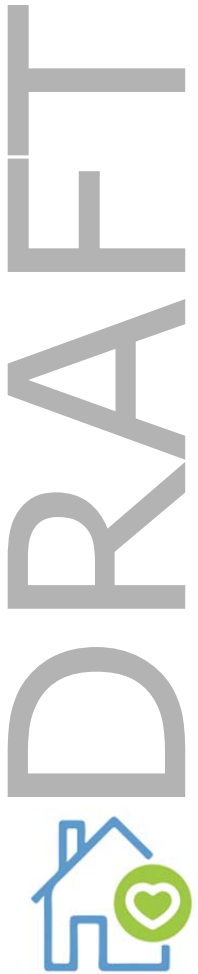


# 2200 HOMESTEAD ROAD SITE PLAN UPDATE

Town Council Presentation  
May 20, 2020



**Affordable Housing Work Plan FY18-20**

PROJECTS	FY 2018				FY 2019				FY 2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>DEVELOPMENT</b>												
Implement Manufactured Home Communities Strategy		★	★				★					
Naturally Occurring Affordable Housing (NOAH) Preservation Strategy												
Acquire and Rehab Properties for Affordable Housing Preservation				★								
<b>POLICY</b>												
Explore the Creation of Employee Housing Incentives		★				★						
Participate in the LUMO Re-Write Project							★					
Develop a Payment-in-Lieu Formula for Rental Housing		★										
Update Payment-in-Lieu for Homeownership Units												
Explore Affordable Housing Incentive Options							★					
<b>FUNDING</b>												
Implement Investment Plan for Affordable Housing - Affordable Housing Bond	★	★					★					
Manage the Affordable Housing Development Reserve	★	★	★			★	★	★				
Manage the Affordable Housing Fund												
Jointly Manage the HOME Program				★				★				★
Manage the Community Development Block Grant Program		★	★	★			★	★	★			
<b>MANAGING TOWN-OWNED HOUSING</b>												
Create and Implement a Public Housing Master Plan		★		★	★		★					
Manage Public Housing Inventory					★							
Manage Transitional Housing Inventory												
<b>MEASUREMENT &amp; REPORTING</b>												
Provide an Affordable Housing Quarterly Report	★	★	★	★	★	★	★	★	★	★	★	★
Provide an Annual Housing & Community Report	✓				★				★			
Update the County-wide Affordable Housing Database					✓							
Implement the Loans and Grants Tracking Tool			✓									
<b>COLLABORATIONS</b>												
Expand Collaboration with Developers, Providers, and Regional Partners												
Participate in the Affordable Housing Collaborative		★		★				★				★
Engage UNC, the School System, and UNC Health Care												
Serve as a Partner on the Northside Neighborhood Initiative			★									
<b>COMMUNICATIONS</b>												
Implement a Communications and Marketing Strategy				★								

**Develop Town-Owned Land at 2200 Homestead Rd**

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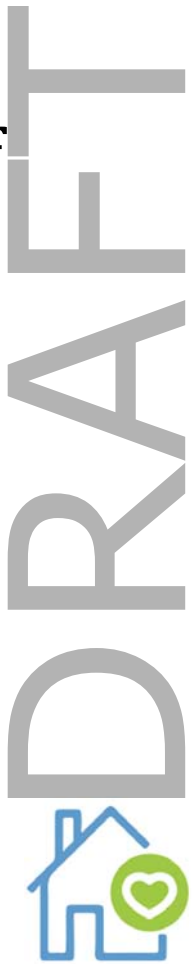


★ Council Items Scheduled  
 ★ Council Items Heard and/or Action Taken



## Council Consideration

Provide input on the site plan prior to submission of the development application for the site.



## Agenda

1. Project Background

2. Development Team Overview

3. Site Plan Review

4. Next Steps & Discussion

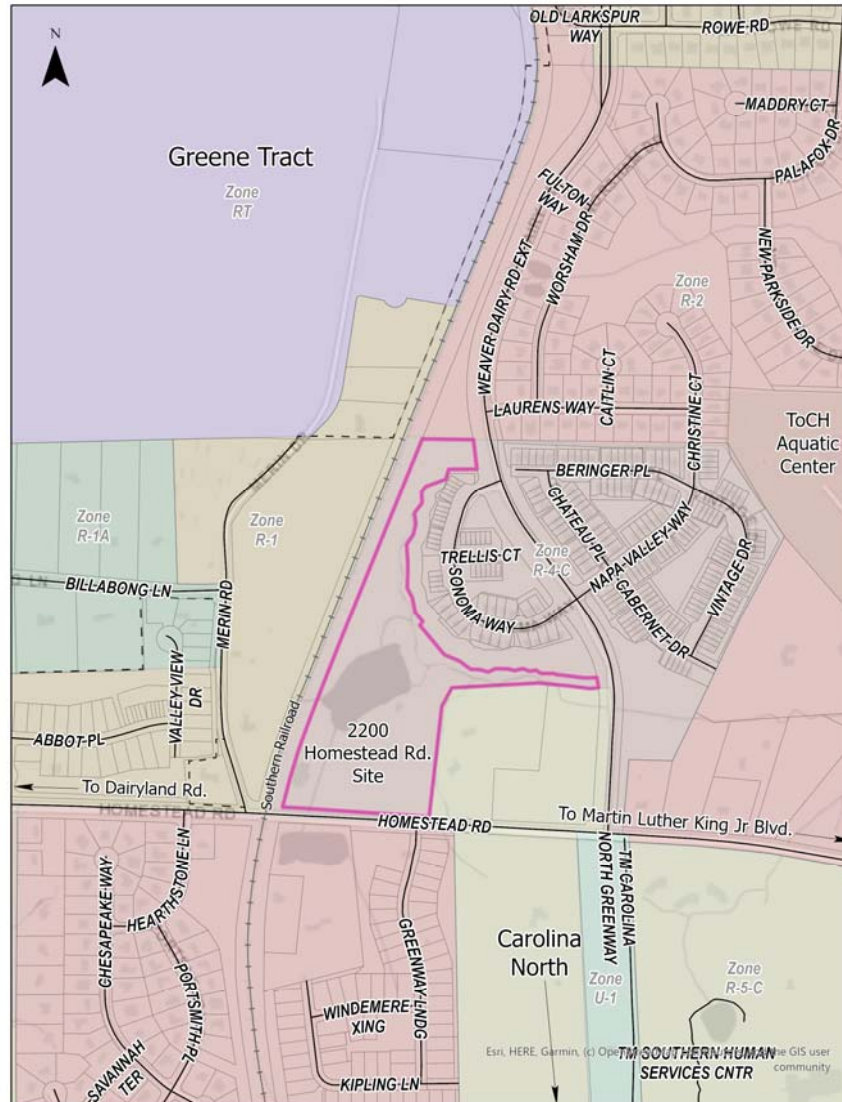
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# PROJECT BACKGROUND



# Site Context



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# Project History



Summer 2017  
Council Dedicates Land for  
Mixed Income Aff Housing



Winter 2018  
Community  
Engagement Begins



Fall 2017  
Initiate Concept Planning



Spring 2018  
Council Update,  
Review of Concept Plan

2017

2018

DRAFT

## Town Vision and Goals for the Property:

### *Vision:*

- A mutually supportive, self-sustaining, mixed-income community.

### *Goals:*

- Increase the availability of housing for households with a range of incomes up to middle income
- Provide rental housing to vulnerable populations
- Ensure long term affordability
- Locate housing near transit services
- Develop housing with high leverage from outside sources



RAFT



# Project Progress – Vision Implementation

Fall 2018  
Council Authorization to Issue  
RFQ, Enter Negotiations w/  
Development Partner



Winter 2020  
Begin Site Planning

Fall 2019  
Execute MOU with Selected  
Development Team



Spring 2020  
Engage stakeholders,  
Council for feedback on  
draft site plan

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2018

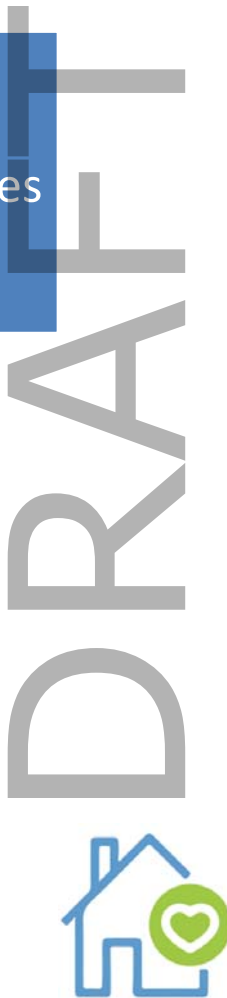
2020

# DEVELOPMENT TEAM



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# Development Team Overview

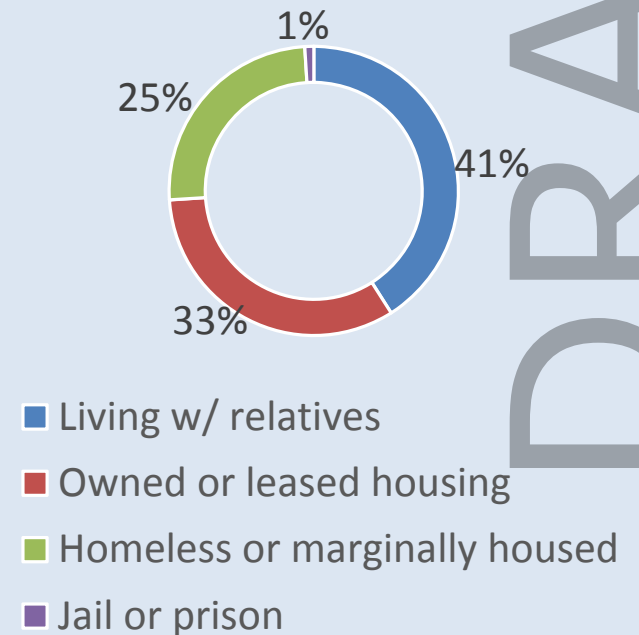


## UNC Horizons Participants

- Committed to long-term partnership with CASA
- \$3M Oak Foundation grant for Homestead development
- 230 pregnant or parenting women served each year



Prior Housing Situation



# Proposed Target Populations

36%+ of units will be set aside to serve people recovering from substance addictions and persons with disabilities (intellectual, developmental, or physical)



Income  
<\$25,000

<30%  
AMI

- CASA Horizons apartments
- CASA workforce apartments

Income  
\$19,000-\$63,300

<60%  
AMI

- CASA Horizons apartments
- CASA workforce apartments
- Habitat duplexes

Income  
\$38,200 - \$72,700

<80%  
AMI

- CASA workforce apartments
- CHT townhomes

Income  
\$58,250 – \$104,500

<115%  
AMI

- CHT townhomes

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## Feedback

### ■ Council

- Interest in housing for adults with developmental and other disabilities
- Notes some community interest during early engagement sessions in “co-housing” perhaps to include a limited equity housing cooperative for <30% AMI

### ■ Stakeholders

- Interest in housing for adults with developmental and other disabilities
- Interest in serving more households earning <30% AMI

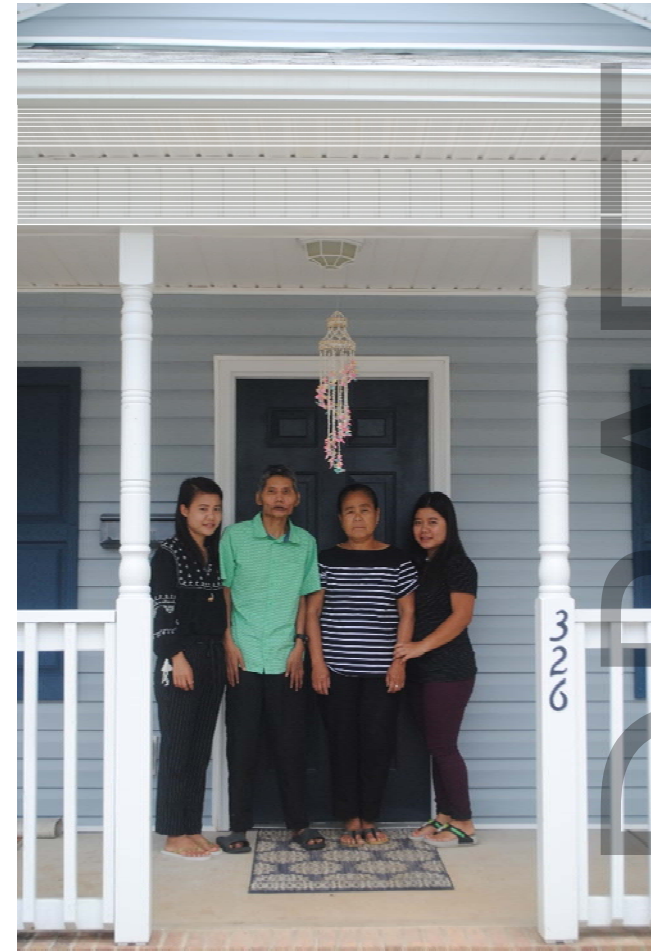
### ■ Development team

- Focused on expanding ways to serve disabled adults and households earning <30% AMI
- Partners exploring limited equity cooperative model potentially for future projects



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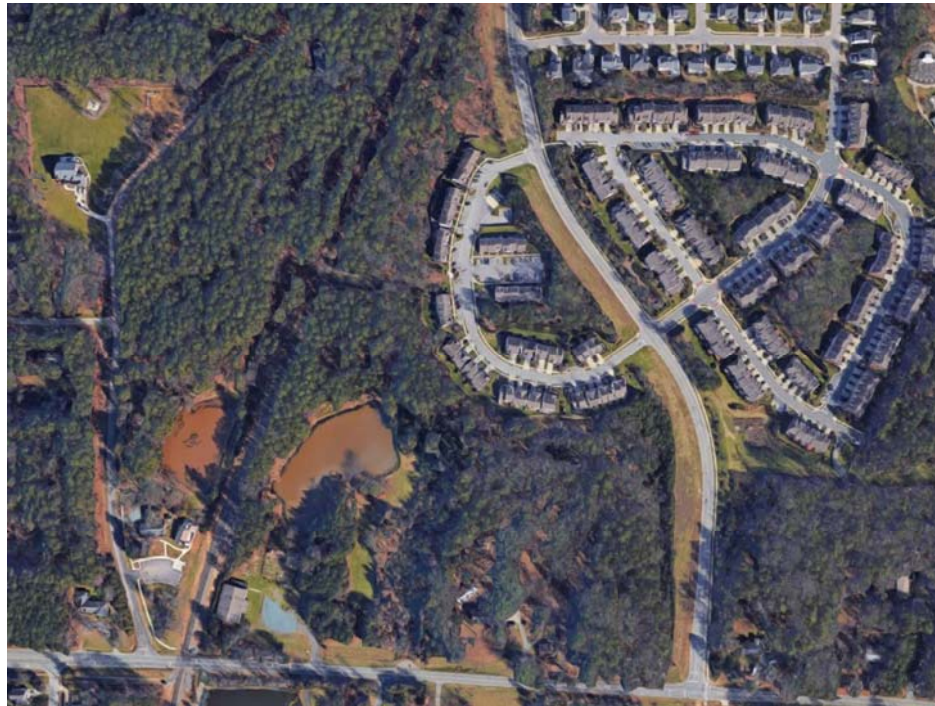
# SITE PLAN



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# Existing Site Conditions





## Draft Site Plan

### Housing Program:

- Total Units: ~120 units
- Tenure: ~40% homeownership, 60% rental
- Affordability: <30%AMI up to 115% AMI (Income: \$0-\$104,500)
- Building Types: Townhomes, duplexes, apartments
- Parking: ~180 spaces, 1.5 per unit



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Key  
Rental Units  
Purchased Units

## Draft Site Plan

### Community Amenities:

- Bus stop
- Greenway trail
- Playgrounds
- Basketball half-court
- Gardens
- Community room
- Sidewalks throughout
- Picnic tables/BBQ grills
- Outdoor community seating
- Bicycle parking



# NEXT STEPS



## Next Steps

### Spring 2020

- Council feedback on draft site plan
- Council considers bond funding request

### Summer 2020

- Refine plan
- Draft & implement engagement plan

### Fall 2020

Submit development applications

### Winter 2021

Development review process begins



## Discussion

- Does this site plan meet the vision, goals, and target populations set forth for this project?
- What questions do you have about what our team has proposed?
- Any other feedback as we move forward?



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