between \$90,000 and \$155,000 or 30% to 50% below the market value



Recent TMG NC Affordable Activity



TMG – Under Construction Visual



Residences at Railroad Square
Brunswick, MD (45 family Units)

THE JUNCTION AT 524
524 W SOUTH STREET

THE JUNCTION AT 511
511 W SOUTH STREET



The Junction

Frederick, MD (179 family units)

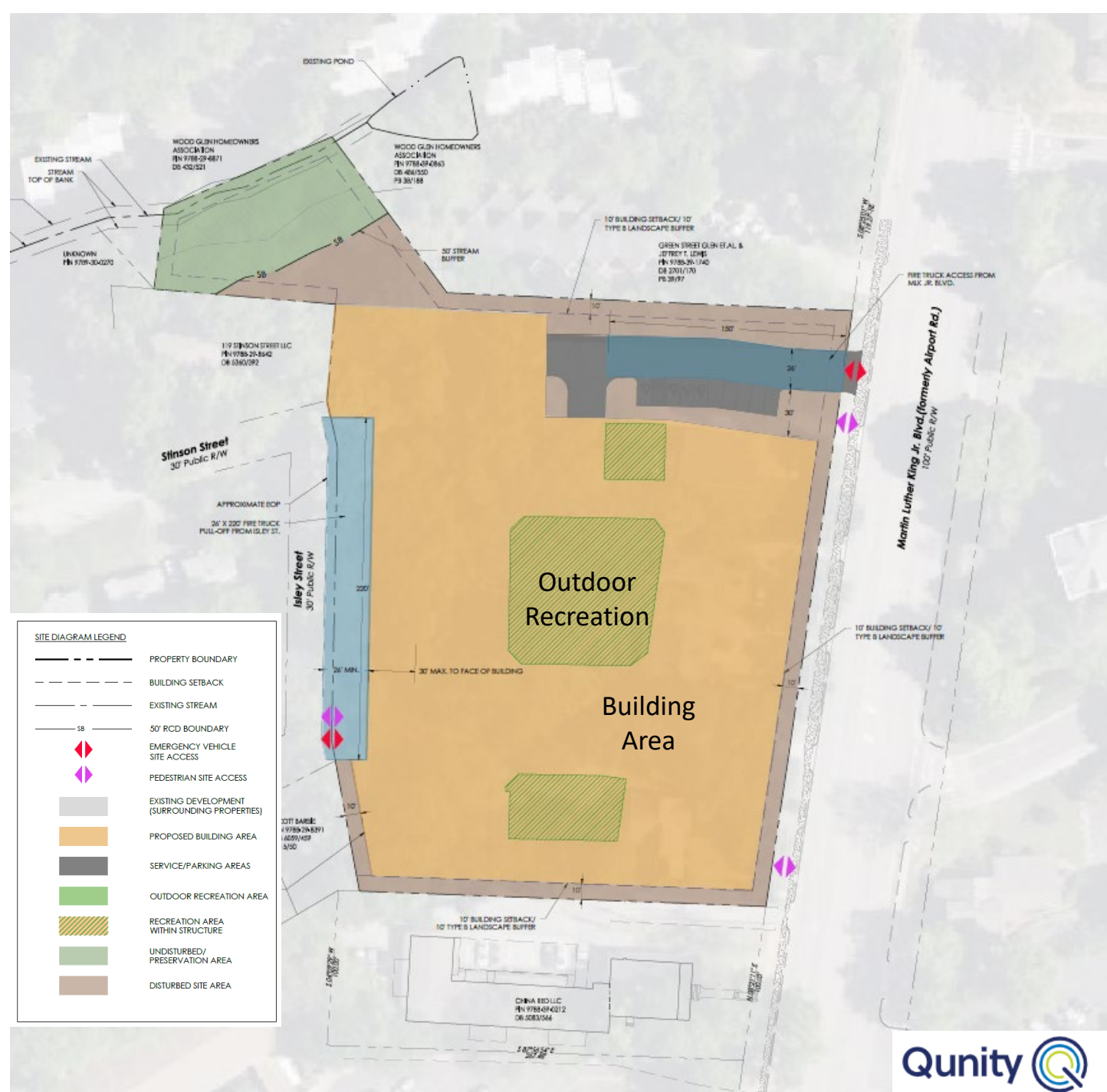
- 607-617 MLK
- 3 Acres
- Current Zoning: R-4
- Next to future Bus-Rapid Transit System
- Close access to public transit stops
- Sidewalks to downtown and campus
- Walkable to stores, parks, offices, restaurants, and other commercial options



Hillside Aerial Site Overview

Site Plan As Submitted

- 190 proposed affordable housing units
- All units will serve households at/below 60% of Orange County's area median income (AMI)
- Single residential building with 1, 2, and 3-bedroom units
- Lower two floors contain structured parking, amenity spaces, and residential units
- Upper four floors are residential units and outdoor recreation/amenity areas
- Community room, indoor exercise facility, on-site property management, multi-purpose room and business center



- Site design aims to maximize the affordable units in this location
- Development will appear to step down with existing slope towards northeast of site at entrance point
- Proposed density is consistent with Future Land Use Map designation and multi-family in the area
- Outdoor recreation areas, access to future Bus Rapid Transit system
- Walkable to downtown, parks, university area





Architectural Rendering
Looking towards downtown

JDAVIS >





Architectural Rendering
Looking away from downtown

JDAVIS >





Architectural Rendering
Facing Hillside Trace

JDAVIS >



- Unique opportunity to support the development of what will be the largest affordable housing community in Chapel Hill's history
- Excellent location for this proposal along Bus-Rapid Transit Line and walkable to a myriad of amenities
- Proposed use and density is consistent with the Future Land Use Map
- Consistent with all aspects of the Town's Comprehensive Plan



QUESTIONS?

