

Longleaf Trace

Senior Housing Community

Chapel Hill, NC



A PROPOSED AFFORDABLE HOUSING COMMUNITY BY:





Highland Street, Frederick, MD



Overview

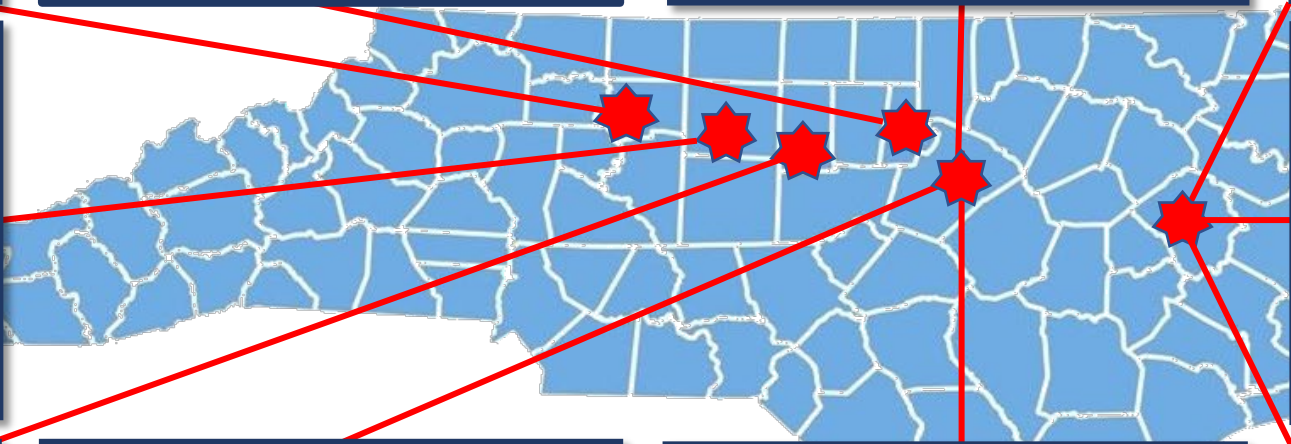
- Principals at TMG have completed:
 - 100+ affordable communities
 - 5,000+ units
 - \$850+ million in total development costs
- Active in North Carolina, South Carolina, Virginia, Maryland & Ohio
- Ranked 33rd top affordable housing developer nationwide by Affordable Housing Finance Magazine
- Selected developer by the Town of Chapel Hill for the Jay Street development (Tanyard Branch Trace)



- Chapel Hill, NC-based Affordable Housing Nonprofit
- Community Home Trust 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 NC Affordable Activity



Legion Road Aerial Site Overview

- 1708-1712 Legion Rd
- 3.24 Acres
- Next to future Town park with walking access
- On-site access to public transit stop
- Sidewalks and bicycle lanes at the property
- Walkable to grocery stores, shopping, doctor offices, restaurants, and other commercial options



Frederick G.
Lehmann, DDS, PA

Elite Dental

Climbing



- 1708 & 1712 Legion Road
- 9799456975 & 9799465105
- +/- 3.24 Acres (two parcels)
- Current Zoning: R-2 & R-4



Development Plan

- ~48 Affordable Apartments
- Age restricted for 55+
- Serving households at 60% of area median income (AMI) and below
 - \$48,500 and below for a family of 2
- 3-story residential building with 1- and 2-bedroom units
- Proposed density is significantly less than adjacent multi-family communities
- Consistent with Future Land Use Map designation



Modification to Regulations

Stormwater Related Modifications

- Underground detention/retention basin
- Project voluntarily meets 100-year storm event

Modifications

1. LUMO Section 3.6.3: Resource Conservation District – Permitted detention/retention basin within RCD
 - Locating stormwater pipe outfall directly into stream zone is shown to create less erosion of riparian buffer and streambank
2. RCD Dimensional Regulations
 - Related to infrastructure work for Mod 1



Site Plan

- Placement of the development area aims to create buffer between our site and neighbors while maintaining as much tree coverage as possible
- Privacy fence and natural buffer will extend along property line adjacent to Turnberry Lane
- Maintain ~1/3 of site as undisturbed
- Outdoor recreation areas and connectivity to future Town park
- Community building, outdoor exercise facility, on-site property management, multi-purpose room, fitness and business center, seating and resident activity areas throughout development



Property Amenities



Building Concept Example



CRENSHAW TRACE

WAKE FOREST, NC (68 Units – '22 Completion)

Building Concept Example



PARKSIDE COMMONS
GREENVILLE, NC (98 Units – '16 Completion)



QUESTIONS?

