



**REQUEST FOR QUALIFICATIONS**

**FOR**

**AFFORDABLE HOUSING DEVELOPMENT SERVICES**

**FOR TOWN OF CHAPEL HILL, NORTH CAROLINA**

**RFQ: A/E26-006**  
**DATE: April 30, 2026**

**QUESTIONS DUE BY: 5:00 PM, May 11, 2026**  
**RESPONSES DUE BY: 3:00 PM, June 15, 2026**

Town of Chapel Hill  
Department of Housing and Community Development  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

**REQUEST FOR QUALIFICATIONS FOR  
AFFORDABLE HOUSING DEVELOPMENT SERVICES  
FOR TOWN OF CHAPEL HILL, NORTH CAROLINA**

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**Attachments**

- Exhibit A – Concept Plans and Renderings
- Exhibit B – Candidate Certification Forms

**REQUEST FOR QUALIFICATIONS FOR  
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FOR TOWN OF CHAPEL HILL, NORTH CAROLINA**

**I. INTRODUCTION.**

The Town of Chapel Hill (“Town”) is seeking a development partner (“Partner”) interested in developing affordable housing on a Town-owned property located at 101 Weaver Dairy Road Extension (PIN: 9880-250-693) (“Site”). This Site is envisioned as a unique opportunity to address multiple community needs within the same Town-owned property.

The Town seeks a development partner that carries a strong track record in financing, developing, and managing high quality housing and has experience working collaboratively with the public sector in the planning and development of affordable housing. The Town has a strong preference to maintain ownership of the land through a long-term ground lease and to serve households earning, on average at or below 60% of the Area Median Income (AMI). The Town is looking for projects that maximize the number of affordable units on the Site while minimizing the amount of Town subsidy needed. The Town anticipates that the Site may be competitive for 4% and/or 9% Low-Income Housing Tax Credit (LIHTC) financing, but the Town may consider alternative proposals that can achieve comparable levels of density, affordability, and leveraging.

The Town intends to select a Partner for this Site pursuant to this Request for Qualifications (RFQ) process. The Town will then enter into a Memorandum of Understanding (MOU) with the selected partner, providing time and performance requirements for the Town and the selected Partner to negotiate an agreement to prepare a proposed development project for the site, and all necessary legal documents. The negotiated agreement and accompanying documents will stipulate all responsibilities of the Partner and finalize all business terms between the Town and the Partner concerning development of the Site.

Questions must be submitted via email no later than **5:00 PM on May 11, 2026**, to Maggie Simon at [msimon@chapelhillnc.gov](mailto:msimon@chapelhillnc.gov). Written responses to all questions received in writing by the due date will be published by **May 20, 2026**, in the form of an addendum on the Town’s website at [www.chapelhillnc.gov](http://www.chapelhillnc.gov) (Click on the “Town Government” menu, then “Doing Business with Chapel Hill” option, then select “Bids: Current”, then click on the name of this project Click).

**All submittals are due by 3:00 PM on June 15, 2026**, to Lenore Bishop, Purchasing and Contracts Manager: [lbishop@chapelhillnc.gov](mailto:lbishop@chapelhillnc.gov), with “RFQ AE26-006 Affordable Housing Development Services – “Company Name”” in the subject line. **Email attachments are limited to 20 MB per email. Late responses will not be considered.**

## II. SOLICITATION OVERVIEW AND REQUIREMENTS.

The Town is seeking interest and input from potential developers, by way of this RFQ, for the development of affordable housing on Town-owned land.

### 1. Schedule.

The preliminary timeline for key milestones associated with Partner selection is as follows:

Issue RFQ	April 30, 2026
Questions Due	May 11, 2026, 5:00 PM
Town Responses to Questions Posted as Addendum	May 20, 2026, 5:00 PM
Proposals Due	June 15, 2026, 3:00 PM
Respondent Interviews – Virtual	July 13-17, 2026
Selection	By July 31, 2026

### 2. Questions about the RFQ.

All questions must be submitted to Maggie Simon at [msimon@chapelhillnc.gov](mailto:msimon@chapelhillnc.gov) via email no later than **5:00 PM** on **May 11, 2026**.

Written responses to all questions received in writing by the due date will be published by **May 20, 2026**, in the form of an addendum on the Town’s website at [www.chapelhillnc.gov](http://www.chapelhillnc.gov) under the [Current Bids](#) page.

### 3. Proposals Due.

All responses are due by 3:00 pm on June 15, 2026. Respondents shall submit an electronic copy (in .pdf format) of the submission package via email [lbishop@chapelhillnc.gov](mailto:lbishop@chapelhillnc.gov). Email should have the subject line “**RFQ AE26-006 Affordable Housing Development Services- “Company Name”**”. Responses received after 3:00 PM on the Town’s internal server will be rejected.

### 4. Insurance.

The successful Company shall procure and maintain during the life of the contract the following insurance coverages:

Worker’s Compensation: Coverage to apply for all employees for statutory limits in compliance with the applicable state and federal laws. The policy must include employer’s liability with a limit of \$100,000 for each accident, \$100,000 bodily injury by disease each employee and \$500,000 bodily injury by disease policy limit.

Commercial General Liability: Shall have minimum limits of \$1,000,000 per occurrence combined single limit for bodily injury liability and property damage liability. This shall include premises and/or operations, independent contractors, products and/or completed operations, broad form property damage and explosion, collapse and underground damage coverage, sudden and accidental pollution losses, and a contractual liability endorsement.

Business Auto Policy: Shall have minimum limits of \$1,000,000 per occurrence combined single limit for bodily injury liability and property damage liability. This shall include: owned vehicles, hired and non-owned vehicles and employee non-ownership.

Professional Liability Insurance: The selected firm will be required to furnish proof of Professional Liability insurance coverage in the minimum amount of \$1,000,000.

Special Requirements:

The Town of Chapel Hill is to be named as an additional insured on the Commercial General Liability policy.

Current, valid insurance policies meeting the above requirements shall be maintained for the duration of the project. Renewal certificates shall be sent to the Town of Chapel Hill thirty (30) days prior to any expiration date. There shall also be a 30-day notification to the Town in the event of cancellation or modification of any stipulated insurance coverage. Certificates of Insurance on an Accord 25 (8/84) or similar form meeting the required insurance provisions shall be forwarded to the Town of Chapel Hill. Wording on the Certificate of Insurance which states that no liability shall be imposed upon the company for failure to provide such notice is not acceptable. Original policies or certified copies of policies may be required by the Town at any time.

**5. Hold Harmless.**

The Contractor agrees to indemnify and hold harmless the Town of Chapel Hill from all loss, liability, claims or expense (including reasonable attorneys' fees) arising from bodily injury, including death or property damage to any person or persons caused in whole or in part by the negligence or willful misconduct of the Contractor except to the extent same are caused by the negligence or misconduct of the Town.

**6. Preparation Costs.**

**The Town is not liable to pay or reimburse any costs incurred by the respondent in the development, submission, or review of responses to this RFQ.** This includes, without limitation, all costs incurred by the respondent in its response to this Solicitation, in response to any request for information made by the Town throughout the selection process, in negotiating with the Town on any matter related to this RFQ, or otherwise, unless specifically agreed to in writing by the Town.

**7. The Town's Rights and Options.**

- a. The Town reserves the right to take any action during the process of this RFQ that is in the best interest of the Town.
- b. The Town of Chapel Hill reserves the right to reject any and all proposals.

**8. Public Records.**

Information submitted to the Town of Chapel Hill is public information and is available upon request in accordance with the North Carolina Public Information Act. As provided by North Carolina statute and rule, the Town will consider keeping confidential the trade

secrets, which the respondent does not wish to be disclosed. For such information, the respondent must mark each page in boldface at the top and bottom as “CONFIDENTIAL”. In spite of what is labeled as a trade secret, the determination of whether it is or not will be determined by North Carolina General Statutes 132-1.2(1).

### III. BACKGROUND

#### A. Town of Chapel Hill.

Chapel Hill, NC is a town of around 64,000 residents located in Orange and Durham Counties, on the western corner of the rapidly growing Triangle region of North Carolina. Chapel Hill is home to the University of North Carolina at Chapel Hill. The approximate land area within the Town's corporate limits is about 21 square miles, bordered by a 38,000-acre rural buffer, that prohibits annexation and protects the area from municipal expansion. The Town operates the second largest transit system in North Carolina, providing over seven million fare-free rides per year.

Chapel Hill is a relatively affluent area with a median household income of \$126,200, but nearly one in five households remain in poverty. Already one of the highest cost housing markets in the state, housing prices have been steadily increasing over the last 5 years, with more dramatic upticks in recent years. Between 2020 and 2024, median rent increased by 32% and median home value increased by 40%. While 40% of all households are cost-burdened, high housing costs have hit low-income households particularly hard – nine in ten households earning less than \$35,000 are cost-burdened.

Much of the Town's affordable housing work is implemented through the [Department of Housing and Community Development](#), whose vision for Chapel Hill includes a vibrant and inclusive community where all residents have access to affordable housing and opportunities to thrive. The department's mission is to create partnerships, catalyze affordable housing and build community. It works to address the need for affordable housing in our community by:

- Distributing affordable housing funding to support local projects and programs
- Designing and implementing affordable housing policies
- Owning and managing affordable housing units
- Initiating the development and preservation of affordable housing on Town-owned land

#### B. Site Description.

The Site is located at the gateway intersection of Weaver Dairy Road Extension and Martin Luther King Jr. Boulevard, 3.5 miles from Chapel Hill's main street (Franklin St.) and 0.5 mile from the closest exit to Interstate 40. Currently, the property includes the existing Fire Station 4 and a fire training facility spread over 4.11 acres. The portion of the site envisioned for affordable housing fronts Martin Luther King Jr. Boulevard and is near a variety of transportation and community amenities including a planned Bus Rapid Transit stop, shopping, grocery stores, pharmacy, restaurants, retail, and health care services.

Based on the 2026 Qualified Allocation Plan for the North Carolina Housing Finance Agency's Low Income Housing Tax Credit (LIHTC) program, the Site may be competitive for a 4% or 9% LIHTC award.

### **C. Project History.**

The existing Chapel Hill Fire Station 4 is beyond its useful life and needs replacement. There is a simultaneous and urgent need for additional housing units, especially affordable housing units, within the Town to support increased demand for residency and to increase housing access across a range of incomes and housing types. Because the availability and price of land is a major barrier to building additional affordable housing locally, the Town has pursued the development of Town-owned parcels as a key strategy to address the local shortage of affordable housing. The Town is currently working with development partners on four affordable housing projects on Town-owned land, with more in the pipeline.

Fire and Affordable Housing staff have been working with a design and engineering consultant team over the last several months to re-imagine the Fire Station 4 site to include a new fire station adjacent to affordable housing. The team is exploring an innovative design concept that aligns with Council's values and the Town's plans for this gateway corridor and incorporates typical LIHTC development standards.

The new fire station will be constructed on the portion of the site where the existing training center is located, and the training center will be relocated to an alternate location. The relocation of the fire station frees up Town-owned land at a key intersection along the proposed Bus-Rapid Transit corridor. Given the Town's high demand for affordable housing, the redevelopment of Fire Station 4 presents an opportunity to address that demand at this location. Preliminary concept drawings are included in Exhibit A.

### **D. Vision.**

Town staff have established the following goals for the Fire Station 4 site, based on the needs of the future fire station as well as the Town's affordable housing goals:

- Provide housing affordable to a range of income levels with priority for units serving households earning 60% or less of Area Median Income
- Maintain long term affordability (30+ years for rental, 99 years for homeownership)
- Minimize need for Town funding through leverage of outside sources
- Utilize environmentally friendly and sustainable principles for development
- Support connectivity within the Site and with the surrounding neighborhood
- Retain Town ownership of the Site
- Complement design of the future fire station
- Maintain consistency with the Town's [Complete Community Framework](#)

## **E. Town Support for Project.**

The Town Council's adopted [FY 2023-25 Strategic Focus Areas and Goals](#) include a focus on Affordable Housing & Housing Production in order to increase housing across a range of income and housing types to achieve equitable housing outcomes for historically marginalized populations. This includes increasing the availability of affordable housing.

In working toward that goal, the Town has been utilizing Town-owned land to create new opportunities to support affordable housing development with deeply discounted land prices in optimal locations

The Town also offers a variety of incentives and resources to support the development of affordable housing:

- Streamlined development review process with robust staff support for Town priority projects.
- [Waiver](#) of most development-related fees for the portion of a project that provides permanently affordable housing that remains affordable for at least 20 years.
- Long-term ground lease at a nominal rate to reduce upfront acquisition expenses and overall development costs.
- Gap financing through the Town's [local Affordable Housing Funding Program](#) and an [Affordable Housing Bond](#), which was approved by voters in [November 2024](#).

## IV. SCOPE OF WORK.

### A. The Developer Role.

The Town seeks an experienced and capable development partner to carry out the following activities in development of the Site:

- 1. Development Plan:** In collaboration with Town staff, their consultants and the broader community, finalize the development plan, including site layout and design, housing mix and affordability levels, and project financing. The Partner is responsible for ensuring that the final development plan is financially viable and implementable.
- 2. Community Engagement:** Work with Town staff and the community to gather public input for the proposed development. It is expected that the Partner will host any necessary community meetings to gather community and stakeholder input on the development program and design.
- 3. Pre-Development:** Conduct analysis of local housing needs and demands to support the proposed housing mix for the Site. Work with Town Staff and consultants to finalize plans needed to secure project entitlements and permits.
- 4. Financing:** Identify and secure financing required to construct and operate the proposed development. As part of a development contract with Partner, the Town will require a detailed financing plan for the development that outlines sources and uses during both construction and permanent operating phases of the development. It will identify estimated total development costs, a 15-year cash flow, operating reserves, general partner asset management fee, residual receipts sharing with the Town, and funding of reserves.
- 5. Development Team:** Hire and oversee the team to implement the respondent's proposed workplan. Key members of the team, including the general contractor and property management entity, will be subject to separate Town review and approval. Developer is expected to be familiar with and comply with North Carolina contract and procurement law, including, but not limited to North Carolina General Statute Sec.143-128.2 and 143-128.4.

### B. Town Role.

The Town of Chapel Hill will play the following roles in the development effort:

- 1. Land ownership:** the Town anticipates retaining ownership of the land parcel included in this RFQ by entering into a long-term ground lease with the selected entity under terms of a development contract to be negotiated with the selected Developer.
- 2. Entitlements:** The Town expects to procure a Partner before a conditional zoning application is submitted and/or approved. The Department of Housing and Community

Development provides staff support to help shepherd the project through the development review and permitting process.

- 3. Financing:** The Town may participate in any financial structuring decisions, including review and approval of financial arrangements and terms and conditions of any loan documents. The Town may elect to provide gap financing to support one or more components of the development. Town funds may be issued from the Town's Affordable Housing Funding Program and/or the Town's Affordable Housing Bond. The amount and use of such gap financing, if any, will be determined at the sole discretion of the Town.

## V. SUBMISSION REQUIREMENTS.

Responses must contain the following information, organized as listed below.

- a. **Statement of Interest:** Provide a statement of proposer’s qualifications, experiences, and reasons for interest in this opportunity, which may act as an executive summary of the respondent’s submission (*maximum 3 pages*).
- b. **Applicant Qualifications:** Name the entity (or known entities) proposed to act as the Town’s Partner, including co-developers, architects/designers, engineers, potential general contractors or subcontractors, and proposed property management entity.
  - a. **Interlocking Ownerships:** Provide a description of any interlocking ownerships the entity might have with contractors, management companies or other contractors or consultants that might be involved in the project, and a description of how these services might be used for the project.
  - b. **Joint Venture:** If a joint venture is proposed, provide a joint venture letter of intent signed by authorized signatories of each joint venture partner identifying the general parameters of the proposed joint venture arrangements.
  - c. Provide an overview of each proposed entity on the team, including a brief history of firm, licensure, and past experience working with the primary applicant to this the proposal.
  - d. Provide an organizational chart illustrating the relationship between proposed entities and the intended role of key staff on the proposer’s team.
  - e. Provide the resumes, current projects, and availability of lead staff (only) from each entity.
- c. **Relevant Project Experience:** Describe at least three relevant and substantially similar affordable housing developments (or developments with a significant affordable housing component) completed by the proposed team in the past 10 years (preferably in the past five years). The Town is especially interested in respondents that have experience working closely with municipal partners and/or coordinating with larger planning efforts that included other non-residential uses, mixed-use projects, and projects designed around transit use and corridors.
  - a. Project descriptions should include:
    - i. Location
    - ii. Development team members, including architects/designers and general contractors
    - iii. Scope and scale of development, including # units, housing type, affordability levels, affordability period, and site amenities
    - iv. Photos/illustrations of completed project
    - v. Total development budget, including breakdown of sources and uses

- vi. Financing sources, including amount and type of public subsidies
- vii. Property management agent
- viii. Current occupancy levels
- ix. Community engagement strategies implemented
- x. Environmentally friendly practices utilized
- xi. Project Start and Completion Date and Indication of whether the projects were completed on budget and on time
- i. Any other information deemed relevant by the respondent

**d. Development Proposal:** provide a preliminary approach proposed for the Site that includes the following:

- a. Narrative description of the general development approach and how the proposed concept addresses the Town’s vision for the project. Describe in general terms, any potential synergies and means of connection between the housing development and the proposed fire station and other community facilities envisioned for the larger site.
- b. Preliminary proposals can include estimated unit mixes, building types, potential affordability levels and affordability period, anticipated funding sources, environmentally friendly strategies, and potential target populations.

**Note: Renderings or graphic portrayals of the proposed project are not required at this time. Current design concepts and renderings are included in Exhibit A.**

- c. Please explain any deviation from the anticipated project timeline below.

Concept Planning	Summer - Fall 2026
Submission of Rezoning Application	By Fall 2026
Council Approves Rezoning	By Spring 2027
Construction Start	By Fall 2028
Project Completion	By Winter 2030

- d. Description of proposed community engagement efforts to be undertaken if selected. Note, the Town intends to play a key role in community engagement effort for the planning of the full parcel and expects its development partner to work closely with staff on engagement related to the planning of the affordable housing component of the Site. Engagement should be aligned with the Town’s equitable community engagement framework.

**e. References: include five (5) or more references that can attest to your capabilities to implement the proposed development plan. Include at least one reference from each of the following groups.**

- a. Lender (construction or permanent)
- b. Local jurisdiction that provided financial support and/or land to the applicant for an affordable housing development

- c. Community group familiar with one of the project examples provided

**References should include name, title, organization, telephone number, e-mail address and the name of the development with which the reference is familiar.**

- f. **Financial Capacity:** demonstrate a successful track record in securing and maximizing leveraged subsidy financing for affordable housing development in North Carolina.

- a. Narrative description about the ability of the Respondent to financially fulfill the obligations of the development project. Include Respondent's history of raising capital, and resources available to complete this project.

- b. Lender Support: Initial letters of willingness from lenders to provide financial support to the candidate for construction and permanent loans and stating their willingness to accept the candidate's construction completion and net worth guarantees.

- c. **Shortlisted Vendors Only:** Include the past three years of audited financial statements for the Partner and all proposed affiliated organizations and current unaudited financial statements. If there were any findings or qualified opinions in your audits, please explain corrective action.

**If a company is shortlisted, this information must be provided within 48 hours of the notification.**

**Financial statements should be provided separately and marked "confidential" and shall be reviewed only by Town staff and its consultants and will not be made public.**

- g. **Signed certifications** from the Partner's authorized signatory(ies) stipulating:

- a. a statement regarding prior bankruptcy, all outstanding judgments, pending or final, and ongoing or threatened lawsuits against the candidate, individual or any related entity.

- b. a statement assuring the availability of all principal staff named in the application, including the name of the Project Manager(s) for the candidate.

- c. a statement that the candidate is willing and able to provide all required financial guarantees and net worth obligations of lenders, the limited partner investor and the Town.

- d. a statement that the candidate is prepared to abide by all applicable Town of Chapel Hill policies with respect to the zoning ordinance, design guidelines, and Town objectives for local contracting.

- e. a statement that the candidate is not debarred, suspended or otherwise prohibited from providing services by the Department of Housing and Urban Development (HUD), the North Carolina Housing Finance Agency (NCHFA), or any other Federal, State and/or Local Agency.

To be considered in this solicitation for a Partner, **candidates must certify these statements by completing the Candidate Certification Forms provided in Exhibit B**

and include this with their response. This Certification form must be signed by *duly authorized* signatories representing each member of the proposed Development Team.

## VI. STANDARDS AND PROCESS TO SELECT THE PARTNER.

### 1. Selection Process.

As noted above, selection of a Partner for the Site pursuant to this RFQ will be conducted as follows:

- a. Screening applications for completeness
- b. Ranking of qualified applicants against selected scoring criteria
- c. Interviews, if needed
- d. Reference checks
- e. Selection of a Partner to enter into a Memorandum of Understanding to negotiate an agreement to develop the site.

### 2. Evaluation Criteria and Scoring.

All responses to this RFQ will be reviewed for completeness and scored according to the criteria listed below. Top-scoring candidates may be selected for an interview. Final selection will be based on responses to this RFQ, reference checks, and interviews with an evaluation committee. **The Town reserves the right to reject any or all proposals.**

- a. **Completeness of Application:** Submissions must include all required application elements and all signed certifications. Failure to submit any of the required information is grounds for rejection of any submission.
- b. **Development Team Qualifications:** Prior experience and technical competence of the proposed team and key staff in completing and managing affordable housing developments of similar scope, complexity, and magnitude, including experience with public-private development partnerships and/or experience developing affordable projects utilizing 9% LIHTC and/or 4% LIHTC with NCHFA and/or mixed-income developments.
- c. **Community Engagement:** Demonstrated commitment to and success in conducting outreach to gather community input and generate community support for multifamily affordable housing developments.
- d. **Development Proposal:** Degree to which the proposed approach addresses Town priorities, project goals, and is reasonable, logical, and financially feasible within a realistic timeline.
- e. **Financial Capacity:** Demonstrated ability and capacity to secure appropriate project financing for affordable housing development. And, demonstrated capacity to provide financial guarantees to lenders and equity investors, and to the Town.

### 3. Finalist Presentations/Interviews.

During the evaluation process, Town of Chapel Hill may, at its discretion, request any one or all Providers to make virtual presentations for the purpose of clarification or to amplify

the materials presented in any part of the proposal. However, the Town of Chapel Hill is not required to request clarification; therefore, all proposals should be complete.

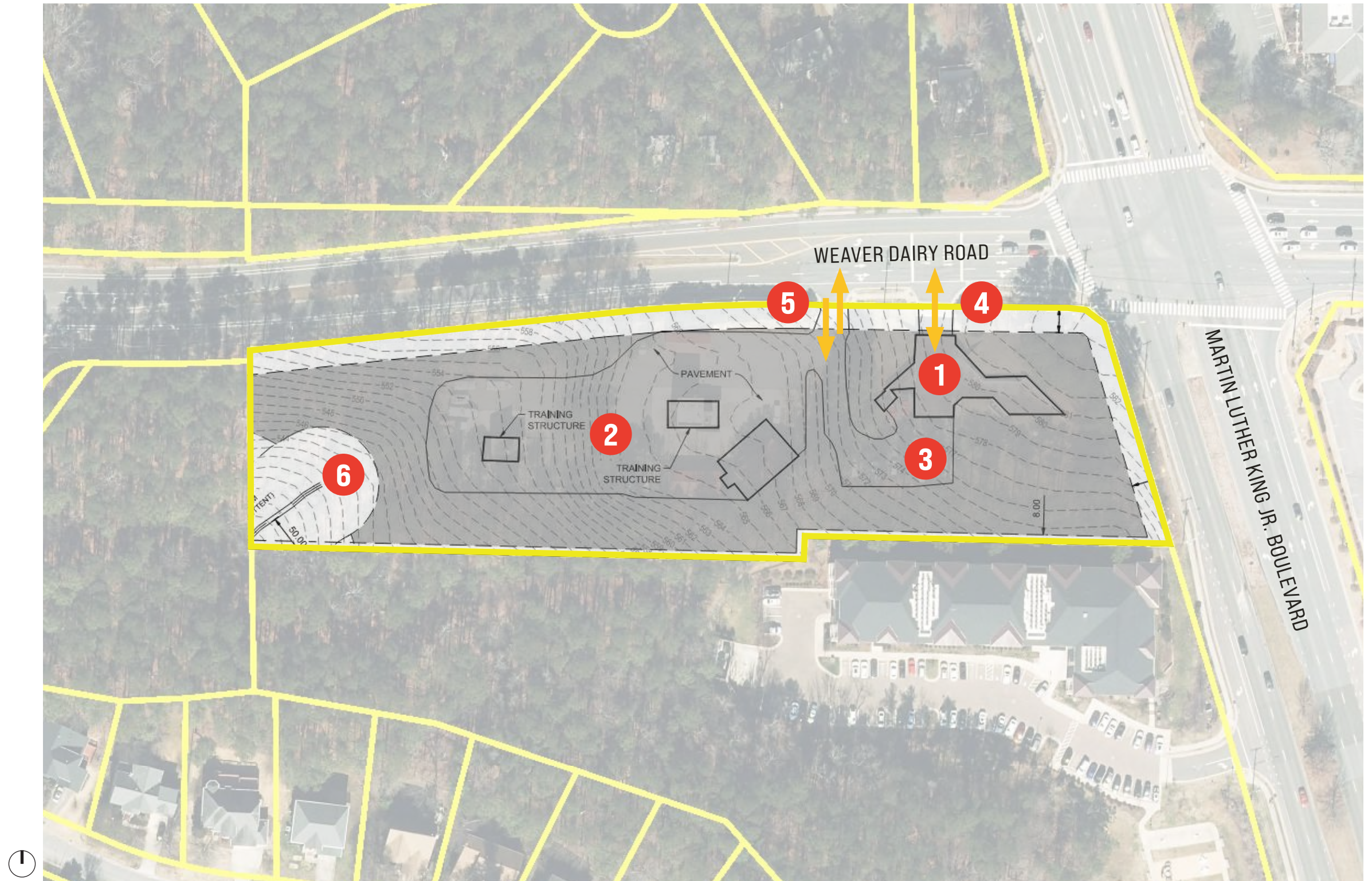
#### **4. Partner Selection.**

Town staff will work with the selected respondent to reach an initial Memorandum of Understanding that establishes the terms of negotiation for drafting a proposed Agreement for development of the site. This Agreement will include the anticipated development plan (number of units by target income level and unit bedroom count) for the Site and all business terms between the Town and the Partner concerning development of the site, including the proposed developer fee. The Agreement will also include any land disposition and/or ground lease agreements, and other agreements or legal documents as may be required. The Agreement and any accompanying legal documents are subject to approval by the Town Council.

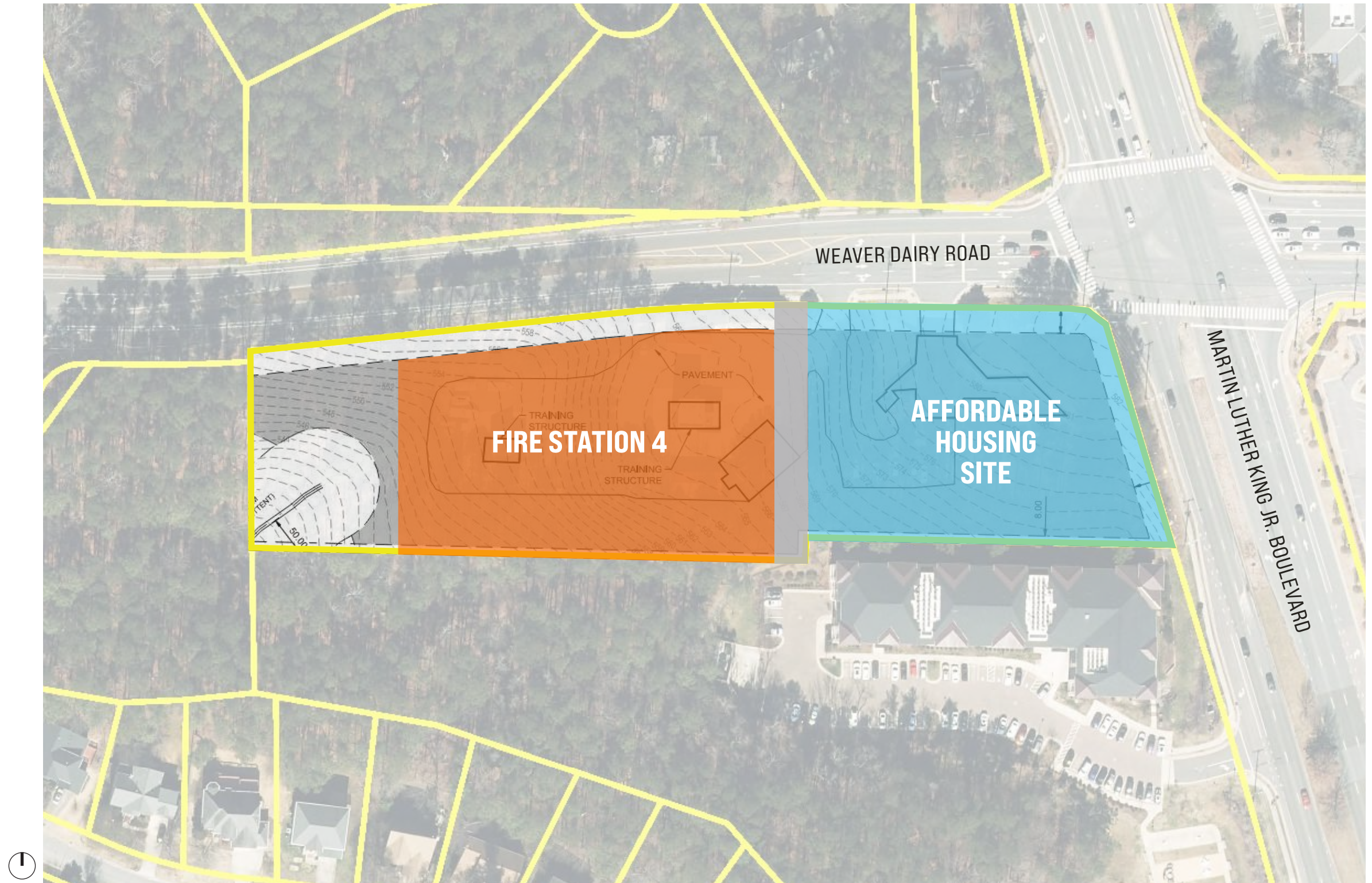
If negotiations with the preferred Partner do not proceed in a timely or satisfactory manner, an alternative Partner may be selected, or the Town may reissue the RFQ.

1" = 100' - 0"

- 1 Existing Fire Station 4
- 2 FS4 Training Structures
- 3 Fire Station Parking
- 4 Fire Truck Entrance/Exit
- 5 Parking Entrance/Exit
- 6 Resource Conservation District (RCD) 50' Buffer



1" = 100' - 0"



# Town of Chapel Hill Fire Station and Affordable Housing

## Level 1 Floor Plan

SCALE: 1" = 30'-0"

**OPTION A**  
HOUSING: TYPE V  
4-STORY  
76 UNITS

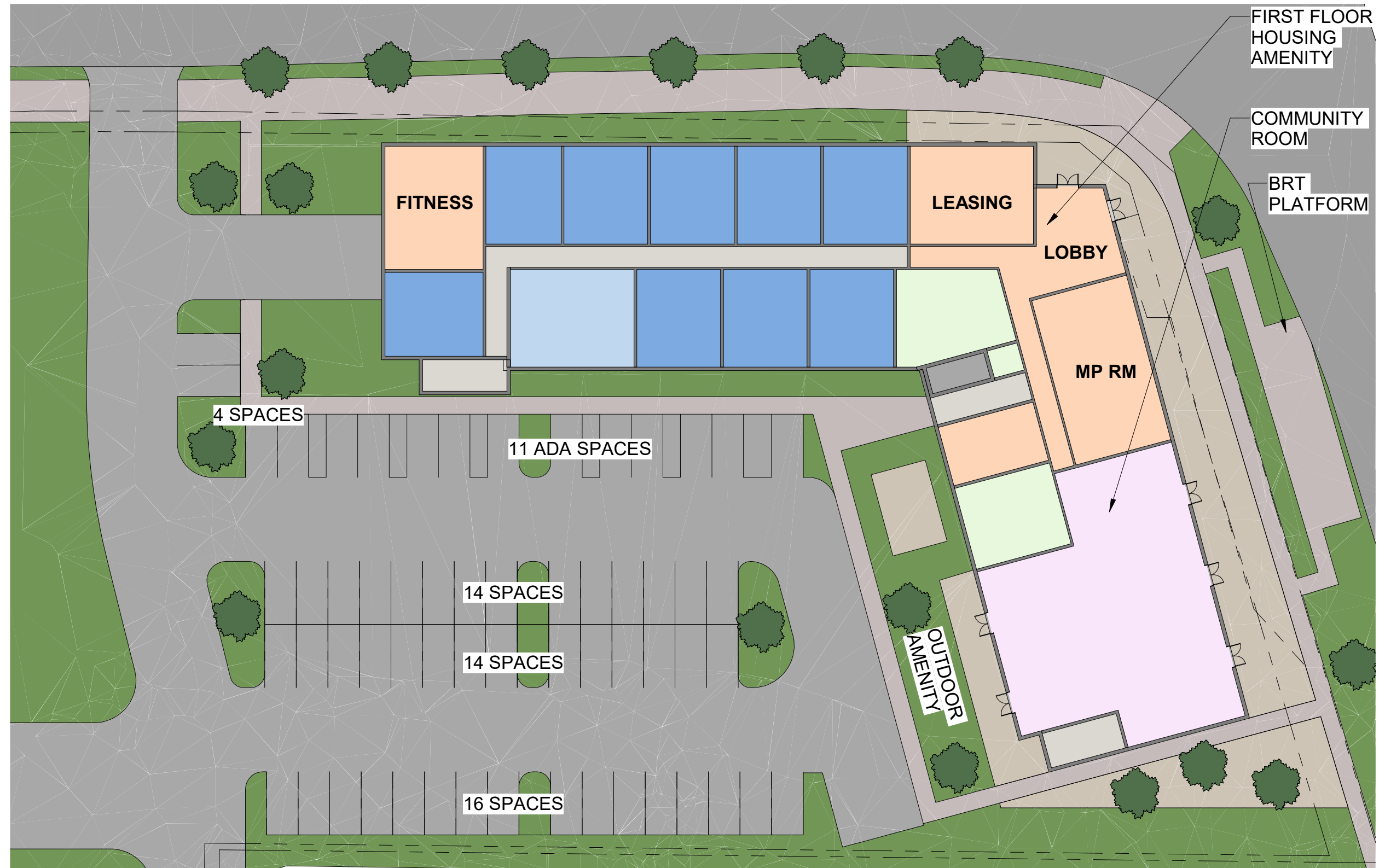
**OPTION B**  
HOUSING: TYPE III  
5-STORY  
98 UNITS

4,000 SF COMMUNITY AREA  
5,000 SF AMENITY

**PARKING:**  
SURFACE = 59  
PODIUM = 53  
TOTAL = 112

### LEGEND

- AMENITY
- CIRCULATION
- COMMUNITY
- SUPPORT
- UNIT - 1BR
- UNIT - 2BR



# Town of Chapel Hill Fire Station and Affordable Housing Level 0 Parking Plan

SCALE: 1" = 30'-0"

**OPTION A**  
HOUSING: TYPE V  
4-STORY  
76 UNITS

**OPTION B**  
HOUSING: TYPE III  
5-STORY  
98 UNITS

4,000 SF COMMUNITY AREA  
5,000 SF AMENITY

**PARKING:**  
SURFACE = 59  
PODIUM = 53  
TOTAL = 112



# Town of Chapel Hill Fire Station and Affordable Housing

## Upper Level Floor Plan

SCALE: 1" = 30'-0"

**OPTION A**  
HOUSING: TYPE V  
4-STORY  
76 UNITS

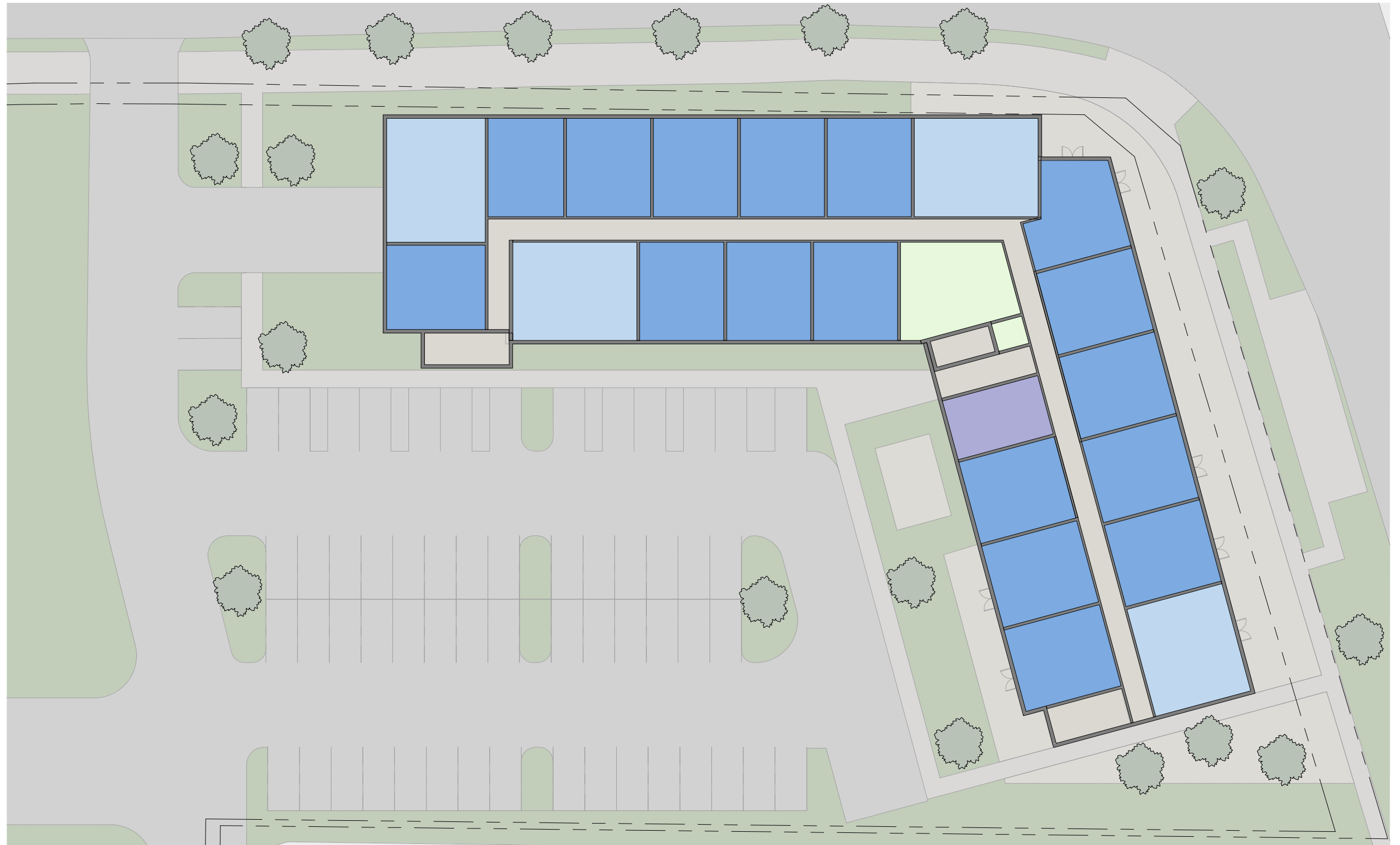
**OPTION B**  
HOUSING: TYPE III  
5-STORY  
98 UNITS

4,000 SF COMMUNITY AREA  
5,000 SF AMENITY

**PARKING:**  
SURFACE = 59  
PODIUM = 53  
TOTAL = 112

### LEGEND

- CIRCULATION
- SUPPORT
- UNIT - 1BR
- UNIT - 2BR
- UNIT- STUDIO



# Town of Chapel Hill Fire Station and Affordable Housing Massing



# Town of Chapel Hill Fire Station and Affordable Housing Massing



# Town of Chapel Hill Fire Station and Affordable Housing Massing



# Town of Chapel Hill Fire Station and Affordable Housing Massing



All Candidates for development of the Site(s) must complete this Candidate’s Certification Form. It must be signed by individuals duly authorized to execute such documents by their respective organizations.

**Outstanding Judgments:** The undersigned has/have never had any unfavorable judgments or bankruptcies, are not currently involved in any pending or threatened lawsuits or judgments or bankruptcy involving themselves or any entity in which they have been or are now involved

or

The undersigned have attached to this Certification Form a complete description of any and all bankruptcies, unfavorable judgments and/or pending or threatened lawsuits involving themselves or any entity in which they have been or are now involved.

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Organization

\_\_\_\_\_  
Organization

**Availability of Principal Staff:** The undersigned will make the following principal staff available through the entire course of development and construction of the proposed development.

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Organization

\_\_\_\_\_  
Organization

**Financial Guarantees:** The undersigned certify that Candidate is willing and able to provide all required financing guarantees required by construction lenders, tax credit investors, and the Town of Chapel Hill.

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Organization

\_\_\_\_\_  
Organization

**Town and Town Policies:** The undersigned certify that the Candidate is prepared to abide by all applicable Town and Town policies with respect to the zoning code and other regulations.

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Organization

\_\_\_\_\_  
Organization

**Debarment:** The undersigned is/are not debarred, suspended or otherwise prohibited from providing services by HUD, NCHFA, or any other Federal, State and/or Local Agency.

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Name, Title, Date

\_\_\_\_\_  
Organization

\_\_\_\_\_  
Organization