



TOWN OF CHAPEL HILL

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

Legislation Text

File #: [18-0964], Version: 1

Authorize the Town Manager to Issue a Request for Qualifications and Begin Negotiations to Identify Potential Development Partners for Town-Owned Land at 2200 Homestead Road.

Staff:

Loryn Clark, Executive Director
Nate Broman-Fulks, Affordable Housing Manager
Emily Holt, Affordable Housing Development Officer

Department:

Housing and Community

Overview: In [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), the Town Council dedicated Town-owned land at 2200 Homestead Road for mixed-income housing and authorized the Town Manager to engage potential partners in the discussion. In [June of 2018 <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3531765&GUID=2AAB0753-D883-4117-BBFE-3FB157CEA5ED&Options=ID|Text|Attachments|Other|&Search=homestead>](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3531765&GUID=2AAB0753-D883-4117-BBFE-3FB157CEA5ED&Options=ID|Text|Attachments|Other|&Search=homestead), the Town Council reviewed a Concept Plan for the development of 2200 Homestead Road.

We are working with our consultant, David Paul Rosen and Associates (DRA), to prepare the Request for Qualifications (RFQ) to assist in the identification of potential development partners. We are also working with DRA to draft and issue an RFQ for the redevelopment of two of the Town's public housing sites. One of the key requirements of the RFQ will be that the applicant must demonstrate a strong track record of successfully developing and operating mixed-income housing developments. At the same time, we have worked with our design and engineering consulting team of MHA Works, Coulter Jewell Thames, and Self-Help, Inc. to perform an in-depth financial analysis to determine the cost to develop the property, and provide guidance to our staff regarding the development of the site.

Next Steps: With Town Council authorization, we would issue the Request for Qualifications. We would work with DRA and the Manager to review responses, select a potential partner, and enter into negotiations with a potential development partner to work with the Town to design, finance and build the project. We would return to the Council with a recommendation to approve the development partner(s) and terms of the developer agreement.

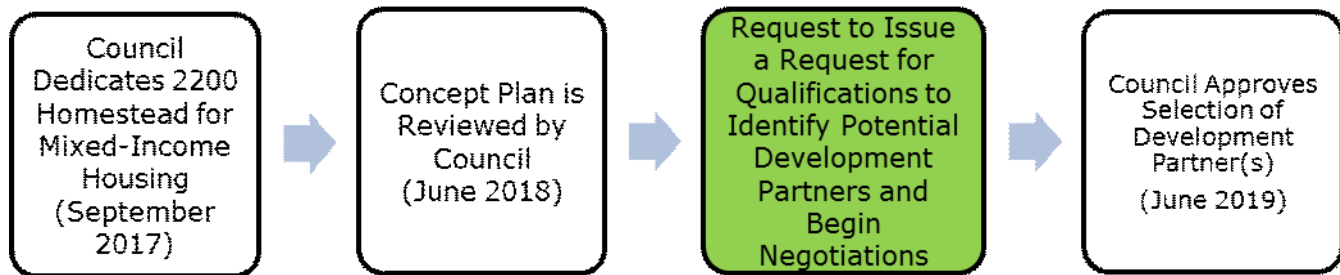


Recommendation(s):







That the Town Council authorize the Town Manager to Issue a Request for Qualifications and begin negotiations to identify potential development partners for Town-Owned Land at 2200 Homestead Road.

Fiscal Impact/Resources: There is no fiscal impact anticipated with authorizing the Manager to issue a Request for Qualifications.

Where is this item in its process?



Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- Resolution

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO ISSUE A REQUEST FOR QUALIFICATIONS TO IDENTIFY POTENTIAL DEVELOPMENT PARTNERS FOR TOWN-OWNED LAND AT 2200 HOMESTEAD ROAD (2018-11-28/R-2)

WHEREAS, one of the Town Council's 2016-2018 Goals is to adopt and support affordable housing programs, projects and policies that increase our diversity in income, race, age and lifestyle; and

WHEREAS, on June 26, 2017, the Town Council accepted the report of the Council Task Force on Strategic Uses of Town Properties; and

WHEREAS, the June 26, 2017 Council Task Force on Strategic Uses of Town Properties report to the Council identifies 2200 Homestead Road as an affordable housing site; and

WHEREAS, on September 6th, 2017 Town Council designated 2200 Homestead Road as a mixed-income affordable housing site and authorized the Town Manager to continue to pursue development of mixed-income affordable housing on this site and to engage potential partners in the discussions; and

WHEREAS, on June 20, 2018 Town Council gave feedback on a Concept Plan for the development of 2200 Homestead Road where the exploration of development partners was identified as a key next step.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to issue a Request for Qualifications to identify potential development partners for 2200 Homestead Road;

BE IT FURTHER RESOLVED that the Town Manager is authorized to begin negotiations with potential developers.

This the 28th day of November, 2018.

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

By adopting the resolution, the Council authorizes the Town Manager to issue a Request for Qualifications and begin negotiations to identify potential development partners for Town-owned land at 2200 Homestead Road.