

**1000 MLK Jr. Blvd
Affordable Housing Plan
February 26, 2019**

The 1000 MLK Blvd project proposes an affordable housing element that addresses particular housing needs within the Town of Chapel Hill (“Town”).

Background

We have met with community members, local consultants, and decision-makers to propose an affordable housing plan that aligns with the Town’s vision. We have gathered that the Town would like affordable rents to be available to low-income residents. The following Affordable Housing Plan incorporates the feedback that we have received.

Affordable Housing Plan

Quantity and Type	Rent as % of AMI
15% of total units	80%-100%

1.) Affordable Rental Units

As a result of the up-zoning request, per local custom, CA will include 15% of the rental units to be rented at an affordable rent which is defined as those households with a gross income of no more than 80-100% of the Area Median Income (“AMI”). We plan to use the Town of Chapel Hill as the “area” for calculation of applicable AMI.

At current standards, the rent for such units would be 30% of the income for a household earning 80-100% of the AMI.

The result will be a mixed-income rental community in which people of all income levels can live in close proximity to one another.

2.) Qualifying Criteria

1000 MLK Blvd’s affordable housing program will be open to residents who qualify for conventional affordable housing. Such residents may be either financially dependent or independent.

3.) Affordable Rent Rate Determination

For FY 2017 Monthly Gross Affordable Rent

HUD Median Income for a family of four is \$73,300

Annual Income

Family size	30% AMI	50% AMI	60% AMI	65% AMI	80%AMI
1	\$15,400	\$25,700	\$30,786	\$33,352	\$41,400
2	\$17,600	\$29,350	\$35,184	\$38,116	\$46,950
3	\$20,420	\$33,000	\$39,582	\$42,881	\$52,800
4	\$24,600	\$36,650	\$43,980	\$47,645	\$58,650

Gross Monthly Affordable Rents

(30% of monthly income)

Family size	30% AMI	50% AMI	60% AMI	65% AMI	80%AMI
1	\$385	\$643	\$770	\$834	\$1,035
2	\$440	\$734	\$880	\$953	\$1,174
3	\$511	\$825	\$990	\$1,072	\$1,320
4	\$615	\$916	\$1,100	\$1,191	\$1,466

*Water, Sewer, Trash, Cable and Internet will be included in the rental rate.

Administration of Program

Current residents who can demonstrate their qualification will be offered first priority for the next lease year. To the extent that there are available units or bedrooms in the affordable housing program for the next lease year, the program will be offered to new prospective residents as part of the normal leasing process.

Reporting

1000 MLK Blvd management will provide an annual report each year to the Town of Chapel Hill showing the number of units participating.