



Applicant Information

Name: Habitat for Humanity, Orange Co. NC, Inc. _____
Address: 1829 East Franklin Street, #1200 B _____
City: Chapel Hill _____ State: NC _____ Zip: 27514 _____
Phone (Work): (919)932-7077 _____ FAX: (919) 932-7079 _____ E-Mail: slevy[AT]orangehabitat.org

Property Owner Information (included as attachment if more than one owner)

Name: Habitat for Humanity, Orange Co. _____ Phone (919) 932-7077 _____
Address: 1829 East Franklin Street #1200B _____
City: Chapel Hill _____ State: NC _____ Zip: 27514 _____

Development Information

Name of Development: Purefoy Drive Subdivision _____
Tax Map: See Attached Sheet Block: Lot(s): _____ Parcel ID #: See Attached Sheet _____
Address/Location: Purefoy Drive _____
Existing Zoning: R-1 _____ New Zoning District if Rezoning Proposed N/A _____
Proposed Size of Development (Acres /Square Feet): 20.5 / 893,080
Permitted / Proposed Floor Area (Square Feet): 69,576 / 69,576 _____
Minimum # Parking Spaces Required: N/A _____ #Proposed N/A _____
Proposed Number of Dwelling Units: 52 _____ # Units per Acre 2.5 _____
Existing / Proposed Impervious Surface Area (Square Feet): 0 / 87,611 _____
Is this Concept Plan subject to additional review by Town Council? Yes _____

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: Ausan, Executive Director Date: 4-19-06

Please submit **20** sets of all materials, or **35 sets of all materials including reduced (8½" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council**, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a

meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

Parcel IDs & TMBLs

9870-55-7013	7.23B.A.1
9870-54-7922	7.23B.A.2
9870-54-7830	7.23B.A.3
9870-54-7627	7.23B.A.4
9870-54-7514	7.23B.A.5
9870-54-7411	7.23B.A.6
9870-54-7219	7.23B.A.7
9870-55-9063	7.23B.B.1
9870-54-9950	7.23B.B.2
9870-54-9850	7.23B.B.3
9870-54-9679	7.23B.B.4
9870-54-9543	7.23B.B.5
9870-54-9441	7.23B.B.6
9870-54-9248	7.23B.B.7
9870-64-1606	7.24..1
9870-64-3619	7.24..1C
9870-64-6459	7.24..2

**Habitat for Humanity Orange County
Developer's Program
Concept Plan Review
April 19,2006**

Habitat for Humanity of Orange County (HHOC) proposes to build an attractive, highly livable affordable housing subdivision that will provide home ownership for local Orange County residents who could not otherwise afford to purchase a home in Chapel Hill. The site is on Purefoy Drive and borders the portion of the Greene Tract that has been designated for affordable housing. The 19.4 acre site is located within the urban services boundaries of Chapel Hill. It enjoys easy access to many areas of Chapel Hill and Carrboro including major employment centers such as the university. The proposed subdivision will include a total of 48 single-family homes. The design also provides generous space for both active and passive recreation.

HHOC plans to work in collaboration with Empowerment and Orange Community Housing and Land Trust (OCHLT) to market a to- be- determined number of the units for sale to buyers earning up to 80% of the area median income. Since Habitat home buyers typically earn between 25% and 50% of the area median income, this partnership with the other non-profit affordable housing providers will result in a more economically diverse neighborhood than if Habitat were the sole home builder. Habitat will construct its homes using our typical combination of volunteer and subcontracted labor. Volunteers include the future homebuyers, who contribute at least 325 hours of "sweat equity" prior to purchasing their homes.

HHOC met with members of the Rogers Road community on February 9,2006 to present a preliminary concept plan for the parcels and to solicit feedback. HHOC plans to meet again with interested neighborhood residents prior to the review of the concept plan by the Community Design Commission.

The development of the Purefoy Drive properties as an affordable housing neighborhood conforms to the Town Of Chapel Hill's Comprehensive plan. The Goal of the Comprehensive Plan on Housing is to "increase the availability of well-designed, affordable, safe, and sanitary housing for all citizens of Chapel Hill." The Objectives of this section of the Comprehensive Plan include 'Housing Availability', 'Housing Quality', and 'Housing Variety'. This project will clearly further the overall goal as well as the individual objectives as outlined below:

Housing Availability: Increase the availability of quality housing affordable to all citizens who live and work in Chapel Hill.

- This project will add 48 units to the Town's pool of affordable homes. All of the units will be affordable for at least 99 years to households earning at or below 80% of the area median income. All will be built to high standards of quality and energy efficiency.

Housing Quality: Require all housing developments to meet applicable local, state and federal standards and guidelines, including design quality, safety, health, and energy efficiency.

- HHOC will comply with all applicable local, state and federal standards and guidelines in the construction of its homes.
- HHOC participates in the Star Home/Systems Vision Program and construct their homes according to the System Vision requirements for energy efficiency.
- HHOC incorporates universal design features in all of its homes, including the option of a step less entryway for all of our homes. We will build fully accessible homes adapted for the particular needs of any household with special needs.

In outlining strategies and actions to increase the supply of affordable housing in Chapel Hill Section 7A of the Comprehensive Plan States: *“the provision of housing at a cost affordable to all of Chapel Hill’s residents is a major priority for the Town.”*

- **Strategy 7A-1** states that *“the Town will need to work with public agencies, private enterprises, and non-profit organizations to create housing opportunities for households of all income levels.”* This project represents a clear opportunity for the Town to work with an experienced non-profit housing provider to create affordable home ownership for a broad range of income levels.
- **Strategy 7A-1** also states that *“affordable housing initiatives should address the need to assist residents of publicly assisted housing in making the transition to permanent housing and self-sufficiency.”* HHOC has actively recruited public housing residents as applicants, and has successfully worked with public housing residents to overcome the barriers to homeownership. HHOC will continue its efforts to move families out of public housing and into homes of their own in this proposed new affordable housing development.
- **Strategy 7A-2** calls for providing *“incentives for housing providers to develop affordable housing.”* Strategy 7A-2 further states, *“Innovative techniques should be explored and encouraged.”* These techniques include *“clustering, zero lot line development, small single-family or “cottage” housing and modular construction”* The proposed subdivision takes advantage of clustering in order to make the most efficient and environmentally sensitive use of the property. The homes will average 1,100 square feet and will be constructed using a combination of volunteer and professional labor.