

Summit Place Townhomes- Affordable Housing Proposal

Chapel Hill, North Carolina

May 7, 2021

Summit Place Townhomes

Forty-Five (45) market rate townhomes and seven (7) affordable townhomes are proposed.

Townhome Makeup

Summit Place proposes a mix of three-bedroom (16) and two-bedroom (36) townhomes with a range of size from 1,275 SF (2BR) to 2,170 SF (3BR). Thirty-six of the townhomes will have ground floor garage parking. Sixteen (9 market rate and 7 affordable units) will have driveway/apron parking.

This arrangement of dwelling unit types, sizes and parking accommodations provides a range of choices and prices.

Affordable Housing

The applicant proposes to provide 7 affordable townhomes in the Summit Place neighborhood.

Dwelling Unit Design

All seven on-site units are proposed to be 2-bedroom, 2½ bathroom homes and approximately 1,275 SF.

All townhomes, affordable and market rated, will have:

- Front entrances facing on streets – with rear parking and access
- Exterior design and materials that provide similar feel and texture.
- Exterior decks or porches with direct kitchen access elevated above ground.
- Washer/Dryer locations on primary bedroom floor
- Main floor open plan special arrangements with powder rooms.

Pricing/Cost

The applicant proposes that the seven affordable unit(s) be priced such that in the year these dwelling units become available [estimated to be 2022-2023]:

1. Three of the units are available to households earning 65% of the AMI,
2. Three of the units are available to households earning 80% of the AMI, and
3. One of the units is available to households earning 100 percent of the AMI.

Timing of Availability

A schedule of proportional completion and sale coordinated with market rate townhomes will be part of the final affordable housing plan.

Affordable Housing Homeowner Association Dues

Owners of affordable townhomes shall have HOA dues that comply with Town of Chapel Hill and Home Trust requirements.