

2510 Homestead Road – Project Narrative

DHIC proposes the rezoning of 2510 Homestead Road to facilitate the development of 53 units of affordable housing for seniors (ages 55+). The site is well-situated for senior affordable housing, directly across Homestead Road from the Seymour Senior Center, and adjacent to Homestead Park and the Homestead Aquatic Center. In addition, the site has direct access to the HS Route, and is within a quarter mile of the Orange County Senior Shuttle and the future BRT on Martin Luther King Jr. Boulevard. Our development will provide much needed affordable housing in an attractive location in Chapel Hill, providing residents with economic and social opportunities that are otherwise unavailable.

Affordable Housing Plan

We propose providing 53 units of affordable housing, with a combination of efficiency, 1-bedroom, and 2-bedroom units. The proposed community will conform with the Town of Chapel Hill Land Use Management Ordinance Residential Special Standards – Conditional Zoning District (R-SS-CZD), in which all on-site housing is 100% percent affordable (Section 3.4.5). All units will be restricted to households at or below 60% of Orange County Area Median Income (AMI), and we currently anticipate providing approximately 25% of all units to households at or below 30% AMI, and approximately 15% to households at or below 50% AMI. The project will include on-site property management, and will provide residents with a community multipurpose room, computer center, fitness facility, screened porch, external storage closet, and multiple outdoor seating areas. We envision extending service provision/coordination to this site (something that we provide at other senior communities) and working closely with the Seymour Center to make sure our residents are well connected with their programming. In addition to developing the site under LUMO Section 3.4.5, we will apply to the North Carolina Housing Finance Agency (NCHFA) for funding under the Low-Income Housing Tax Credit (LIHTC) program.

Site Description

The site is approximately 5.8 acres, about half of which is wooded and half of which is cleared. There is an existing single-family home that fronts Homestead Road. Almost sixty-five percent of the site (+/- 3.75 acres) is within the Chapel Hill Resource Conservation District (RCD). In an effort to remain outside of the RCD and 250' away from the fence of the Duke Energy substation to the east (a LIHTC requirement), our proposed building footprint is the only place for the building on the parcel. Our initial plans provide more than 1 parking space per residential unit, which exceeds NCHFA standards for senior housing, and is more than sufficient for affordable senior housing based on our portfolio of senior properties. The project will not disturb the Jordan River Buffer. Potential disturbance to the Managed Use Zone and Upstream Zone has been minimized—some site elements, such as the stormwater control measure, will be located in the Managed Use Zone and Upland Zone, but disturbance in each will be less than 40%, and much of that limited disturbance will be in areas that are already cleared.

The development will include the construction of new sidewalks on the north side of Homestead Road, to connect the building to the existing crosswalk, allowing our residents to access the Senior Center and the multi-use path on the south side of Homestead, with continuous sidewalk to MLK Jr. Blvd. We have not included a sidewalk connection from the crosswalk to the west property edge, because that sidewalk would not connect to any existing sidewalk and the topography of that portion of the site makes installation cost-prohibitive. However, we propose providing the Town of Chapel Hill with an easement to build that sidewalk in the future. We also propose providing the Town with an easement across the parcel

to create a continuous pedestrian connection between the Seymour Center and Homestead Park if and when the Town decides that is desirable.

The proposed building is compatible with surrounding land uses. Surrounding development is residential in nature—single family detached homes, townhomes, and multifamily buildings. In addition, our multifamily building will be buffered by the RCD along the northern and western boundaries of our site, and by the existing buffer located on the Duke Energy Substation parcel to the east.

Applicant Description

DHIC is the largest and most experienced non-profit affordable housing developer in the Triangle. Established in 1974, we build communities to promote the financial, physical, and mental well-being of our residents. Our track record is extensive; DHIC has built and/or rehabilitated 55 apartment communities with 3,639 units across North Carolina and is committed to long-term affordability—we have never sold a multifamily property, and continue to reinvest in our existing portfolio.

