

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.

Create a Place for Everyone

Adopt and support affordable housing programs

Leverage partnerships to increase cultural arts

Increase internet access

Nurture Our Community

Enhance focus on development review process

Define dear. predictable code enforcement strategies

academy

Initiate a residents'

Enhance future Town

· Public safety and recreation facility

Solid waste strategy

· Severe weather response 2016 bond management

Develop Good Places New Spaces

Sustain momentum in the Northside Neighborhood Initiative

Continue focus on Rogers Road area planning

Invest strategically in Downtown

Initiate planning, funding and design for creative arts and social programming

Increase energy efficiency in development.







and UNC Healthcare Collaboration



Develop Good Places New Spaces



Support Community Prosperity

Facilitate Getting Around

Adopt a financial Conduct a town⊠ sustainability plan wide traffic analysis for public transit

Develop a mobility plan that sets priorities for public and private investment

Grow Town, UNC and UNC Healthcare Collaboration

Adopt strategy for leveraging community fiber to housing demand that maximize access and speed

Seek strategies to address student prioritize student safety

Work collaboratively with the University on its master planning process

Support Community Prosperity

Increase incubator and co⊠working spaces

Focus resources to achieve Develop a strategy for economic development goals of adding jobs, filling office space and expanding development for youth small business loans

creating vocational classes and career

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.



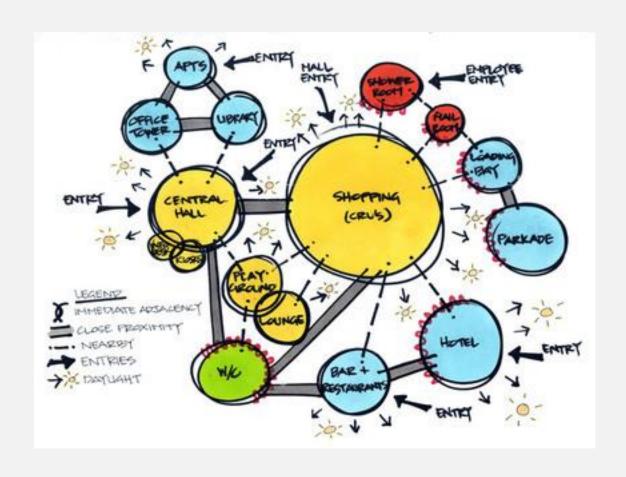
Govern with Quality and Steward Public Assets

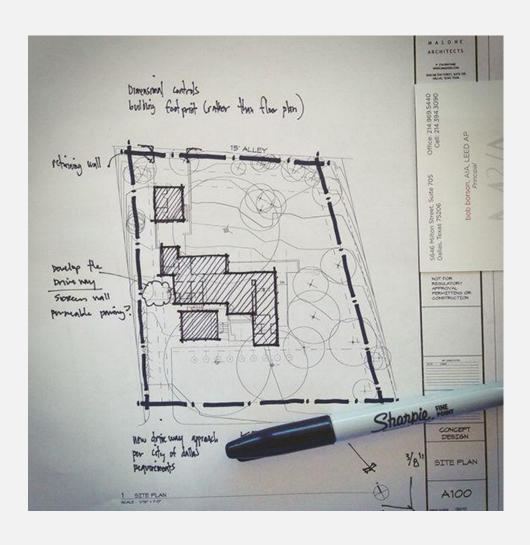
Affordable Housing Work Plan FY18-20

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		×	*	*	*	*	*	*	*	*	*	\Rightarrow
Provide Annual Housing & Community Report	1				Х				Х			
Update the County-wide Affordable Housing Database				х				х				Х
Present the Affordable Housing Dashboard			*	Х								
Implement the New Loans and Grants Tracking Tool			1									
COLLABORATIONS												
Expand Collaboration with Town Staff and Providers			5									-
Participate in the Affordable Housing Collaborative		*		×				*				×
Engage UNC, the School System, and UNC Health Care	•											•
Serve as a Partner on the Northside Neighborhood Initiative	:		*	×	(m=1)							-
DEVELOPMENT												
Analyze Town-Owned Property at 2200 Homestead Road for Affordable Housing Development	10			A		*	*			-		
Create and Implement a Public Housing Master Plan	÷	*		*								-
Analyze Other Town Properties for Affordable Housing Development	1	×						-				
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	*	4	*									
Manage the Affordable Housing Fund	•			-								
Jointly Manage the HOME Program				*								
OTHER PROJECTS				A855 - 16								
Explore the Creation of Employee Housing Incentives	10		*		*							
Participate in the LUMO Re-Write Project											-31	
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				*								

Purpose – 2200 Homestead Road

Concept Plan

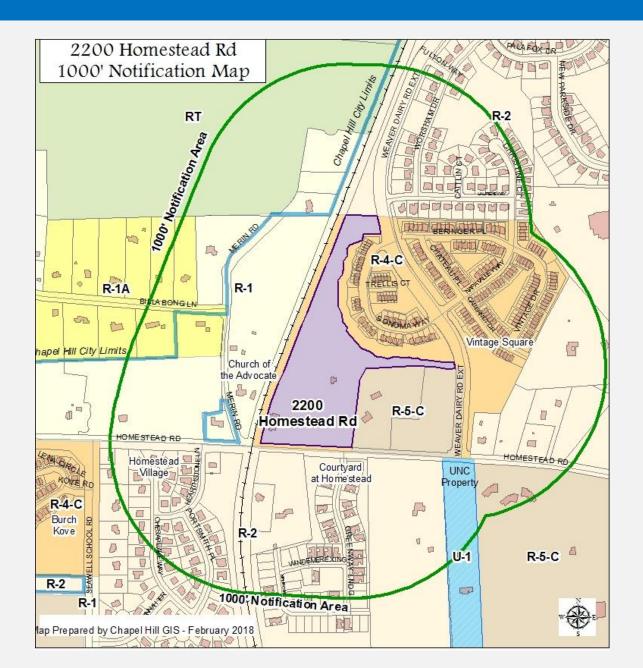




Description –2200 Homestead Road

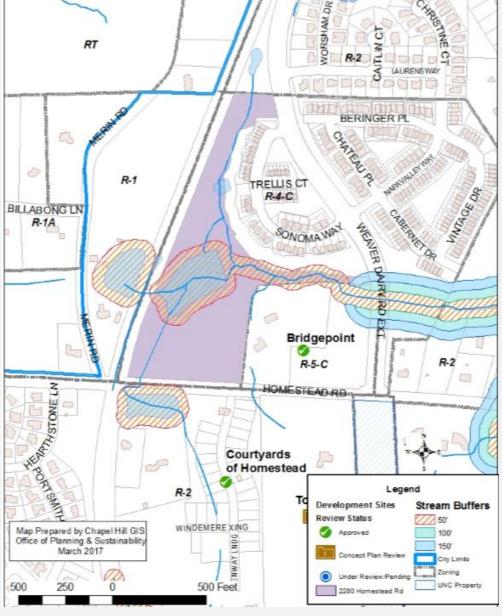
- •14 acres with RCD about 5 acres developable
- Town-sponsored project for mixed income housing
- Approximately 150 homes offered for different incomes and different housing types
- Greenway connections
- Urban Design Principles Review

Area Map – 2200 Homestead Road



Aerial Map – 2200 Homestead Road

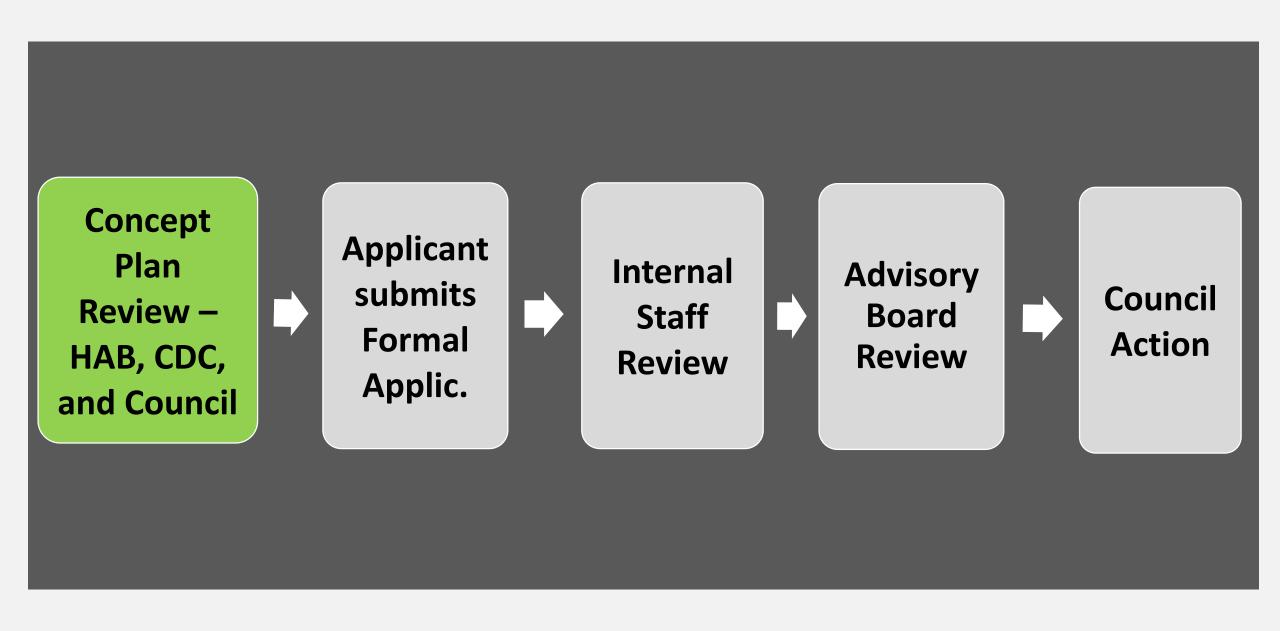




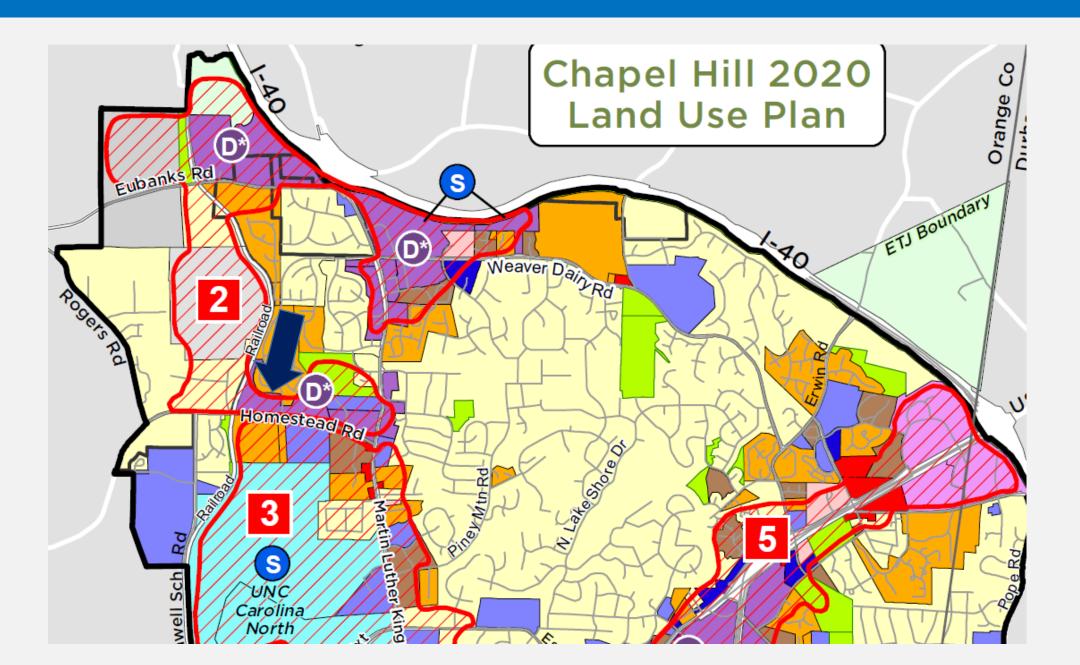
Existing Conditions – 2200 Homestead Road



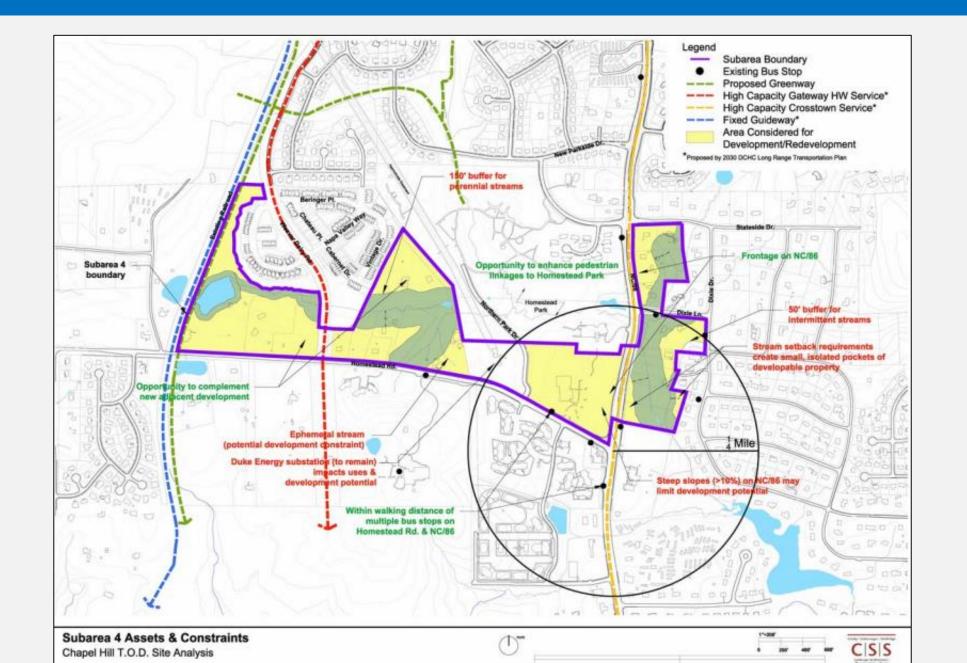




Land Use Plan -2200 Homestead Road



Northern Area Task Force Report-2200 Homestead Road



Housing Advisory Board – 2200 Homestead Road

- 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

Community Design Commission – 2200 Homestead Road

- 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.

