



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

**File #:** [20-0347]      **Version:** 1      **Name:**  
**Type:** Discussion Item      **Status:** Filed  
**File created:** 5/12/2020      **In control:** Town Council  
**On agenda:** 5/20/2020      **Final action:** 5/20/2020  
**Title:** 2200 Homestead Road Site Plan Update.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Draft Staff Presentation, 2. Email from Homestead Housing Collaborative, 3. Council Questions with Staff Response

| Date      | Ver. | Action By    | Action             | Result |
|-----------|------|--------------|--------------------|--------|
| 5/20/2020 | 1    | Town Council | received and filed | Pass   |

### 2200 Homestead Road Site Plan Update.

**Staff:**

Loryn B. Clark, Executive Director  
Sarah Osmer Viñas, Assistant Director  
Nate Broman-Fulks, Affordable Housing Manager  
Emily Holt, Affordable Housing Development Officer

**Department:**

Housing and Community

**Overview:** Staff will provide a progress update on the [2200 Homestead Road <https://www.chapelhillaffordablehousing.org/2200-homestead>](https://www.chapelhillaffordablehousing.org/2200-homestead) development project and seek Council’s input on a draft development plan for the site. Staff anticipate incorporating feedback from the Council before submitting a formal development application in the fall in collaboration with its design and engineering team and anticipated development team.

☆ **Recommendation(s):**

That the Council receive the update and provide input on the site plan prior to submission of rezoning and development applications for the site.

**Background:**

- [September 2017 <http://chapelhill.granicus.com/MinutesViewer.php?view\\_id=21&clip\\_id=3233&doc\\_id=2307f58a-9404-11e7-8661-00505691bffa>](http://chapelhill.granicus.com/MinutesViewer.php?view_id=21&clip_id=3233&doc_id=2307f58a-9404-11e7-8661-00505691bffa): Town Council dedicated Town-owned land at 2200 Homestead Road for mixed-income affordable housing and authorized the Town Manager to engage potential partners in the discussion.
- June 2018 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3531765&GUID=2AAB0753-D883-4117-BBFE-3FB157CEA5ED&Options=ID|Text|Attachments|Other|&Search=homestead>: Town Council reviewed a Concept Plan for the site. Based on Council’s guidance, the vision for the site was created. This vision is to develop a mutually supportive, self-sustaining, mixed-income affordable housing community that provides a variety of housing types and maximizes the density of the site.
- November 2018 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3760315&GUID=212CC318-56AD-416C-A079-39C9F7E37174&Options=&Search=>: Town Council authorized staff to issue a Request for

Qualifications to identify a development partner and begin negotiating an agreement to develop the site.

- **January 2020:** the Town Manager executed a Memorandum of Understanding (MOU) with the selected development team, the Homestead Housing Collaborative, comprised of Self Help, Habitat for Humanity of Orange County, CASA, and Community Home Trust. The Town anticipates executing an agreement to develop the site with the Homestead Collaborative once entitlements for the site have been approved.

Since January, Town staff and its design and engineering team have worked with the Homestead Collaborative to draft a site plan that reflects the vision for the site supported by Council and the community interests expressed during initial visioning activities. The development of this site would represent a substantial contribution to the Town’s 5-year goal of adding 400 affordable housing units to the Town’s inventory.

**Next Steps:** Staff will incorporate feedback received tonight into the site plan and submit the development application in fall 2020. The development team will then conduct additional community engagement and participate in the Town’s development review process.

**Fiscal Impact/Resources:** There is no immediate fiscal impact for this item. Council will consider additional funding for this project in June when staff presents a recommended Affordable Housing Bond and Affordable Housing Development Reserve funding allocation plan for Town and outside agency projects.

**Where is this item in its process?**



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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager;  
Emily Holt, Affordable Housing Development Officer

RECOMMENDATION: That the Council receive the update and provide input on the site plan prior to submission of rezoning and development applications for the site.