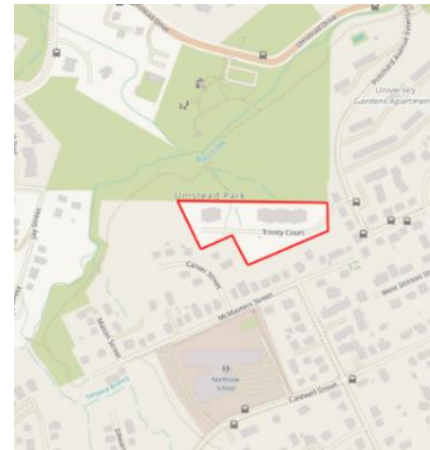


TRINITY COURT REDEVELOPMENT

Development Team: Community Housing Partners, Timmons Group, Mosely Architects

Location: Trinity Court. Adjacent to Umstead Park, within the Northside Neighborhood, <1 mile from downtown.

Project History: Trinity Court was built in 1975, offering 40 units of public housing to families until it was vacated in 2018 due to structural deficiencies and deterioration of buildings. After weighing the options for how to bring the units back online, Council directed staff to begin planning for the comprehensive redevelopment of the Trinity Court community.



Proposed Site Plan: The re-imagined Trinity Court will provide 54 affordable housing units by replacing the 40 existing 2- and 3-bedroom units, and adding an additional 14 affordable 1-bedroom units. The new, modern units will be located in two garden-style apartment buildings and will house residents making between 0% and 80% of Chapel Hill’s Area Median Income (AMI). The plans also include a playground and a walking trail leading to Umstead Park.



Proposed Affordability Mix: As currently proposed, the project proposes the following affordability mix:

AMI	# Units	% Units
0-30%	*14	26%
<50%	*26	48%
<60%	5	9%
<80%	9	17%
*Indicates RAD units.		

Note that for the 40 RAD units, income-qualifying households will not pay more than 30% of their income on rent; the voucher will pay the difference. For the remaining LIHTC units, the rent will be established based on the AMI level it is serving. The project will accept Section 8 vouchers on its non-RAD LIHTC units. The Town will lease the land to the developer for 99 years to ensure long term affordability beyond the 30-year LIHTC affordability period.

Proposed Financing: If rezoning is secured, the developer will submit its final 9% LIHTC application by May 13 without any anticipated need for additional funding. If the project is not awarded 9% funding, it will assess its path forward, in communication with Council.