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Affordable Housing as Components of New Development
- Recent Chapel Hill Town Council Approvals -
October 2004

Chapel Hill's Comprehensive Plan includes a strategy that states: "As a general policy, the Town should encourage developers of residential developments of five or more units to 1) provide 15 percent of their units at prices affordable to low and moderate income households, 2) contribute in-lieu fees, or 3) propose alternative methods so that the equivalent of 15 percent of the units will be available and affordable to low and moderate income households."

The following are recent examples of affordable housing, payments-in-lieu of affordable housing, and requirements for size-limited dwellings, provided as components of new developments in Chapel Hill:

Montclair Subdivision (approved October 11, 2004)

- Council approved Preliminary Plat authorized 13 lots on 11 acres.
- One of the lots (7.7% of total lots) is restricted to a single-family dwelling unit affordable to families earning 80% or less of Chapel Hill median family income.

Chancellor's View Cluster Subdivision (approved October 11, 2004)

- Council approved Preliminary Plat authorized 25 lots on 32.4 acres, 24 of which are authorized for single-family development with the remaining parcel set aside for future development.
- Three of the lots (12.5% of total lots) are restricted to single-family dwelling units affordable to families earning 80% or less of Chapel Hill median family income.

Rusch Hollow Development (approved November 10, 2003)

- Council approved rezoning and Special Use Permit authorized 17 dwelling units on 3.2 acres (12 single family units), one duplex building (2 dwelling units) and one triplex building (3 dwelling units).
- 100% of the units are long-term affordable units. Twelve of the units for sale to households earning at or below 50% of the area median income. These units may be sold only to households that earn 80% or less than the area median income and are to remain affordable for at least 99 years. Five of the units as rental units to households at or below 50% of area median income, ensuring that they remain affordable over a 99 year period.

1723 Homestead Road Subdivision (approved May 12, 2003)

- Council approved Preliminary Plat authorized 3 lots on 1.25 acres.
- One dwelling unit was restricted to 1,350 s. f. in floor area for 30 months.

Creekside Subdivision (approved April 14, 2003)

- Council approved Preliminary Plat authorized 9 lots on 11 acres.
- Two (2) dwelling units (25%) were restricted to 1,350 s. f. in floor area for 30 months.

Marriott Residence Inn (approved March 24, 2003)

- Council approved Special Use Permit authorized 108 lodging units and 4 dwelling units
- The developer offered to restrict 1 of the 4 dwelling units to be affordable either for ownership or rental to families with gross incomes equal to 80% or less of the median income for the Raleigh-Durham-Chapel Hill Metropolitan Statistical Area (MSA).

Avalon Park Subdivision (approved January 13, 2003)

- Council approved Preliminary Plat authorized 10 lots on 5 acres.
- No dwelling unit size restrictions were required by the Development Ordinance in place at the time of approval.
- Donation of \$52,000 to the Town's Revolving Acquisition Fund to subsidize affordable housing initiatives.

Morgan Estates Subdivision (approved January 13, 2003)

- Council approve Preliminary Plat authorized 12 lots on 11 acres.
- No dwelling unit size restrictions were required by the Development Ordinance in place at the time of approval.
- Donation of \$52,500 to the Town's Revolving Acquisition Fund to subsidize affordable housing initiatives.

Rosemary Mixed Use Development (approved August 26, 2002)

- Council approved Zoning Atlas Amendment and Special Use Permit
- Development comprised of 42 multi-family dwelling units (53,856 s.f.) and 6,204 s.f. of non-residential floor area
- 6 units (15%) to be rental units available to families earning 80% or less of the median 3-person family income.

Meadowmont Hilltop/Greenway Condominiums (approved April 22, 2002)

- Council approved Special Use Permit
- Development comprised of 64 multi-family dwelling units.
- 16 units (25%) to be either in the Land Trust or with deed restrictions ensuring affordability for buyers earning 76-100% of the median family income depending on the specific option and unit.

Cross Creek Subdivision (approved April 22, 2002)

- Council approved Preliminary Plat authorized 17 lots.
- Restrictions on dwelling unit sizes were included for two lots: One house limited to 1,100 s.f., two limited to 1,350 s.f.
- 100% sponsorship of a Habitat for Humanity house the Chapel Hill planning jurisdiction.

Larkspur Subdivision (approved February 25, 2002)

- Council approved Preliminary Plat for Cluster Subdivision
- Development consists of 86 lots on a 39.5 acre site

- Approval allows the applicant to substitute an affordable housing component for the Floor Area Restrictions regulations in accordance with Section 13.11.1 of the Development Ordinance. If the developer chooses to substitute an affordable housing component in lieu of the "small house" provisions in the Development Ordinance, then at least 15% of the dwelling units shall be offered as permanently affordable units. These dwelling units would be affordable to individuals and families who have incomes at or below 80% of the area median income. The developer proposed 13 affordable units.

Wachovia Bank at Meadowmont (approved November 26, 2001)

- Council approved Special Use Permit Modification
- Development consists of a bank and related parking
- \$25,000 contribution to the Orange Community Housing and Land Trust offered by applicant and included as a condition of approval.

The Homestead Townhomes (approved June 25, 2001)

- Council approved Special Use Permit & Zoning Atlas Amendment
- Development includes 191 multi-family dwelling units and 385,000 s.f. of floor area
- 30 dwelling units (15.7%) reserved as permanently affordable units for qualified buyers

Wilshire Place Condominiums (approved June 11, 2001)

- Council approved Special Use Permit Modification
- Development consists of 12 multi-family dwelling units and 14,500 s.f. of floor area
- \$36,000 payment-in-lieu (\$3000/unit) for affordable housing to the Orange Community Housing Corporation (OCHC)

Chapel Ridge Apartments (approved November 13, 2000)

- Council approved Special Use Permit and Zoning Atlas Amendment
- Development consists of 180 multi-family dwelling units and 220,844 s.f. of floor area
- 24 one-bedroom/one bath multi-family dwelling units permanently available for rent to eligible households (Section 8 vouchers, and/or households earning less than 80% of the area median income)

Parkside II Cluster Subdivision (approved July 5, 2000)

- Council approved Preliminary Plat authorized 67 lots.
- Restrictions on dwelling unit size was included for 17 lots: ten houses were limited to 1,100 s.f., seven houses were limited to 1,350 s.f.

Providence Glen Condominiums (approved May 15, 2000)

- Council approved Special Use Permit and Zoning Atlas Amendment
- Development consists of 192 multi-family dwelling units and includes 301,557 SF of floor area
- 18 affordable units (9.4% of total units) reserved for qualified buyers earning 100% of median income, or less
- Affordable units have a restricted resale value for 50 years

Franklin Grove Townhomes (approved October 27, 1999)

- Council approved Special Use Permit
- Development consists of 58 dwelling units and 107,479 SF of floor area
- Renovate and sell 4 homes (6.9% of total units) on Milton Avenue, and sell to the Community Land Trust in Orange County for \$118,000 each.

Winston Hotel (approved July 7, 1999)

- Council approved Special Use Permit
- Development consists of hotel with 180 rooms and 100,000 SF of floor area
- \$12,500 donation to Orange Community Housing Corporation.

Meadowmont Master Land Use Plan (approved October 23, 1995)

- Council approved Master Land Use Plan
- Development includes maximum of 1,298 residential dwelling units and 785,100 SF of nonresidential floor area
- 32 affordable townhomes (2.5% of total units), with a total of 36,493 SF of floor area. Affordable units to be constructed by Orange Community Housing Corporation. Units reserved for buyers earning 80% of median income, or less.

Chapel Hill Planning Department

Date Prepared: October 15, 2004