

**Amity Station Community Meeting  
Hargraves Community Center  
May 30, 2019**

***The following responses to the community’s questions were prepared by Town of Chapel Hill staff.***

***Development Agreement Process***

1. Why wouldn’t the neighborhood get a choice in the development negotiations?

*Town Staff Response: A Development Agreement is an agreement between the Town and the developer, and the role of the Council is to represent the interests of all town residents during this process. The process includes open meetings that residents may attend and residents can provide feedback to the Council directly by email (mayorandcouncil@townofchapelhill.org)*

2. Please tell the truth: this project has been less than 6 stories in the past. What happened?

*Town Staff Response: The chart below shows the site proposals since 2015:*

	<b>Concept Plan #1 Sept. 2015</b>	<b>Concept Plan #2 May 2016</b>	<b>Concept Plan #3 May 2017</b>	<b>Concept Plan #4 May 2019</b>	<b>Current Proposal</b>
Floor Area	242,500 sf	211,951 sf	243,693 sf	262,165	286,877
Height	9 stories	6 stories	6-7 stories	6-7 stories	6 stories
# of Dwelling Units	155 - 165	175	199	310	337
Bedrooms	400 beds+	400 beds+	400 beds+	355	392
Unit Mix	--	--	--	Only Studio, 1, 2 and 3 bedrooms, lease-by-the-unit; 22+ age restriction	Only Studio, 1, 2 and 3 bedrooms, lease-by-the-unit; 22+ age restriction
# of Affordable Housing Units	Subsidized	32	31-32	16 @ 80% AMI	30 @ 60% AMI
Northside Contribution Fund	--	--	--	\$500,000	\$1,000,000
Vehicle Parking	315-340	325-350	300	267	267
Office / Retail Sq. Ft.	7,500 sf	5,000 sf	5,000-6,400 sf	8,790 sf	9,478 sf
Flex Space	10,000 sf as incubator space	--	8,800 sf	--	--

3. The Town's Inclusionary Zoning Policy calls for 15% affordable units. Earlier concept plans met this. The current concept plans have less than 5% affordable units. Why so few? Why the decrease?

*Town Staff Response:* The Inclusionary Zoning Ordinance requires 10% of "for-sale" units to be affordable in the Town Center zoning districts. Since this is a rental development and the Inclusionary Zoning Ordinance does not apply. Affordable Housing has been a key issue during the Council's negotiations with the developer and the developer has offered to include some affordable housing units within the development. In addition to the proposed affordable units on-site, the developer has offered a payment to a Northside Fund.

4. Years ago when the Council agreed to enter the development agreement, Council members said they wanted to see this get to a place where instead of opposing the development we would be actively for it, and that they would strive to see community benefits that won that support. Council -- Do you honestly think we are anywhere close to that?

*Town Staff Response:* The Council and developer have not yet finalized a plan for the site so we are not able to evaluate whether this goal has been achieved. The Council will consider all feedback from the community, including the meeting with residents of Northside, and work with the developer to refine its proposal.

5. What are the "amenities" that the neighborhood would "give up" if negotiations are discontinued?

*Town Staff Response:* The current proposal restricts occupancy to residents a minimum of 22 years old. It also offers some affordable units as well as a payment to a Northside fund.

6. Who would administer the Northside Community Fund?

*Town Staff Response:* This has not yet been determined and will be a part of the negotiation process should it go forward.

## **General Questions**

1. How much work has been done on infrastructure? Sewage is already a problem

*Town Staff Response:* OWASA is part of the technical review team for review of development projects. OWASA will review and approve the project for connection to the sewer system and address any sewer capacity concerns.

2. In terms of housing how do you consider
  - turning radius
  - overall space?(disability accommodations)

*Town Staff Response:* The Town's Land Use Management Ordinance includes regulations about disability accommodations. The development would have to meet all of the mandated regulations.

3. Where did the 3 million from the university go?

*Town Staff Response:* The \$3 million loan from UNC has been used to support land banking, which is part of the Northside Neighborhood Initiative administered by Self-Help and the Jackson Center. Please contact the Jackson Center for details about how funds have been used

4. What do you consider affordable housing?

*Town Staff Response:* We consider housing affordable if housing expenses including utilities do not exceed 30% of a household's income. We also use the U.S. Department of Housing and Urban Development's definition of affordable housing when housing is affordable to households earning less than 80% of the Area Median Income (\$67,800 for a household of 4 people). We recognize that housing affordability is defined differently for each household.

5. Where will police, firefighters, teachers, teacher assistants, etc live? Those incomes shown do not match their incomes.

*Town Staff Response:* The Town Council has expressed an interest in increasing the number of Town and other public employees that live in Town. The Council established an Employee Housing Incentive Program to incentivize employees to move into Chapel Hill. We will continue to identify opportunities to make available to public employees. The Town, along with housing providers in the community, will continue to identify other creative opportunities to incentivize and assist public employees to live in Chapel Hill.

6. Why does Northside continue to have huge buildings?

*Town Staff Response:* Zoning regulations permit private developers to build larger buildings downtown than in other parts of Town.

7. If the Developer does not have to follow Northside [Conservation District] guidelines, what leverage does the Town Council have?

*Town Staff Response:* The developer is seeking approval of a Development Agreement with the Town Council that will define how the site is developed. If the Council and the developer cannot reach agreement, the proposed project cannot proceed.

8. How many people of Color are employed in the Chapel Hill Planning Department as designers?

*Town Staff Response: Currently there are two people of color on the 14-member Planning Department staff.*

9. Given that land use decisions are historically racist, what will the council and developers do to address this?

*Town Staff Response: The Town is strengthening its efforts to more explicitly bring a racial equity approach to all that we do, including the development review process.*