

Virtual Public Meeting 1

Meeting and Comment Summary

Prepared by Public Participation Partners

Overview

Community Housing Partners (CHP) and the Town of Chapel Hill are coordinating with residents of Chapel Hill to reimagine the Trinity Court apartments. The redeveloped Trinity Court will provide new affordable housing for residents of Chapel Hill.

The project team hosted the first live virtual public meeting on Monday, August 30, 2021 at 5:30 pm. This meeting was conducted via Zoom and participants were invited to join via the app or call in using their phone. The meeting was recorded and posted on the project website for those that were unable to attend to view at their convenience.

The meeting was complemented by an online survey. This survey went live on August 23, 2021 and remained open until September 3, 2021. Hardcopies of the survey were made available for residents upon request.

Meeting Notifications

It is crucial that the design of the Trinity Court redevelopment incorporates the visions and needs of those that could potentially live there in the future. Thus, the project team is working to actively engage and involve Chapel Hill residents in need of affordable housing. Outreach was conducted to those that currently live in affordable housing or are on the waiting list for affordable housing, and community organizations that serve those individuals. The following communication methods were used to advertise the first public meeting:

- 807 postcards sent to Chapel Hill residents, including current affordable housing tenants and those on the waiting list
- Postcards sent to residents who live or own property within 1000 feet of the Trinity Court redevelopment site
- Social media posts shared via the Town of Chapel Hill social platforms
- Email campaigns sent via MailChimp to over 390 individuals from local organizations, current affordable housing tenants, and individuals on the affordable housing waitlist
- Information posted on the Trinity Court Development project website



Meeting Summary

Seventeen (17) Chapel Hill residents were in attendance during the live virtual meeting. During the meeting, project staff conducted a presentation to provide participants with an overview of the project, including the project background, goals, timeline, and opportunities. Additionally, participants were provided with an overview of Community Housing Partners and their previous work.

Throughout the presentation, participants were invited to participate in Zoom polls to gauge their initial thoughts, ideas, and visions on affordable housing. Following the presentation, attendees participated in a question-and-answer session and were invited to ask any initial questions they have about the project.

Poll Responses

Three (3) poll questions were included during the presentation to gather preliminary feedback from participants on their interest in the project and their thoughts regarding affordable housing. The summary of the poll results is as follows:

Poll Question 1: What is your interest in the Trinity Court Development? (Choose all that apply)

Six (6) participants took part in the first poll. Two-thirds of participants (4 participants) have a general interest in the project. One-third of participants (2 participants) are interested in affordable housing for them and their family.

Poll Question 2: Does existing affordable housing in Chapel Hill meet your family's needs? (Choose one)

Seven (7) attendees participated in the second poll during the presentation. When asked if existing affordable housing in Chapel Hill meets their family's needs, 3 participants responded "no" (43 percent), 3 participants responded "yes" (43 percent),

and 1 participant responded "somewhat" (14 percent).

Poll Question 3: What services would you like to see more of with affordable housing developments? (Check all that apply)

Nine (9) participants took part in the third poll of the meeting. Participants were asked to select all that apply in regards to services they would like to see in a new affordable housing development. This could include services such as educational programs, health and wellness activities, financial stability programs, and community building activities. Three (3) respondents were interested in educational programs (33 percent), 7 respondents were interested in health and wellness activities (78 percent), 7 respondents were interested in financial stability programs (78 percent), and 7 respondents were interested in community building activities (78 percent).



Question-and-Answer Session

Following the presentation, participants were given the opportunity to ask any questions they had about the project. The following questions were asked during the question-and-answer session of the meeting, and staff responses are summarized below:

Will they be for low-income recipients?

The apartment homes at the new Trinity Court will serve individuals and families at or below 80% of the area median income (AMI).

What will be the breakdown of units to AMI, as 30-80% is a large range?

The project team responded that they have not approved a final breakdown of units and the AMI ratios, but this information will be shared as soon as approved.

How will the housing be owned or made affordable?

The Trinity Court apartments will be one-, two-, and three-bedroom apartments available for rent, not ownership. CHP is required to pursue the federal low-income tax credit financing program, which allows them to raise equity to build the property. This equity helps put the units on the housing market at lower rents.

What is the plan to keep apartment grounds clean and taken care of?

Community Housing Partners will serve as the property manager for the site. CHP has both routine and preventative maintenance plans to take care of the property. These plans not only cover the landscape, but the buildings on the site as well.

How much park space will be available on the property?

There is a lot of open greenspace on the Trinity Court property. Due to the sloping land and the creek that runs through the property, a lot of the property is unable to be developed on and will remain greenspace.

Will there be space for dogs?

Project staff noted that this is something that can be discussed in developing the design. If this is something many residents want to see, it can possibly be incorporated into the final design.

What are plans for those with mobility challenges?

10% of the new units will be accessible which equals 6 handicapped accessible units for this development. Of those 6 units, 2 will also be designed to accommodate tenants with sight or hearing impairments. CHP is required to ensure that residents are able to access common spaces on an accessible route, such as mailboxes, dumpsters, community room, playground, etc.

How much parking will be provided? What will be the ratio of parking to residents?

The project team noted that the Town of Chapel Hill provides the requirement for the amount of parking, which is between 1.3 and 1.75 spaces per unit, so each unit will be allotted almost two parking spaces.

What utilities will be included?

Trash would be the only utility included as of now. Residents will be responsible for their own electric, water, sewer, and internet.

Will the units include central heating and cooling?

The units at Trinity Court will include both central heating and cooling.

Will washers and dryers and dishwashers be an option?

The units will have washer and dryer hookups, so tenants could either bring their own or rent one from Community Housing Partners. Dishwashers will be included in all of the units.

How was this survey relevant or helpful for determining a redevelopment plan for the Trinity Court property?

The first survey was used to understand who attended the first meeting and who was responding to our outreach efforts. It is our goal to reach as wide a population as possible of people who may have an interest in the redevelopment of Trinity Court. The answers to the first survey help us understand how we can improve our outreach efforts.

Why is it taking so long to redevelop this property?

It does take a long time to redevelop public housing properties. There are several governmental approvals that are required and take quite a long time, over a year to complete.

People with 30% AMI or lower need places to live in our community. Do you have plans to develop with other more prestigious people in mind?

The apartment homes at the new Trinity Court will serve individuals and families at or below 80% of the area median income.

Will the homes be built with cheap finishes or built similar to the traditional housing?

The apartment homes will be indistinguishable from market rate housing.

Will the community be diverse with both affordable and traditional housing available?

The apartment homes at the new Trinity Court will serve individuals and families at or below 80% of the area median income.

When will it be ready to apply to live there?

Construction is anticipated to begin in the summer of 2023. Leasing efforts are projected to begin in early 2024.

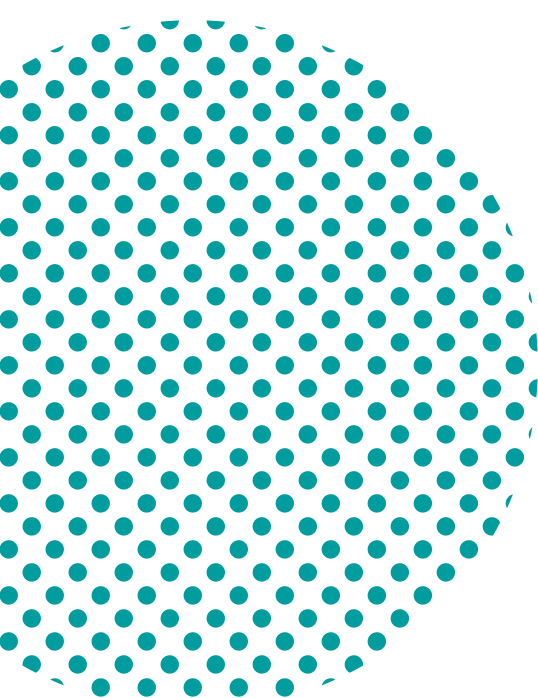
Survey Results

Overview

An online survey gave residents the opportunity to provide their initial thoughts and feedback on affordable housing and the Trinity Court redevelopment project. The survey link was shared on all project communications sent out by the project team. Those that preferred a hardcopy of the survey were able to request one and project staff provided those as needed. The survey went live on August 23, 2021 and remained open until September 3, 2021. Forty-one (41) people participated in the survey during this time.

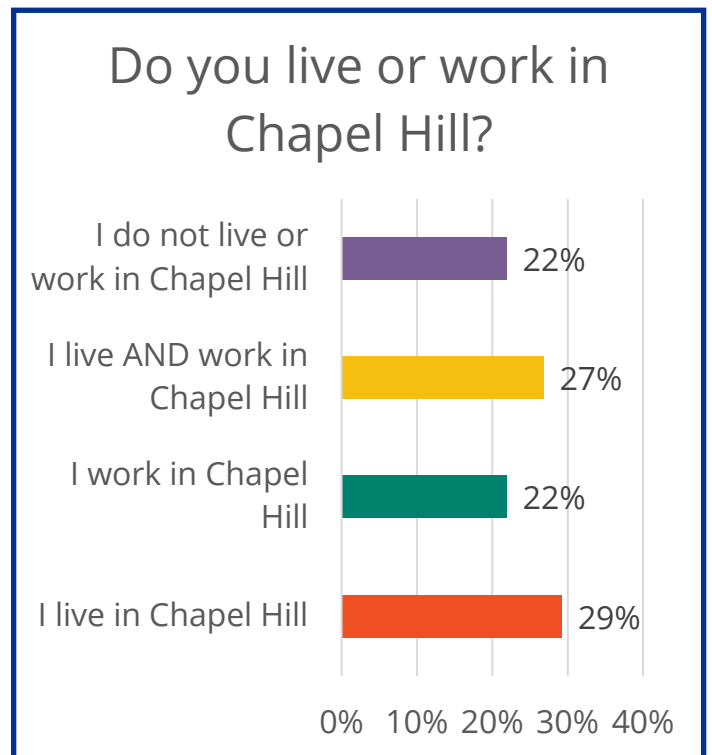
Project Questions Summary

Participants were asked 6 project-related questions during the survey. These questions asked about the participants' history in Chapel Hill, their ideas about affordable housing, and their thoughts on the engagement process of the project thus far.



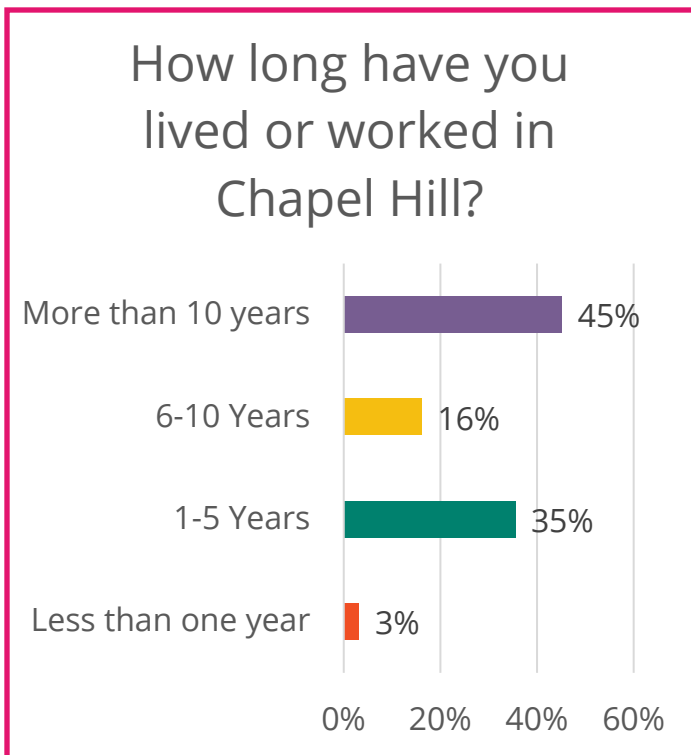
Participants were initially asked if they live or work in Chapel Hill.

All 41 participants responded to this question. Twelve (12) respondents live in Chapel Hill (29 percent), 11 respondents live and work in Chapel Hill (27 percent), 9 respondents work in Chapel Hill (22 percent) and 9 respondents do not live or work in Chapel Hill (22 percent). Over three-fourths of respondents either live, work, or live and work in Chapel Hill.



Then, participants were asked how long they have lived or worked in Chapel Hill.

Thirty-one (31) participants answered how long they have lived or worked in Chapel Hill. Almost half of respondents (45 percent) have lived or worked in Chapel Hill for more than 10 years. Eleven (11) respondents have lived or worked in Chapel Hill for 1-5 years, and 5 respondents (16 percent) have lived or worked there for 6-10 years. Only 1 respondent (3 percent) has lived or worked in Chapel Hill for less than one year.



Participants were then asked to provide their own definition of affordable housing.

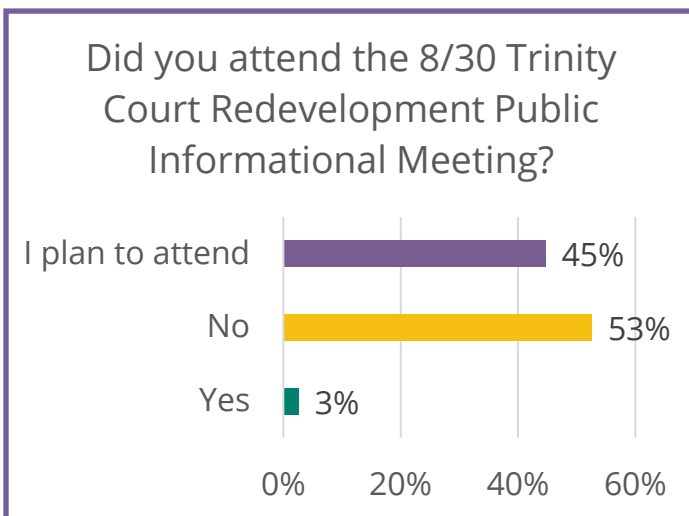
In this short response question, 34 participants provided their own definitions of affordable housing. Some noted that affordable housing is affordable for those in lower income brackets. Many included income in their definition of affordable housing, with several participants noting that housing should be less than 30 percent of income. Others noted that affordable housing meant one could still afford to pay for additional bills and expenses. Others responded that affordable housing had cheap rent, fixed income limits, and/or includes financial assistance.

Some noted that affordable housing should address vulnerable populations in the community and/or those making minimum wage. Some noted that affordable housing is housing that helps combat homelessness.

Participants were asked if they attended the virtual public meeting on 8/30/2021.

Thirty-eight (38) participants answered this question. Over half of participants (53 percent) said that they did not or will not attend the informational meeting on August 30. Seventeen (17) respondents (45 percent) noted that they plan to attend the meeting. One participant (2 percent) responded that they attended or will attend the meeting.

Note: as the survey opened prior to the meeting and remained live after the meeting, some respondents would have answered prior and planned on attending, while others would have already missed the chance to attend.



Participants were then asked to provide their opinions on the project engagement efforts thus far.

Participants that answered “Yes” to the previous question of whether they attended the public meeting on August 30th were asked this follow up question. This question was optional, and no participants responded.

Finally, participants were asked if they had any additional questions for the project team.

Twenty-three (23) participants commented on this question, some providing additional feedback or questions for the project team. Some participants noted that they need additional information about the project to ask further questions. Others asked about the timeline for the project, specifically when Trinity Court will be available to move into. Some participants echoed questions from the virtual meeting, such as asking about availability of washers and dryers, the upkeep plan for the site, handicap accessibility, and which utilities would be included.

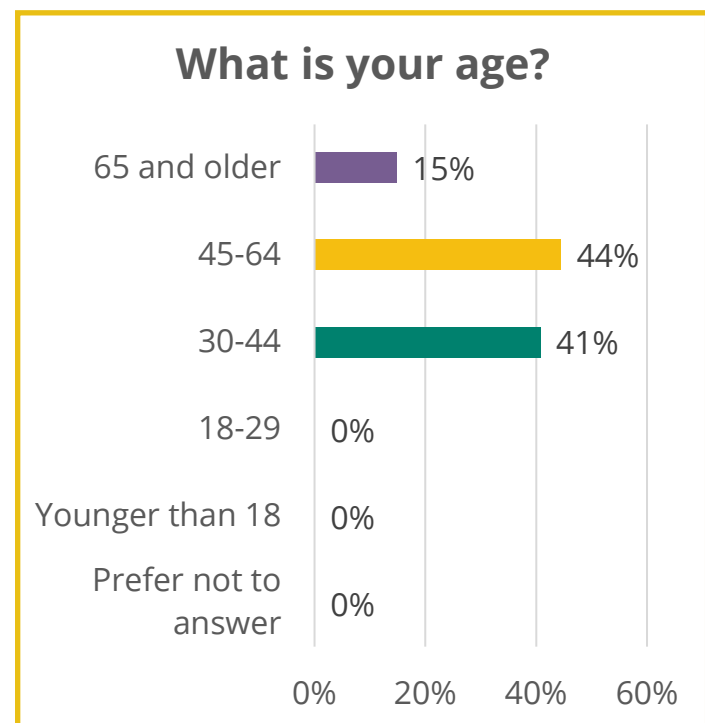
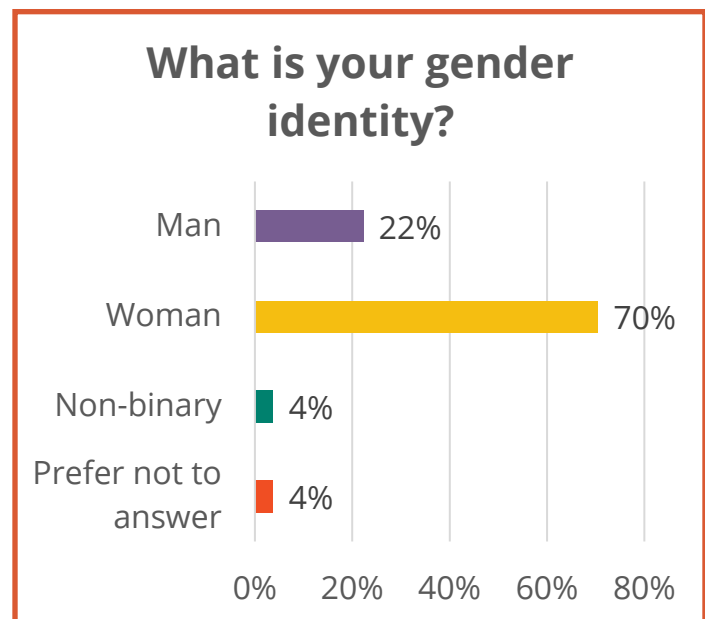
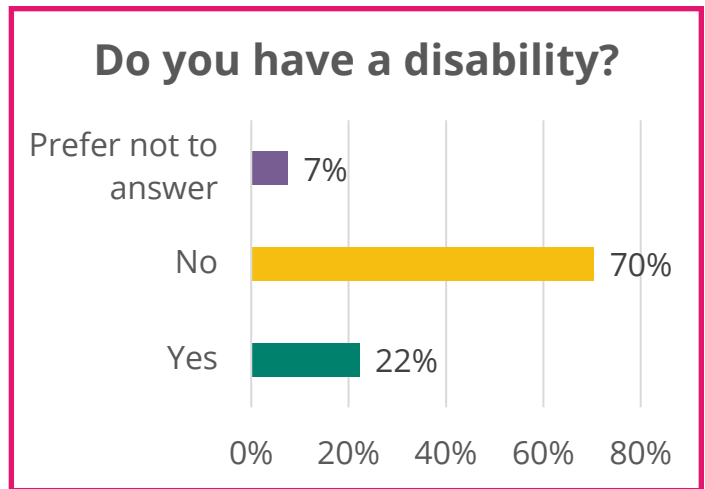
Multiple respondents asked about how housing will be kept affordable on the site, and whether the property will be for low-income residents. Others asked if there would be a mix of traditional housing and affordable housing on the site.

A full list of participant comments can be found in Appendix A.

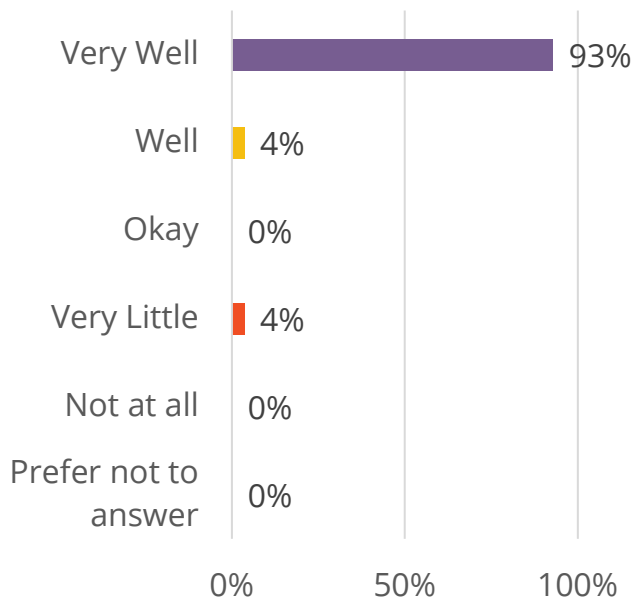
Demographic Questions Summary

Following the project-related questions, participants were invited to answer voluntary demographic questions. The responses to these questions are used by the project team to gauge who is participating in the project and who is being underrepresented in outreach efforts. Participants were asked eight (8) optional questions, with the first asking about their zip code. The rest of the questions and responses are summarized below:

- 70 percent of respondents do not have a disability.
- 70 percent of respondents identify as a woman.
- 85 percent of respondents are between the ages of 30 and 64, and 15 percent of respondents are over 65 years old.
- 93 percent of respondents speak English very well.
- 50 percent of respondents identify as Black or African American and 38 percent of respondents identify as White or Caucasian.
- 37 percent of respondents reported an annual household income of less than \$12,000.

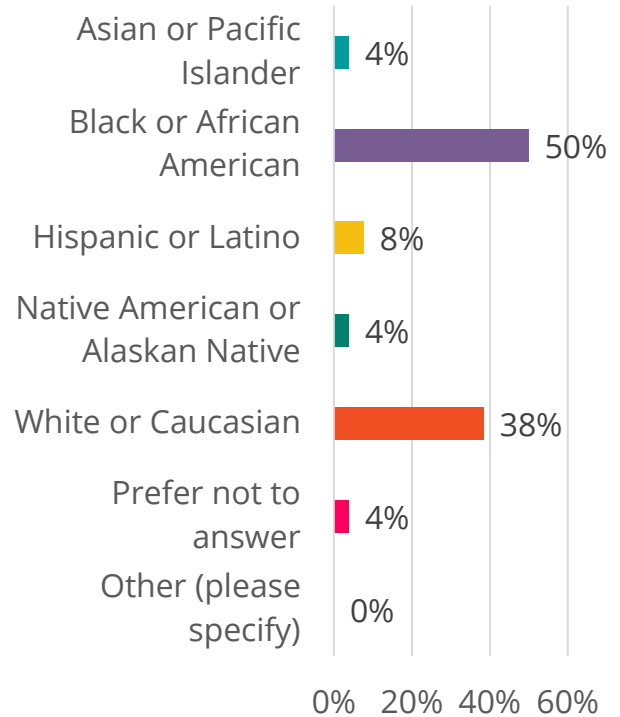


How well do you speak English?

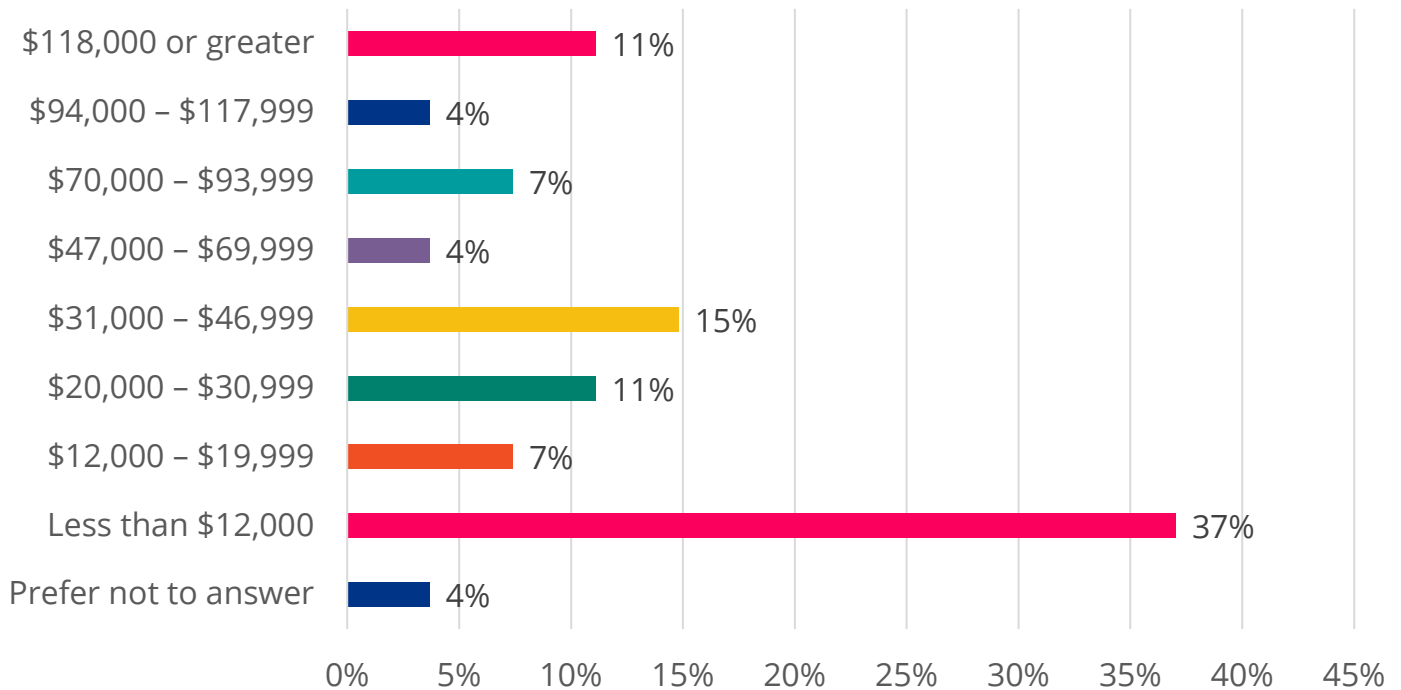


When asked about participants' primary language spoken at home, 25 respondents answered English and 1 respondent answered Myanmar.

Which of the following best describes you? (Choose all that apply)



What is your approximate annual household income?



Recommendations for Future Outreach

The demographic data from the survey shows that participation was fairly representative, especially of racial identity and income level. Most participants noted that they speak English very well, which may indicate that those that do not speak English as well are not being effectively reached. Additional outreach can be conducted in future phases to include more translated notifications and materials to ensure those that are not as fluent in English to feel comfortable participating.

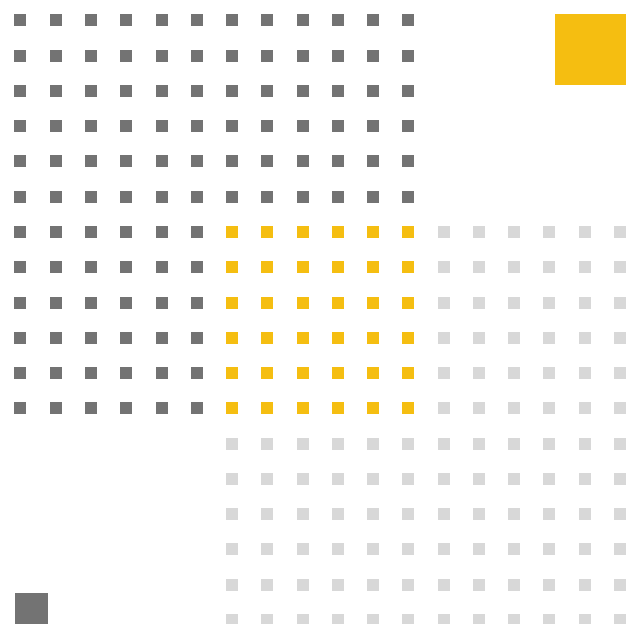
Additionally, while there are almost 500 families either currently living in Chapel Hill's affordable housing or on the waiting list for affordable housing, participation numbers were relatively low. Seventeen (17) people were in attendance during the meeting and 41 people participated in the survey, although 9 of the survey participants noted that they did not live or work in Chapel Hill. Thus, additional outreach needs to be conducted to ensure that residents are informed and able to get involved in future phases of engagement.

While 807 postcards were sent to Chapel Hill residents, 57 of the postcards were returned. Additional effort is needed to ensure addresses are up-to-date, and other communication methods should be used to complement the postcard mailings. Door hangers may be an option to ensure that all that currently live in affordable housing complexes are being reached. Flyers and additional hardcopy materials may also help reach more residents. Targeted outreach should also be conducted to local organizations serving lower-income populations to ask for assistance in distributing information and materials to residents.

Conclusion

Overall, those that participated in the first phase of engagement for the Trinity Court project seemed interested in the redevelopment and noted the need for new affordable housing. In this preliminary phase of engagement, residents were able to ask questions about the project and provide their insight on what affordable housing means to them. Largely, residents defined affordable housing as housing with rent that is less than 30 percent of their income that allows tenants to have enough income left for other bills and essentials.

While this phase of engagement provided a kickoff to the project and helped spread the word about the redevelopment, future outreach should include more communication methods and targeted outreach to both residents and organizations in Chapel Hill to ensure that more people are informed and able to participate in the project.



Appendix A

Do you have any additional questions or comments about the Trinity Court redevelopment plan? Please share.

- Can you live there
- How was this survey relevant or helpful for determining a redevelopment plan for the Trinity Court property? Why is it taking so long to redevelop this property? People with 30% AMI or lower need places to live in our community. Do you have plans to develop with other more prestigious people in mind?
- How will the housing be owned or made affordable? (Community trust, grants, low/no interest loans, down payment assistance, etc) Will the homes be built with cheap finishes or built similar to the traditional housing? Will the community be diverse with both affordable and traditional housing available?
- I am looking forward to hearing about the plan and the timetable. Trinity Court has been vacant since the end of 2018. It needs to be redeveloped and made available for occupancy by tenants as quickly as possible. It has already been over 2.5 years since it's closure.
- I think it is wonderful that the town has finally decided to do this. Long over due.
- Keep it cheap and not "cheap" and don't listen to NIMBYs
- N/a
- No
- Not currently. However, I do need to do more to get information to question further.
- Please include a walking path from the apartments to Northside Elementary School. This will benefit any students living in Trinity Court as well as other apartments and homes nearby. Currently, some students must cross streets seven times before arriving at school. With a path from Trinity Courts, they would only have to cross the street one or two times.
- We need more affordable housing! Please keep this in mind.
- What is the breakdown of units for the various AMI's? 30-80% is a big spread, and I hope most are dedicated to 30-50% which is much more needed in Chapel Hill
- What utilities will be included - especially internet?
- What will be the upkeep plan? A lot of the apartments in that area have trash scattered all over the place. What's the plan to keep the apartment grounds clean and taken care of?
- When will it be ready to apply to live there?
- Will it be handicapped accessible?
- Will they be for low income recipients?
- Will washers and dryers or dishwashers be an option? That would help life a lot.