

From: Roger Stancil
Sent: Tuesday, January 23, 2018 6:03 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins
Cc: Loryn Clark; Sarah Vinas; Ben Hitchings; Judy Johnson; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver
Subject: Council Questions: Item 16: Hanover Concept Plan

Council Question: Would the 18 townhomes be for-sale or rentals?

Staff Response: *The applicant is proposing rental units on the site.*

Council Question: The families in this area own their homes, but not the property underlying their homes, correct?

Staff Response: *That is correct.*

Council Question: The power point presentation slides and the application list different numbers of dwelling units. Would there be 303 or 289 apartments constructed?

Staff Response: *The number should be 303 from the applicant's most recent information*

Council Question: There are three buildings for apartments that are listed in the site plan of Hanover's concept plan. In which of those buildings would Hanover envision the affordable rental units being in? (Integrating them throughout the buildings should be done, rather than concentrating them in one building or another.)

Staff Response: *The applicant has not specified where the units would be located.*

Council Question: How many/where are the access points on the site plan?

Staff Response: *Two access points are proposed off Weaver Dairy Road and a connection is proposed to Adair Drive that connects with the apartments behind Chapel Hill North shopping Center.*

Council Question: When were the public comments taken that are on one of the slides of the power point presentation?

Staff Response: *These comments were received at the Community Design Commission meeting during public questioning.*

Council Question: How many children currently live in the manufactured homes?

Staff Response: *We will talk with our partners in Orange County to determine if this information was collected during their recent survey of mobile home park residents.*

Council Question: I understand that half of the 15% would be for people making 60-80% of the AMI and the remainder to people making 80%+ of the AMI. But can you clarify how much exactly 15% affordable on this property would mean in dollars?

Staff Response: *Rents would vary based on the household size. For example, rent for a 2-person household at 65% of the AMI could be approximately \$950 and \$1,174 for a 2-person household earning 80% of the AMI (AMI = total gross annual income for all residents of the home over 18 except for students).*

Council Question: Apartment buildings would count as commercial, according to statute, correct?

Staff Response: *We consider apartment buildings as multi-family development according to the Land Use Management Ordinance.*

Council Question: Has this Concept Plan been presented to the Housing Advisory Board? If not, will it be presented?

Staff Response: *The applicant presented a courtesy Concept Plan to the Housing Advisory Board on December 12, 2017. The Board provided general feedback about including affordable housing within the development and would provide a formal recommendation if the applicant submits a development application. Is there a list available of the property owners within 1,000 feet of the perimeter of the subject property? We have a list of property owners within 1,000 feet of the proposed site. Individual mobile home owners were noticed with a taped, pink notice to the door of their homes.*

Council Question: What is the estimated timeline or deadline for the draft relocation plan that is being developed in conjunction with the Town's Housing and Community staff and Orange County's Family Success Alliance? This is something that Hanover Co. is working on?

Staff Response: *We do not have a timeline for drafting this plan. Housing and Community staff has had several discussions with the applicant, and encouraged them to draft and submit a plan for discussion as soon as possible.*

Council Question: This may be a question for the developer during presentation: On page three of Hanover's Concept Plan, it mentions that recreational amenities for apartment residents would be provided. What sorts of recreational amenities would be available to apartment residents. (If townhomes are for for-rent) Would these be available to townhome residents too?

Staff Response: *It appears from the site plan that a pool, clubhouse, dog run are proposed as amenities.*

Council Question: To foster a sense of walkability and bikeability that Hanover envisions, several changes might be needed including a reduction in the speed limit along Weaver Dairy and additional traffic calming measures besides the proposed traffic light at Weaver Dairy Road and Old University Station Road?

Staff Response: *The applicant will likely need to prepare a Traffic Impact Analysis or receive an Exemption from the Town's Traffic Engineer (only if certain trip estimates allow an exemption)*

Council Question: Have any of the manufactured homes ever experienced flooding?

Staff Response: *Staff has no information on this question. We will pose this question to the applicant.*

Council Question: Has Hanover Co. considered the CDC's comment to increase the percentage of affordable units, or make them affordable to a broader range of households? What was its response to that comment?

Staff Response: *Their application has not changed from the CDC's review of the concept plan. The applicant will need to provide a response to CDC and Council comments of their concept plan with submittal of their Special Use Permit application. Providing a range of housing options serving a variety of income levels would be consistent with the Council's Affordable Housing Strategy and recent Council discussions.*

From: Roger Stancil
Sent: Tuesday, January 23, 2018 6:59 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Ross Tompkins
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Subject: Additional Council Questions: Item 16: Hanover Concept Plan

Council Question: What is required to attain the NGBS Bronze level of green construction? (page 393 of packet)

Staff Response: *Bronze is the lowest of four categories for the National Green Building Standards certification.*

Council Question: At what level of AMI will the "affordable housing be maintained in the area"? (page 394)

Staff Response: *This research has not been done. We believe this information may be available at the January 30 Assembly of Governments meeting this month.*

Council Question: What is the range of rental pricing projected for this development? Page 396 suggests a "diversity of residents" will be achieved by varying floor plans -- what income level would be required for the cheapest and most expensive market-rate units? (even a ballpark idea would be helpful)

Staff Response: *The lowest income level would be approximately \$40,000 to rent the least expensive unit. The highest income would be about \$125,000 for a 3-bedroom townhouse with 2-car garage.*

Amy Harvey

From: Roger Stancil
Sent: Monday, January 22, 2018 10:02 AM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins
Cc: Loryn Clark; Sarah Vinas; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver
Subject: Mobile Home Parks

A Council Member recently asked some questions related to Mobile Home Parks. I thought all of you would be interested in our response.

Council Question: If interested, would we be able to enact a short-term moratorium on rezoning of MHPs?

Staff Response: *Moratorium Ordinances are not authorized for the purpose of developing or adopting new or amended plans or ordinances for residential uses. Rezoning is a legislative decision. The Council has legislative discretion with respect to whether or not to approve any particular rezoning application.*

Council Question: If interested, would we be able to enact regulation regarding the amount of notice provided to residents when required to relocate and covering costs of relocation, or could this only be done in the scope of a development agreement or SUP?

Staff Response: *The notice requirements are set by State law and we do not believe that the Town could impose any further requirements regarding notice or relocation assistance by ordinance. The law states that the owner of a manufactured home community shall give each owner of a manufactured home and the North Carolina Housing Finance Agency notice of the intended conversion at least 180 days before the owner of a manufactured home is required to vacate and move the manufactured home, regardless of the term of the tenancy. The notice required for tenants of mobile homes to move out is 60 days under State law.*

Whether or not some additional relocation assistance and notice could be provided in the context of a development agreement or special use permit would have to be considered in the specific context of the particular SUP proposal and/or negotiations for a development agreement.

Council Question: Are there any state or local laws/regs that would prevent conversion of a MHP to a Resident Owned Community?

Staff Response: *The only regulations the Town is aware of are those noted above and any other applicable protections provided by State Landlord/Tenant Law, depending on the specific facts in any given case.*