



## **Affordable Housing Proposal – CZP Application Submittal**

*September 24<sup>th</sup>, 2020*

As contracted purchaser and applicant, Trinsic Residential Group (“TRG”) is proposing the following affordable housing plan options for Aura Chapel Hill (the “Project”), located at the NEC of Estes Drive & MLK Blvd.

### **Background**

TRG and its consultants have met with community members, town officials and local affordable housing developers to develop an affordable housing plan that attempts to align with the Town of Chapel Hill’s vision. Additionally, TRG has reviewed the Housing Advisory Board’s published “recommendations” dated June 2019. The following Affordable Housing proposal incorporates our best efforts to incorporate as many as those recommendations as possible when balanced with the economic realities and physical constraints of the Project.

### **Proposal Terms**

#### **Rental Housing Affordable Dwelling Units:**

Once the Project is complete, TRG shall provide as part of the Project, affordable rental housing dwelling units (the “RHADU”) in an amount equal to fifteen percent (15.0%) of the total of the market-rate apartments (flats) constructed in the Projected. It is estimated that the Project will include 317 market-rate units and 43 RHADU’s, a mix of one-bedroom, two-bedroom and three-bedroom apartment units. The RHADU’s shall remain affordable apartment units pursuant to this plan for a period of thirty (30) years from the date of the initial certificate of occupancy (C.O.) in the Project and comprise half the units at 65% AMI and the other half at 80% AMI, such AMI calculated using the Raleigh, NC MSA limits as determined by HUD. The RHADU’s shall be built concurrently with the market-rate units and shall be floating (not-fixed location) and indistinguishable from the market-rate units (in terms exterior materials, location within the rental community and access to apartment amenities). Beginning January 1<sup>st</sup> the first full year after the year the last C.O. is issued for the apartment community, the owner of record of the apartment community shall provide an annual certificate of compliance to the Town of Chapel Hill Planning Department.

#### **For Sale Affordable Dwelling Units:**

In addition to RHADU’s, TRG shall provide for sale affordable dwelling units (“FSADU”), working with a local for sale affordable housing developer with experience in the Orange County affordable housing market. The FSADU’s shall be in a configuration and location to be determined. The FSADU’s shall comprise half the units at 65% AMI and the other half at 80% AMI, such AMI calculated using the Raleigh, NC MSA limits as determined by HUD. Upon TRG’s selection of the for sale affordable housing developer, TRG will update the Town of Chapel Hill Planning Department, including the details of the FSADU proposal.