

**03-24-2021 Town Council Meeting
Responses to Council Questions**

ITEM #19: Concept Plan Review: The Flats, 607-617 MLK Jr. Blvd.; 121 Stinson St.

Council Question:

What would be the target group and target income levels for these apartments?

Staff Response:

The applicant's materials indicate that the target group for the apartments are undergraduate and graduate students. Staff is working with the applicant to provide target income levels.

Council Question:

Has the applicant considered moving any parking to underground in the design?

Staff Response:

The applicant will be prepared to respond to this during their presentation at the Council meeting.

03-24-2021 Town Council Meeting
Responses to Council Questions #2

ITEM #19: Concept Plan Review: The Flats, 607-617 MLK Jr. Blvd.; 121 Stinson St.

Council Question:

What would be the target group and target income levels for these apartments?

Applicant Response:

This is a purpose-built student housing development. We're just in concept phase and are a number of years away from occupancy, but I would expect that the rents will be typical for purpose-built student rental in the area. The applicants have initiated contact with UNC regarding the need and opportunity for "affordable student housing". Nothing to report on that at present. We will continue to explore it as part of this project's contribution to affordable housing in Chapel Hill.

Council Question:

Has the applicant considered moving any parking to underground in the design?

Applicant Response:

Underground parking is more than double the cost of above ground parking so that doesn't make economic sense and really serves no purpose in this type facility which is "wrap", ie, the parking structure will be completely hidden from view (by residence units) from neighboring properties and from adjacent streets. Land and the development process is expensive in Chapel Hill where the cost of housing is already very expensive so we are looking for ways to create an enjoyable and affordable housing opportunity, so will not include underground parking.

Amy Harvey

From: Maurice Jones
Sent: Wednesday, March 24, 2021 10:01 AM
To: Allen Buansi; Amy Harvey; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Town Council
Cc: Flo Miller; Mary Jane Nirdlinger; Ross Tompkins; Loryn Clark
Subject: The Flats Draft Affordable Housing Proposals

Mayor and Council,

Our staff in Housing and Community have had a conversation with the applicant of the Flats concerning the affordable housing component of the plan. I asked Loryn Clark to pull together some information about their proposal, which is located below. Please let us know if you have any questions.

All the Best,
Maurice

From Loryn Clark:

This evening, the applicant of The Flats project will present a concept plan to the Council. The proposed project, located 600-617 Martin Luther King Jr. Blvd., would include 200 (600-650 total beds) rental units and a 450 space parking deck. The applicant proposes two alternatives to providing affordable housing units on-site to meet the Council's affordable housing expectations:

1. Perform renovations to designated public housing units. A member of the development team has experience with renovation and has offered to complete renovations to be identified by Town staff. The applicant has shared that they could perform renovations and manage the renovation process without having to relocate residents, and could do this work more efficiently than the Town. The applicant would provide more details if they decide to move forward with an application.
2. Provide a payment-in-lieu of affordable housing.

Because this is a concept plan, staff has not evaluated the alternatives offered by the applicant. Consistent with the Council's direction, we have encouraged the applicant to consider providing affordable units on-site. If the applicant decides to submit a formal development application our staff would work with the applicant and the Housing Advisory Board as they develop a proposal to meet the Council's affordable housing expectations.

We look forward to hearing your feedback about this project during the discussion tonight.

Maurice Jones
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