

Council Question: Since the land will be leased to the applicant for a 99-year period (I believe), is it appropriate for the applicant to apply for a conservation easement on the undisturbed land given that it will not own the land? Would it make sense for the term of the easement to match the term of the lease?

Staff Response: *It is correct that the Town has executed an option to ground lease agreement with the Taft-Mills Group to lease the land from the Town for 99 years if and when certain conditions are met. Should there be interest from Council, the Town will further explore with its legal advisors how to best implement a conservation easement on the undeveloped portion of the site.*

Council Question: If the Town only leased that portion of the land that will be developed (approximately half) and kept the rest, would any issues be created? Would the project continue to meet the tree canopy requirements if this were done?

Staff Response: *Ground leasing only the land that will be developed will not have any impact on project requirements such as tree canopy, recreation requirements, and stormwater calculations. In addition, the conditional zoning stipulations will still apply to the full parcel even if only a portion of the parcel is leased to a development entity.*

*A subdivision of the parcel **would** create issues with the project meeting requirements such as those mentioned above. However, this is not the recommended mechanism to achieve the goal of preserving the undeveloped portion of the site. Subdivision is not currently an option in part because the site does not meet the Town's frontage requirements.*

Council Question: As this project is a RAD project, could we have the developer/applicant explain, either in writing or at Wednesday's meeting, how tenants will be selected and how this will or won't differ from how tenants are selected for our Town-owned affordable housing neighborhoods. Will there be a common waiting list for both the Town-owned neighborhoods and the new RAD developments (Jay St. and Trinity Court) or will they be separate?

Staff/Development Team Response: *The Jay Street project is not a RAD project; it will be a fully Low-Income Housing Tax Credit (LIHTC) project. The Jay Street project will also accept housing choice vouchers and is working with Orange County to explore designating some portion of the units for project based vouchers. As part of this conversation, the development team will work closely with Orange County in seeking referrals from their voucher waiting list for residents interested in living at Jay Street.*

For Jay Street, since the property management firm will not be selected until after tax credits have been awarded, we do not know the specific terms of the tenant selection plan at this time. However, we do know that the tenant selection plan for Jay Street will adhere to all federal fair housing laws and LIHTC qualifications standards. The selection of tenants for the Jay Street property will be separate from that of the redeveloped Trinity Court and from the Town's public housing neighborhoods and transitional housing units.

The waiting list for the Trinity Court property will be held by Chapel Hill Public Housing. Tenant selection is then governed by the tenant selection plan. The tenant selection plan is currently in draft form and will be finalized closer to lease up and once all of the funding programs and property restrictions have been finalized.

Council Question: The Trinity Court project is proposing approximately 60 parking spaces for 54 units. This project is proposing 100 spaces for 48 units. Why the need for so many spaces?

Staff/Development Team Response: *The proposed site plan for Jay Street includes 100 parking spaces to accommodate the proposed 48 residential units, the clubhouse (leasing office) and public parking for the Tanyard Branch Trail access path. The Town of Chapel Hill's LUMO requires a minimum of 74 parking spaces, and a maximum of 93 spaces. The North Carolina Housing Finance Agency (NCHFA) requires family projects to have a minimum of 1.75 spaces per unit, which for Jay Street would equate to 84 total spaces. Seeking to balance Town and NCHFA requirements, anticipated demand, and community interests, the conditional zoning application has requested a modification to the LUMO to allow for an additional 7 spaces. However, the development team is open to withdrawing this request to reduce parking to 93 total spaces.*

The Trinity Court project has been granted a waiver from NCHFA for a parking reduction and has submitted a modification request to the Town to reduce parking from the required minimum of 77 parking spaces to the proposed 62 spaces.