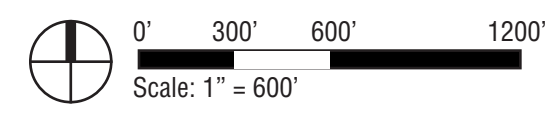
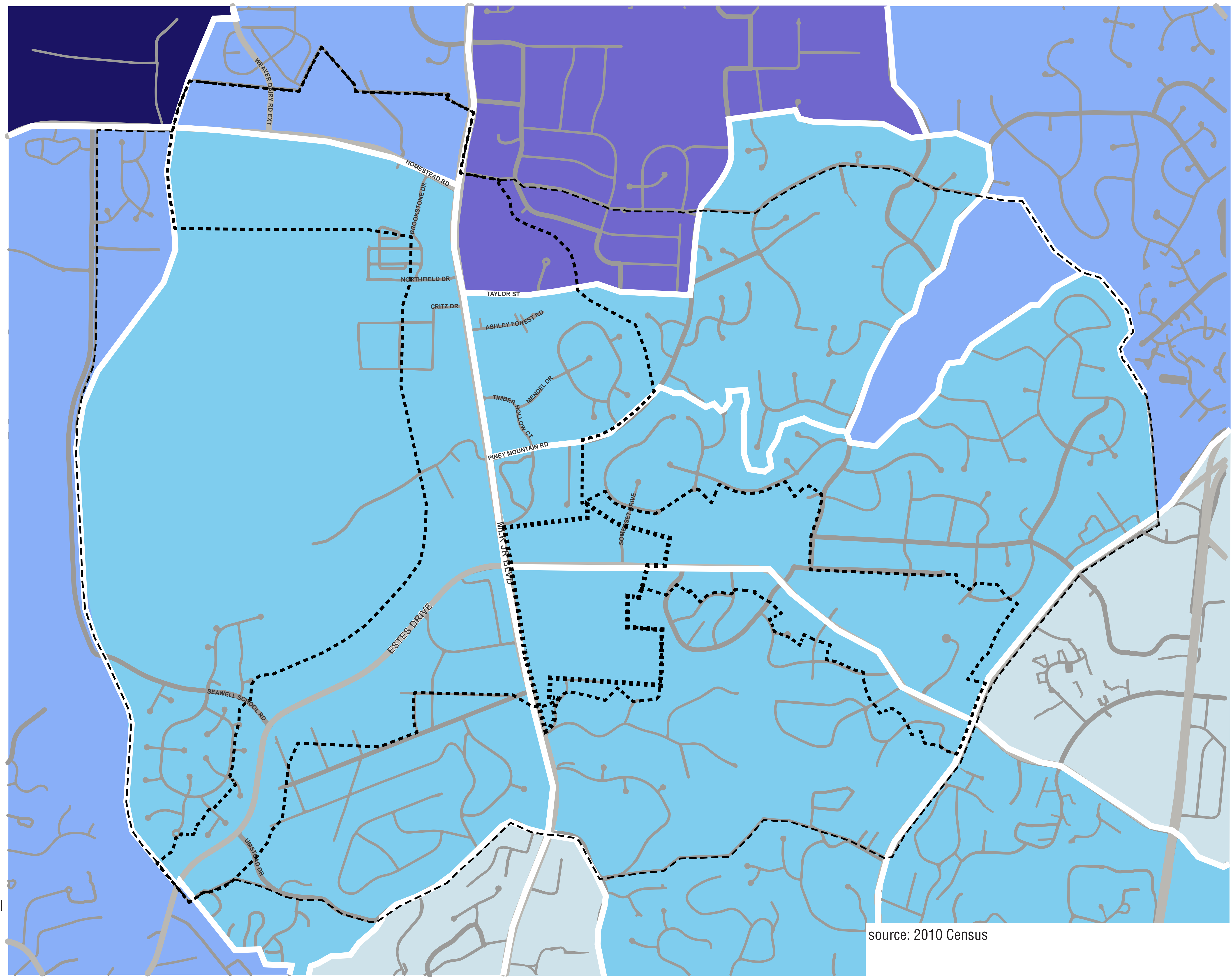


OWNER OCCUPIED HOUSING DRAFT



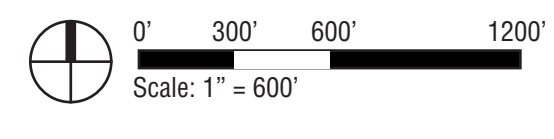
- Impact Area
- Evaluation for Transportation & Connections
- Evaluation for Form & Use
- 72.1% to 100%
- 60.5% to 72.0%
- 49.0% to 60.4% (Mean: 58.4%)
- 37.4% to 48.9%
- 0% to 37.3%
- Census Block Boundaries



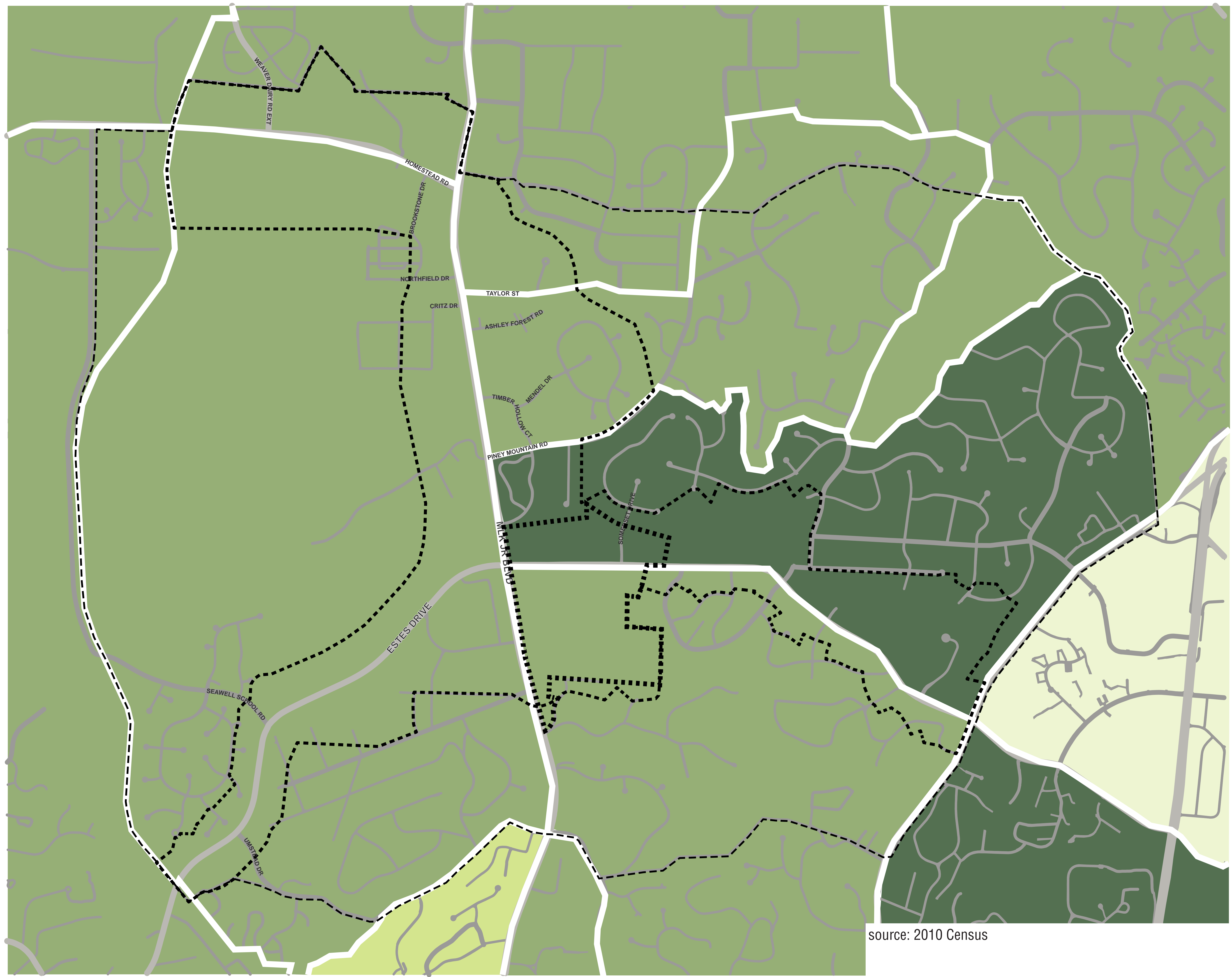
• Owner occupied housing within the impact area is approximately 45 percent, which is only slightly lower than the overall Town rate of 49 percent (Census.gov, 2007-2011).

source: 2010 Census

Town of Chapel Hill
 Central West Focus Area
MEDIAN HOME VALUE
DRAFT



- Impact Area
- Evaluation for Transportation & Connections
- Evaluation for Form & Use
- \$390,001 to \$1,000,001
- \$220,001 to \$390,000
- \$120,001 to \$220,000 (Mean: \$138k)
- \$60,001 to \$120,000
- Census Block Boundaries

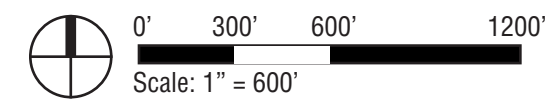


• The median home value within the impact area is between \$220,000 and \$390,000. The median home value for owner occupied housing in the Town overall is \$368,200 (2007-2011).

source: 2010 Census

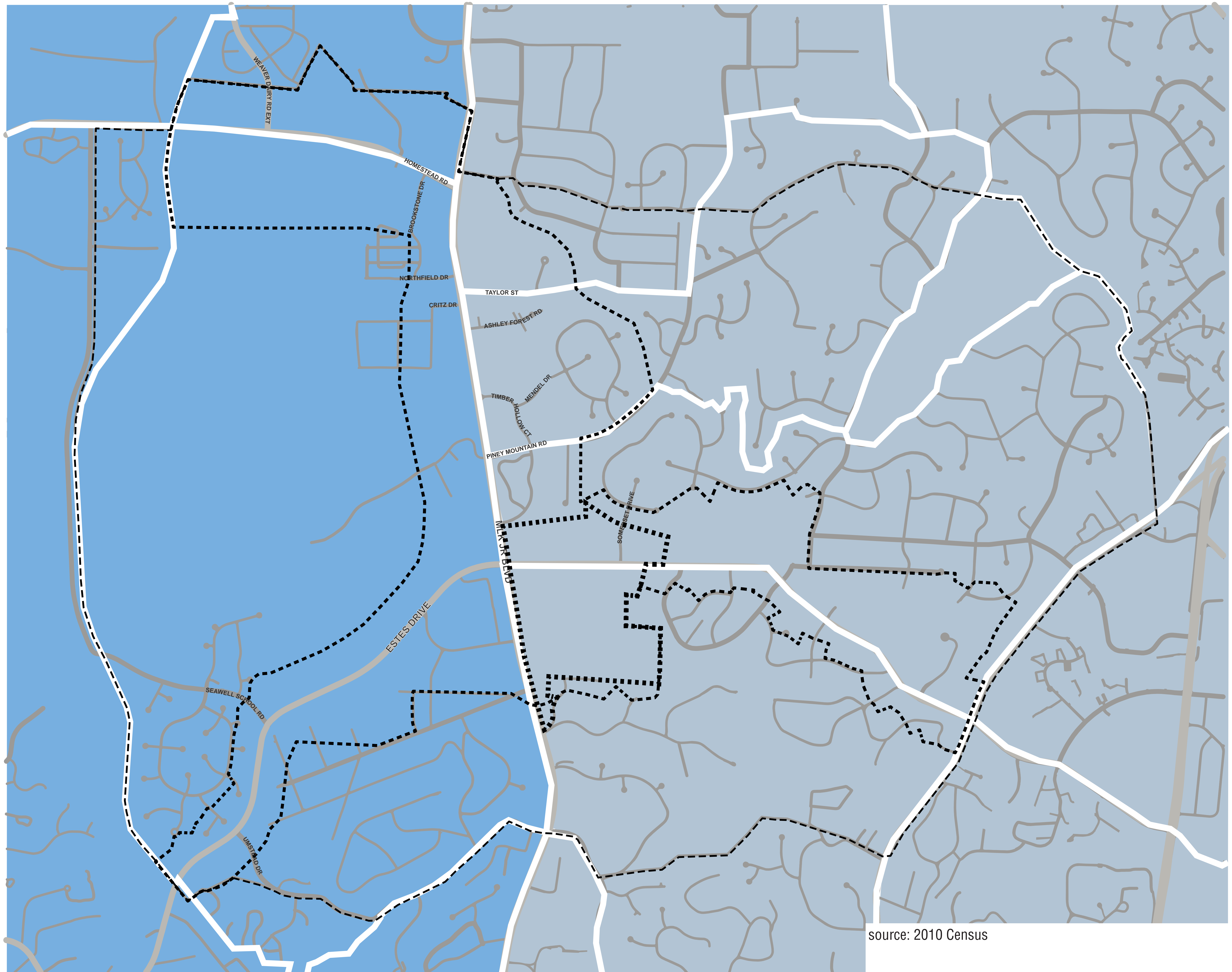
HOUSING AFFORDABILITY INDEX

DRAFT



- Impact Area
- Evaluation for Transportation & Connections
- Evaluation for Form & Use
- Affordable (100 to 158)
- Unaffordable (74 or less)
- Census Block Boundaries

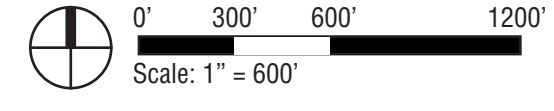
• The Housing Affordability Index measures the ability of a family earning the median income to qualify for a mortgage on a median-priced home. An index above 100 indicates that a median-income family would have more than enough income to qualify for a mortgage loan, while an index below 100 indicates that a median-income family would not earn enough to qualify for a mortgage loan. The map indicates that much of the planning area east of Martin Luther King Jr. Boulevard (the areas in purple) is considered “unaffordable” according to the index, while much of the area west of Martin Luther King Jr. Boulevard (areas in green) is considered “affordable” or “very affordable.”



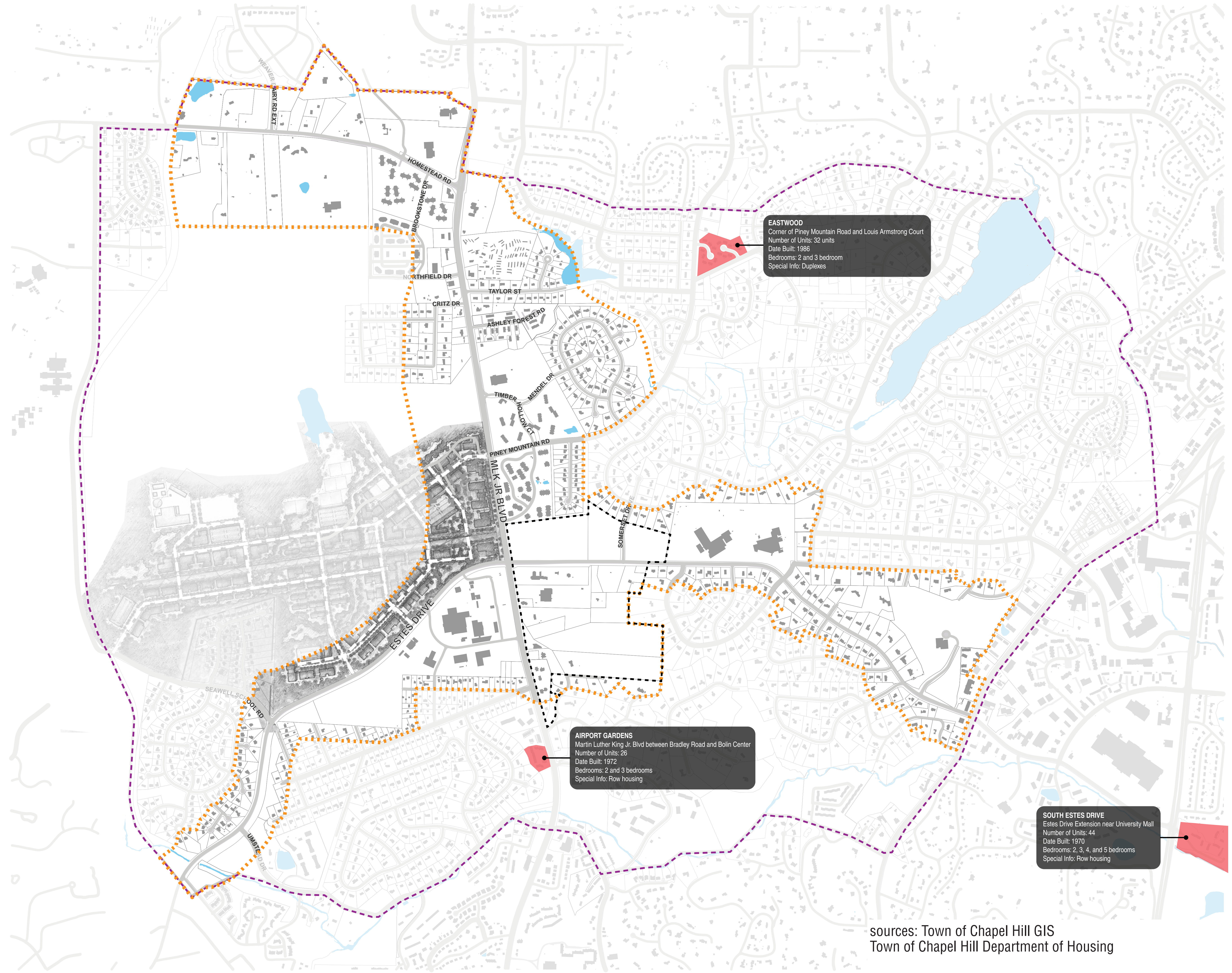
source: 2010 Census

Town of Chapel Hill
 Central West Focus Area
PUBLIC HOUSING

DRAFT



- - - - Impact Area
- . . . - Evaluation for Transportation & Connections
- - - - Evaluation for Form & Use
- Public Housing Communities



EASTWOOD
 Corner of Piney Mountain Road and Louis Armstrong Court
 Number of Units: 32 units
 Date Built: 1986
 Bedrooms: 2 and 3 bedroom
 Special Info: Duplexes

AIRPORT GARDENS
 Martin Luther King Jr. Blvd between Bradley Road and Bolin Center
 Number of Units: 26
 Date Built: 1972
 Bedrooms: 2 and 3 bedrooms
 Special Info: Row housing

SOUTH ESTES DRIVE
 Estes Drive Extension near University Mall
 Number of Units: 44
 Date Built: 1970
 Bedrooms: 2, 3, 4, and 5 bedrooms
 Special Info: Row housing

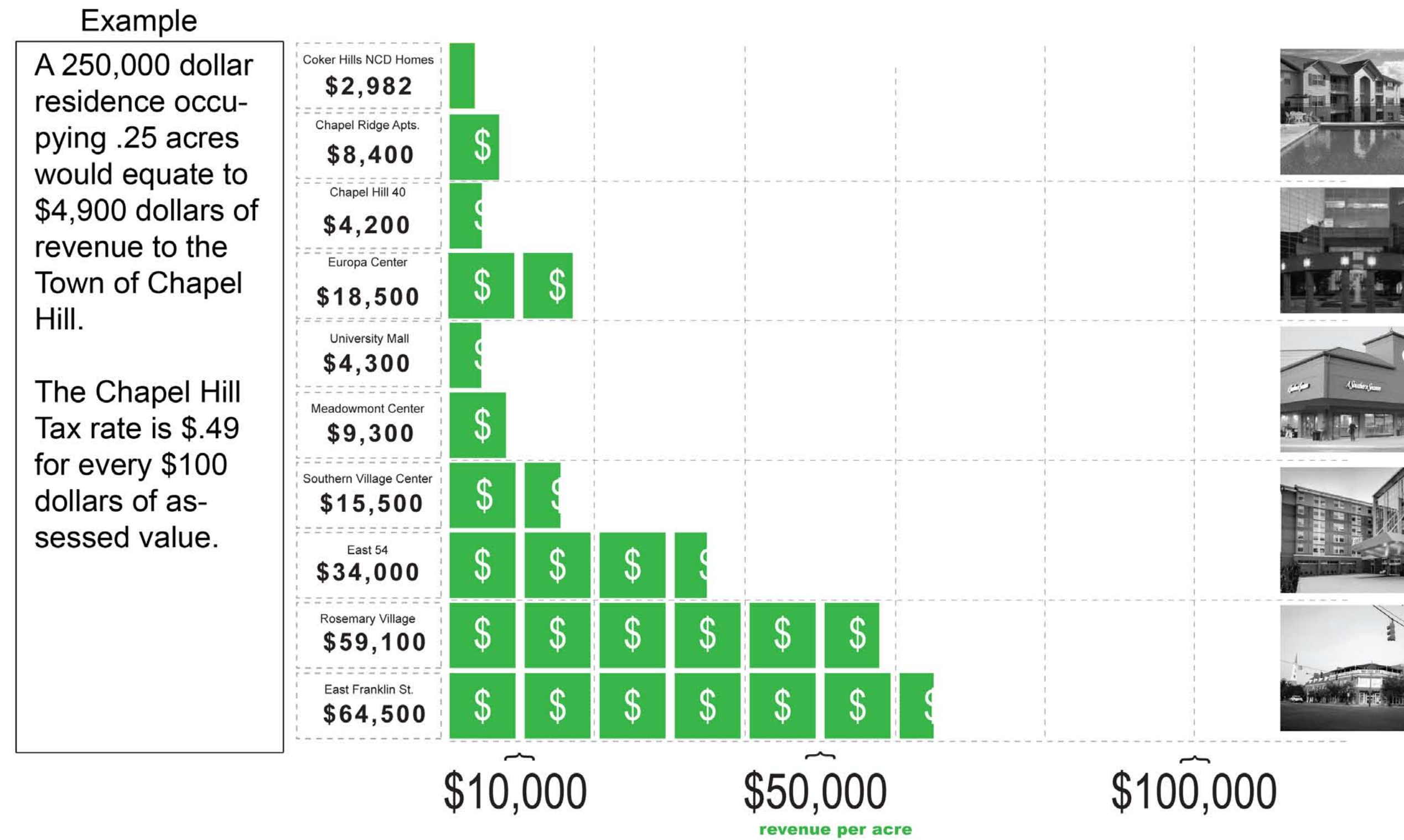
sources: Town of Chapel Hill GIS
 Town of Chapel Hill Department of Housing

PROPERTY TAX REVENUE

DRAFT

Chapel Hill Property Tax Revenue

For Different Areas and Normalized by land area(in acres)



Source: Chapel Hill Planning

Chapel Hill Property Tax Revenue

For Different Areas and Normalized by land area(in acres)



Source: Chapel Hill Planning

Chapel Hill Property Tax Revenue

For Different Areas and Normalized by land area(in acres)

Neighborhood	Chapel Hill Tax Revenue Per Acre	Neighborhood	Chapel Hill Tax Revenue Per Acre	Neighborhood	Chapel Hill Tax Revenue Per Acre
Argonne Hills	\$3,482	Franklin Grove	\$37,196	North Forest Hills	\$3,092
Ashley Forest	\$4,423	Franklin Hills	\$0	North Haven	\$6,668
Clark Hills	\$2,859	Glen Heights	\$2,015	Oxford Hills	\$4,804
Coker Hills	\$2,982	Greene Hills	\$2,465	Pine Knob	\$4,984
Coker Woods	\$6,057	Hidden Hills	\$2,440	Pinebrook Estates	\$2,724
Coker Woods West	\$3,357	Homestead Village	\$6,097	Shadowood Apts	\$4,598
Colonial Heights	\$2,711	Horace Williams Property	\$0	Stratford Hills Apts	\$1,700
Eastwood PH	\$0	Horace Williams Tract	\$0	Summerfield Crossing	\$0
Eastwood Rd Johnson Farm	\$806	Ironwoods	\$5,863	Timber Hollow Apts	\$3,390
Elkin Hills	\$2,914	Lake Forest	\$3,731	Vernon Hills	\$4,172
Estes Hills	\$3,134	Link Rd	\$1,047	Village Green	\$4,302
Fern Creek	\$2,805	Milton Ave	\$2,936		
Forest Creek	\$4,684	Mt Bolus	\$1,874		
		Norem Sub-division	\$1,565		

Source: Chapel Hill Planning