



2200 Homestead Road Mixed-Income Development

Concept Plan
Public Hearing
June 20, 2018

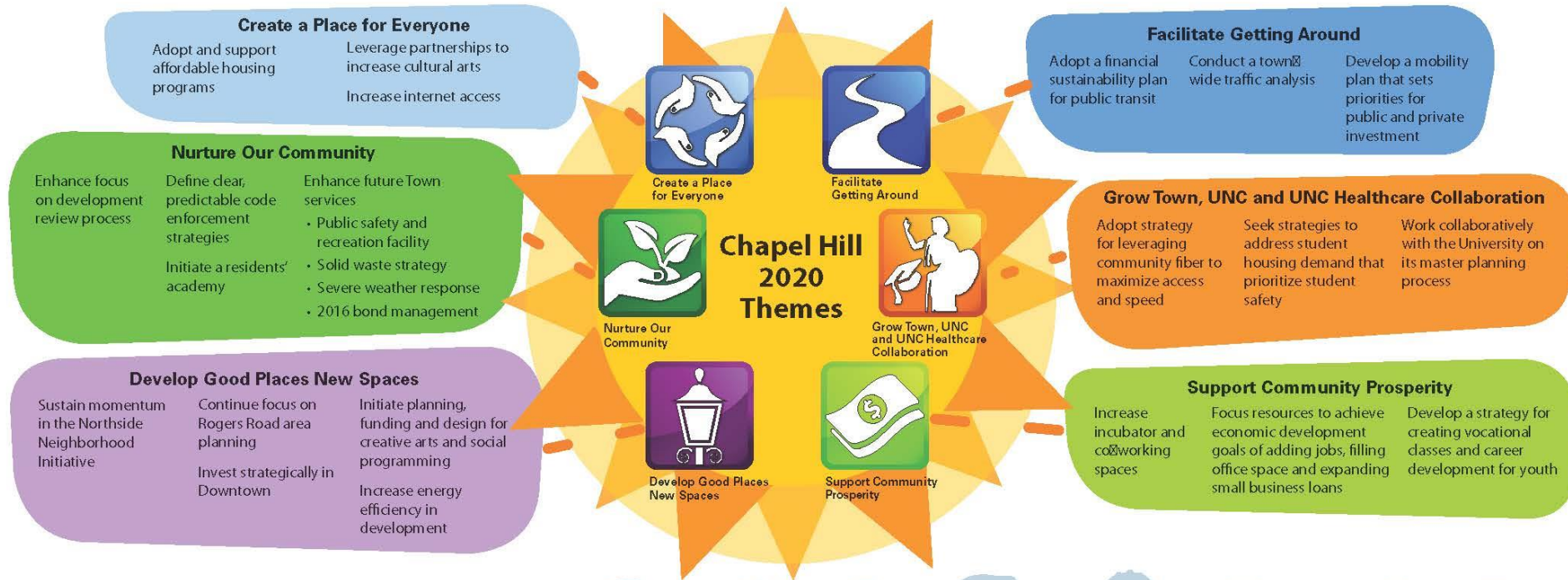




Our future is a shared vision Council Goals 2016-2018



Council Goals were adopted on May 23, 2016. They are organized around the themes of Chapel Hill 2020, our Community Plan. Check our progress at www.townofchapelhill.org/councilgoals.



Learning, serving and working together to build a community where people thrive!

Business Management • Communications and Public Affairs • Economic Development • Fire • Housing and Community • Human Resource Development
Library • Ombuds • Parks and Recreation • Planning and Sustainability • Police • Public Works • Technology Solutions • Transit

Protect and Provide for a Safe Community

Safety and governance provide our foundation.

Govern with Quality and Steward Public Assets

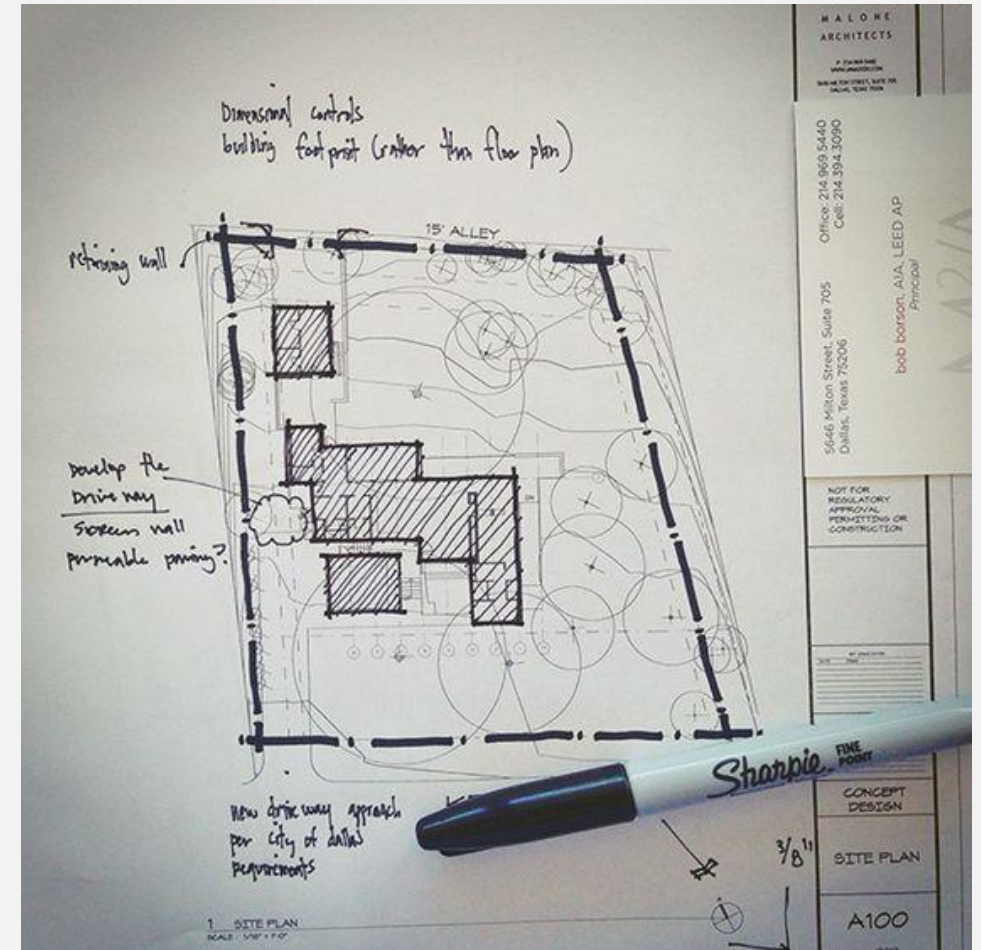
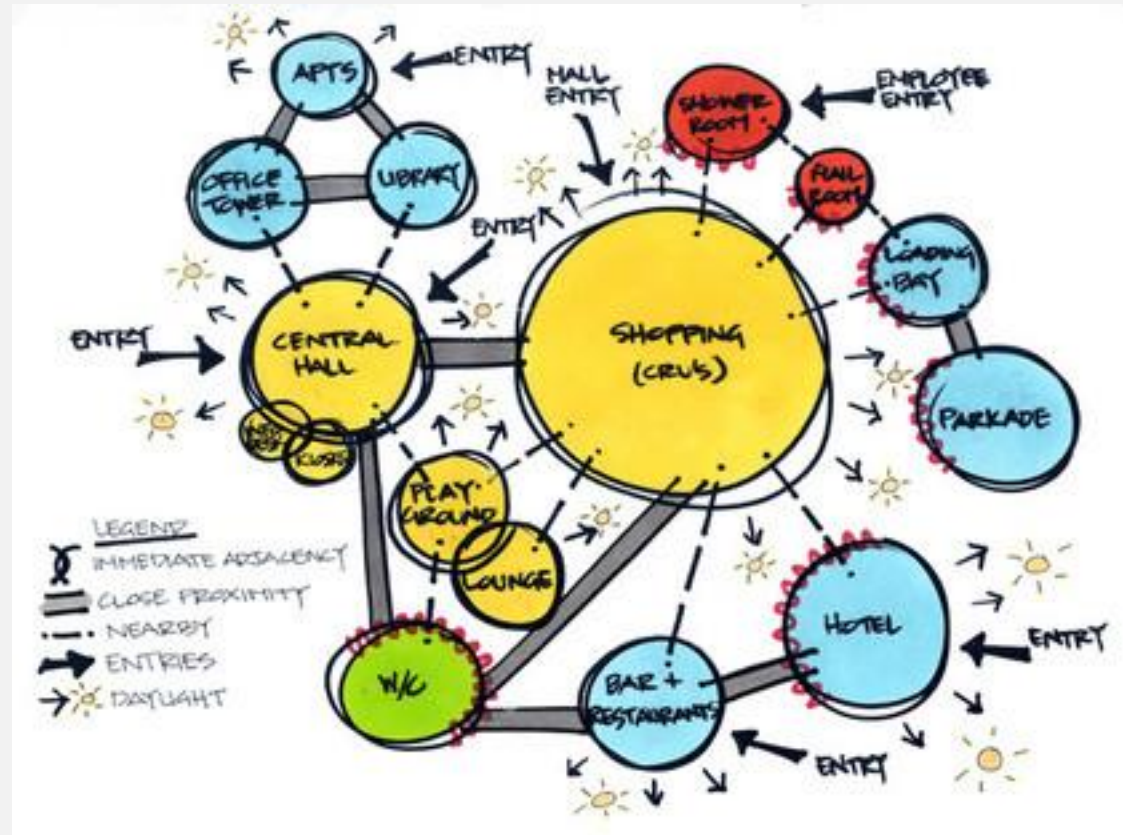
Affordable Housing Work Plan FY18-20

PROJECTS	FY 2018				FY 2019				FY 2020			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
MEASUREMENT & REPORTING												
Provide an Affordable Housing Quarterly Report		★	★	★	★	★	★	★	★	★	★	★
Provide Annual Housing & Community Report	✓				X				X			
Update the County-wide Affordable Housing Database				X				X				X
Present the Affordable Housing Dashboard			★	X								
Implement the New Loans and Grants Tracking Tool			✓									
COLLABORATIONS												
Expand Collaboration with Town Staff and Providers												
Participate in the Affordable Housing Collaborative		★		★				★				★
Engage UNC, the School System, and UNC Health Care												
Serve as a Partner on the Northside Neighborhood Initiative			★	★								
DEVELOPMENT												
Analyze Town-Owned Property at 2200 Homestead Road for Affordable Housing Development				★		★	★					
Create and Implement a Public Housing Master Plan		★		★								
Analyze Other Town Properties for Affordable Housing Development		★										
Acquire Properties for Affordable Housing Development and Preservation		★										
FUNDING												
Create Investment Plan for Affordable Housing	★	★		★								
Manage the Community Development Block Grant Funding Source		★	★	★								
Manage the Affordable Housing Development Reserve	★	★	★									
Manage the Affordable Housing Fund												
Jointly Manage the HOME Program				★								
OTHER PROJECTS												
Explore the Creation of Employee Housing Incentives			★		★							
Participate in the LUMO Re-Write Project												
Develop a Payment-in-Lieu Formula for Rental Housing			★									
Develop and Implement Strategies to Address Mobile Home Park Redevelopment Threat			★	★								
Create and Implement a Communications and Marketing Strategy				★								

 Council Item Scheduled
 Council Item Heard and/or Action Taken

Purpose – 2200 Homestead Road

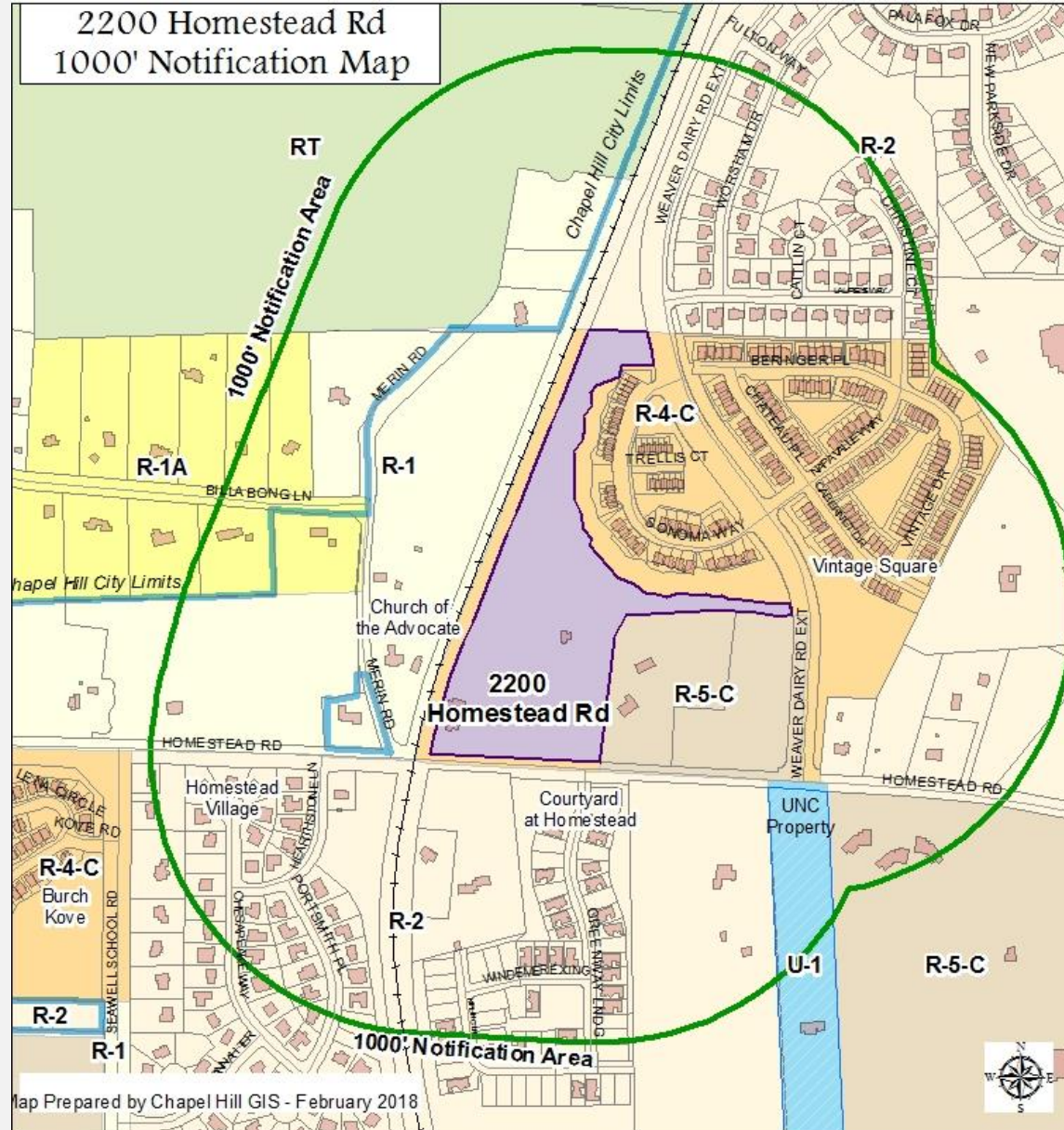
Concept Plan



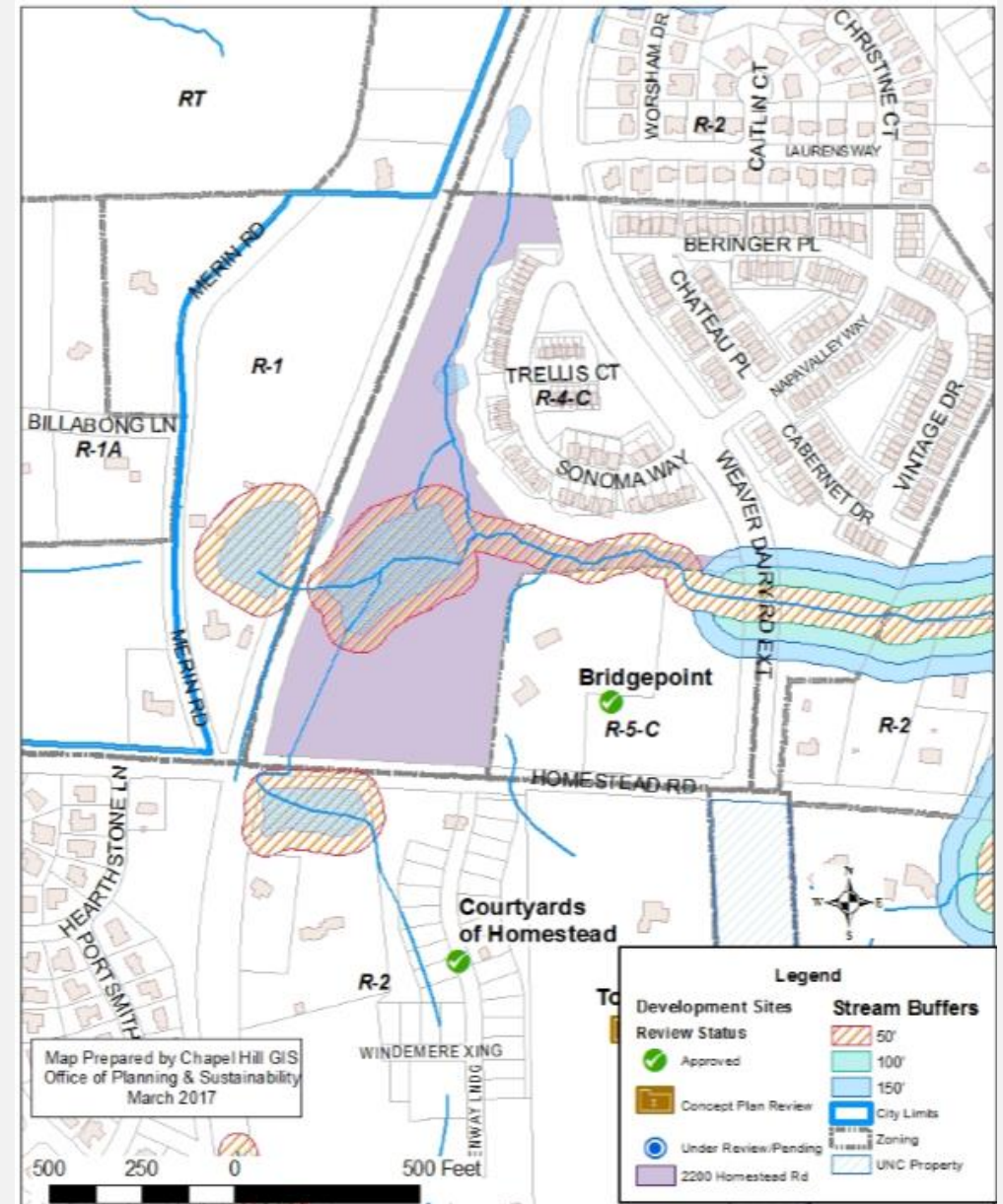
Description –2200 Homestead Road

- 14 acres with RCD – about 5 acres developable
- Town-sponsored project for mixed income housing
- Approximately 150 homes offered for different incomes and different housing types
- Greenway connections
- Urban Design Principles Review

Area Map – 2200 Homestead Road

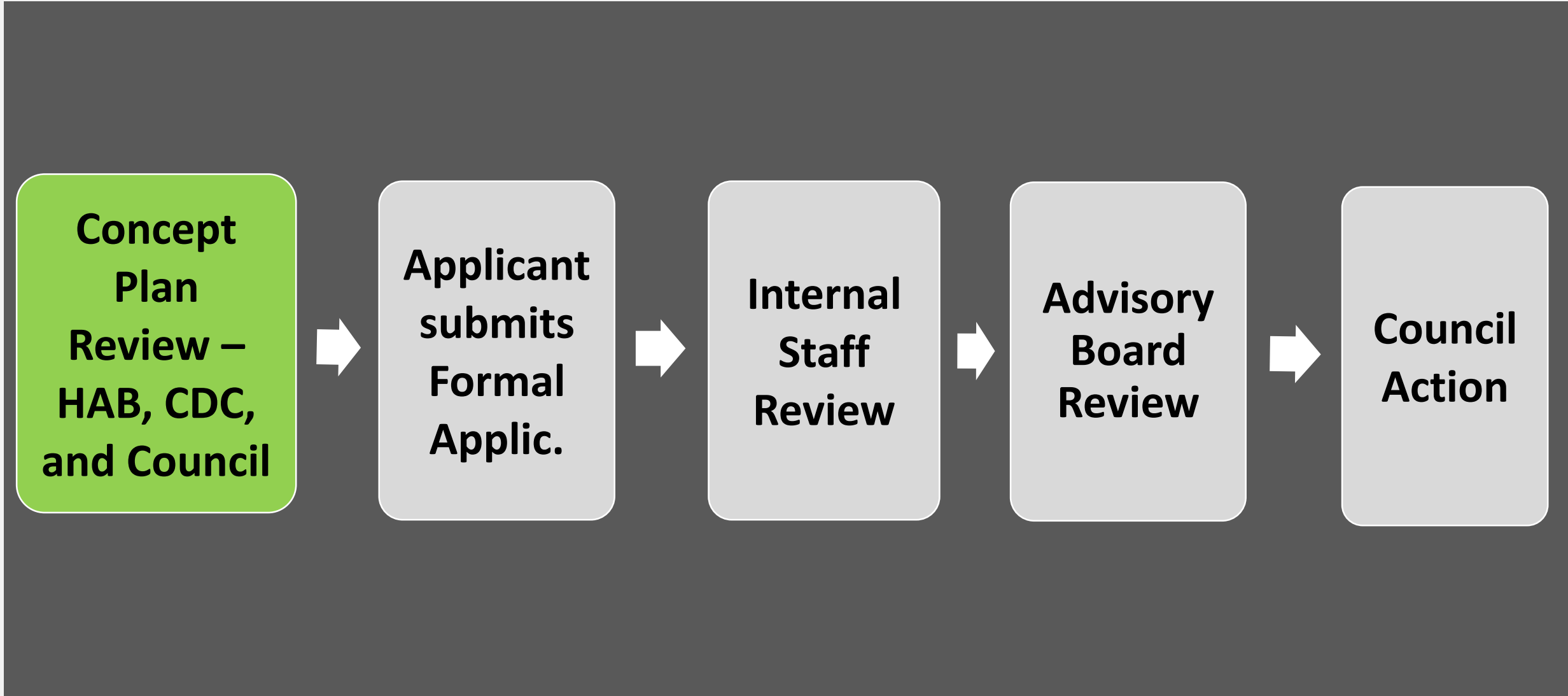


Aerial Map – 2200 Homestead Road

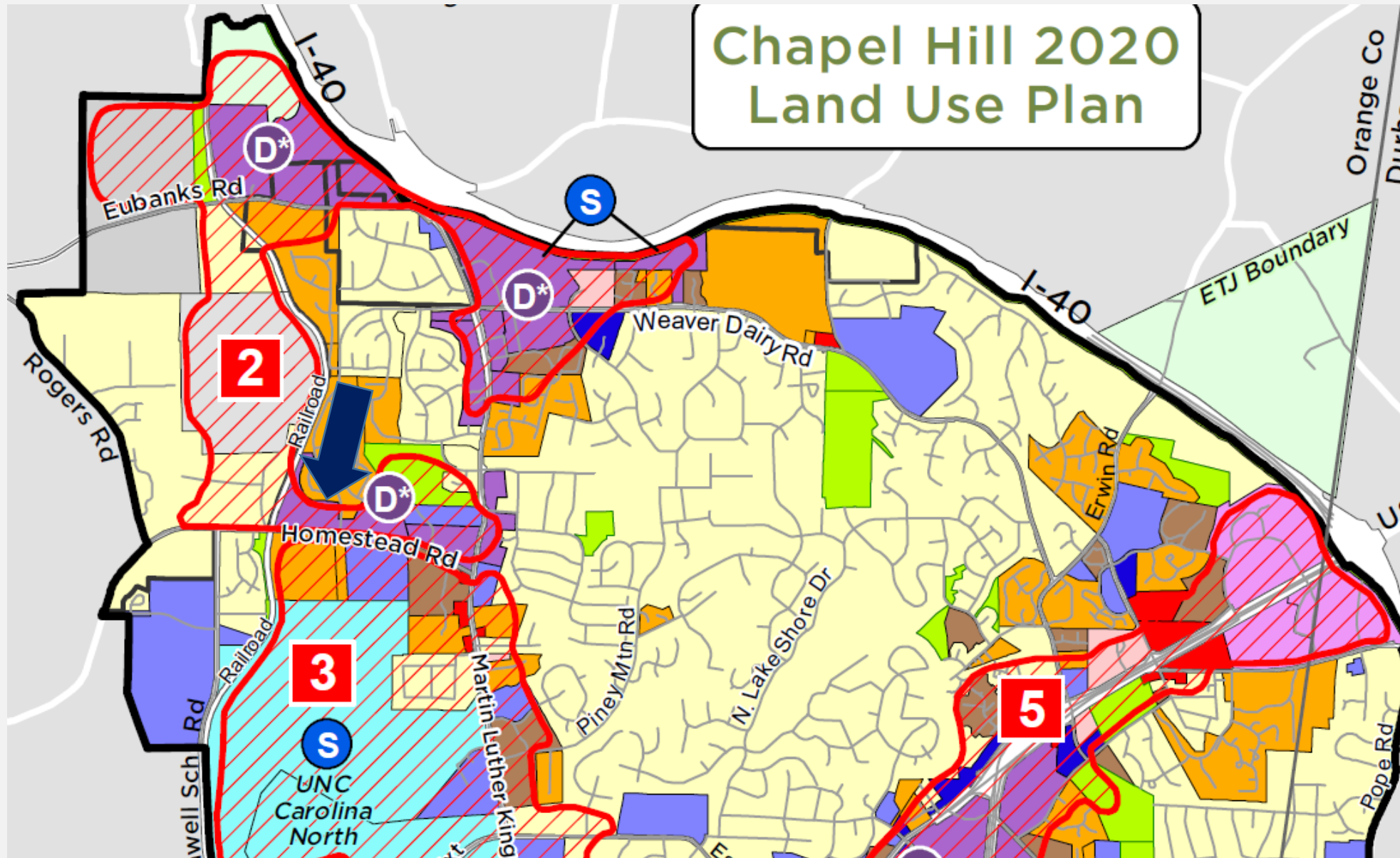


Existing Conditions – 2200 Homestead Road

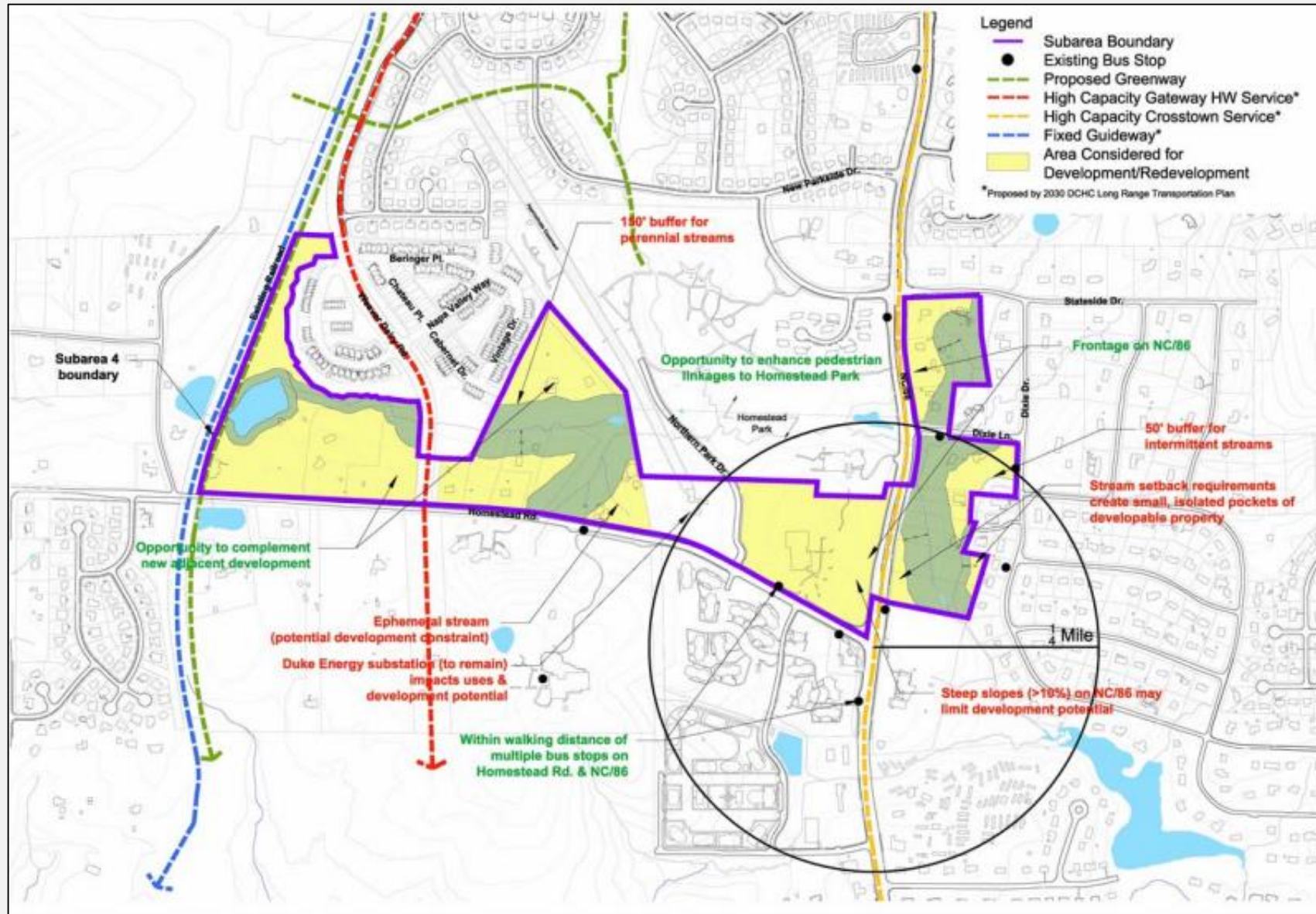




Land Use Plan – 2200 Homestead Road



Northern Area Task Force Report—2200 Homestead Road



Subarea 4 Assets & Constraints
Chapel Hill T.O.D. Site Analysis



- Positive feedback on providing a mix of units:
 - Different income levels
 - Ownership and rental
 - Tiny homes
- Positive feedback on the density of the options
- Access to transit and maintaining long-term affordability are important

- Appreciate the green “spine” in Option 1
- Develop the tiny homes (Option 2) as a community
- Increase shared outdoor and green space
- Liked the mix of incomes; believes it creates a healthy environment
- Create a buffer along RR tracks

**Adopt Resolution 15
transmitting comments
to the applicant.**

