

**Community Housing Partners (CHP) Responses to Council Public Hearing on March 23, 2022**

**COUNCIL MEMBER COMMENTS AND CONSIDERATIONS:**

- Please consider the payment in lieu for parks and recreation.  
**Response:** The waiver of local fees help to make the creation and preservation of affordable units possible. The Trinity Court project is currently structured as a 9% LIHTC project, which is a very competitive source of financing. There are limited tax credits available each year and the more costs added to the project budget, the more tax credits a project has to request. CHP has requested that Council consider waiving this fee to help make the Trinity Court more competitive in its application for a 9% LIHTC award.

- How will the Tanyard Branch Trail connection be constructed?  
**Response:** The Town of Chapel Hill's Parks and Recreation Department is working with the Boys Scouts to upgrade the existing natural walking trail.

- Please consider more bicycle parking, covered bicycle parking outside or other alternatives.  
**Response:** Due to the constraints of the site, it is difficult to increase the number of parking spaces for bicycles. As currently shown, we are planning to have 16 spaces for bicycle parking. Exterior storage space will be provided for each unit with access from the building breezeways. This storage space will be provided in compliance with NCHFA requirements and would be sufficient for bicycle storage if the tenant so chose.

It should be noted, bicycle storage or covered bike parking was not expressed as a preference from participants during the public input meetings.

- Please consider bicycle storage options.  
**Response:** Exterior storage space will be provided for each unit with access from the building breezeways. This storage space will be provided in compliance with NCHFA requirements and would be sufficient for bicycle storage if the tenant so chose.

It should be noted, there was not a preference for bicycle storage or covered bike parking expressed from participants during the public input meetings.

- Please consider more trees and shading for outdoor amenities.  
**Response:** Yes, we can look into additional landscaping options near the playground to create more shade. The entire site is shaded with a mature tree canopy and it is not clear that additional landscaping would be necessary to shade the playground area.

- If you get a modification for street width, will you have to rebuild the bridge across the RCD?  
**Response:** We are proposing to widen the bridge from 18 to 20 feet with a 5 foot sidewalk. If we do not get the requested modification on the street width, we will have to widen the bridge to 25 feet. We are not currently touching the stream, just encroaching on buffers. A 25 foot wide bridge would require encroaching on the stream.
  
- The proposed RCD encroachment appears necessary to make the project work, is that accurate?  
**Response:** Yes, we are only requesting what is needed to widen the road and provide a fire turnaround.
  
- Who will manage the RAD vouchers?  
**Response:** This project is structured as a RAD conversion using Project Based Rental Assistance (PBRA) vouchers. The vouchers will be administered by HUD and the waiting list will be managed by the Chapel Hill Public Housing Department
  
- Will you accept tenant-based vouchers for the non-RAD, LIHTC vouchers?  
**Response:** Yes.