

**MLK Affordable Housing – Project Narrative**

**Introduction**

We are incredibly excited to propose our affordable housing development project for consideration. We believe this is a rare opportunity to provide this level of affordable housing in town in a highly desirable area of Chapel Hill with a short walk to downtown, the University, and the UNC Medical Center.

The proposed development is located on Martin Luther King Jr. Blvd. It ¼ of a mile to downtown Chapel Hill and on the future Bus Rapid Transit line. The development is proposing to supply much-needed affordable housing in an opportunity rich area of town, helping promote equitable development, economic opportunity, promoting mobility and connectivity, and providing healthy, safe, high quality affordable housing.

The development proposal includes 190 rental housing apartments. As proposed, the community will include a mix of 1, and 2-bedroom units. The development will also include an integrated community clubhouse that will house a community room, kitchenette, fitness room, reading areas, and a computer center. All the proposed units are expected to be affordable to households at or below 60% of Orange County’s Area Median Income (“AMI”).

The proposed development represents a partnership between Taft Mills Group (TMG) and local nonprofit Community Home Trust (CHT), whose primary business models involve developing, owning, and managing affordable housing. TMG and CHT were selected as the Town’s development partners for the Tanyard Branch Trace (Jay Street) affordable housing project and are partners on the Longleaf Trace affordable housing development on Legion Road. Their successful partnership led to the projects being awarded Low-Income Housing Tax Credits by the North Carolina Housing Finance Agency in 2023 and 2024, respectively.

**Site Description**

The proposed site consists of approximately 3 acres. The development site’s surrounding land area is mixed-use consisting primarily of low-high density residential and commercial uses. The proposed use is consistent with the scale and use of surrounding properties.

**Site Access, Circulation, and Pedestrian Connectivity**

The development will seek to provide ingress/egress from MLK Jr. Blvd. with emergency vehicle access along Isley Street. Site access is directly available to MLK Jr. Blvd. The proposed community is expected to generate traffic counts within an average consistent with that of other adjacent uses. Structured parking will be provided for the apartments and a community building. The parking and turnaround areas will be provided will meet all necessary Town requirements.

The site has a transit stop at the neighboring property with continuous sidewalks to it as well as downtown and surrounding areas. The site is also along the future North-South Bus Rapid Transit corridor. The development’s future residents will support and benefit from the usage and close proximity of the existing public transit.

The community, as described in the submitted **Statement of Consistency with the Comprehensive Plan** document, is consistent with the Town’s desired development type for this area and will achieve Town goals through the creation of high-quality, sustainable affordable housing.

**Building Layout**

The proposed residential structure is situated on the site to meet all municipal buffer and setback requirements. The site is designed to make the best use of the 3 acre property and assist in achieving the Town’s affordable housing goals to the greatest extent possible.  The architectural elements will meet the LUMO requirements.