

## Jason Sullivan

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**From:** Nick Robinson <robinson@bradshawrobinson.com>  
**Sent:** Wednesday, June 28, 2017 4:45 PM  
**To:** Jason Sullivan; Angela Birchett  
**Cc:** Laurie Ford; Lee Bowman; Dan Klausner; Garretson Browne  
**Subject:** Briar Chapel CUP Amendment: Affordable Housing Fee  
**Attachments:** Briar Chapel AHU Fees - June 2017 Final.pdf

Dear Jason and Angela,

NNP has reviewed the issue you raised at the public hearing regarding the additional residential units (both the 111 added in 2014 and the proposed 150 to be added in 2017) and the implications for the affordable housing provisions of the CCO. There are two elements of the BC affordable housing payments: (1) the \$460.44 per unit paid over time and (2) the \$900,000 lump sum payment (2012) in lieu of the lots originally slated to be affordable housing lots. We will address those in order below.

1. At the public hearing, NNP agreed that its intent was to continue pay the \$460.44 for the units above the originally approved 2,389 units in accordance with the same process as always. NNP affirms that commitment.

2. As for the lump sum payment, NNP asked its corporate team to apply a similar analysis to the one it did for the 2012 lump sum payment (except that this analysis applies to multi-family units rather than single family units). This analysis applies to the 261 multi-family units proposed to be added (111 in 2014 and the proposed 150 in 2017). Attached is a spreadsheet that calculates the lump sum payment attributable to the additional 261 multi-family units. NNP would be willing to make that lump sum payment to the County of \$33,346.19 within 30 days after entry of a final and non-appealable CUP amendment (acceptable to NNP).

We look forward to hearing from you regarding the above.

Thanks.

Nick

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**Briar Chapel**

CUP Amendment

AHU Fee Calculation

**Multi-Family Component**

Additional Unit Count	261
Required as AHU	2.5%
Additional AHU Count	6.53

	2018	2019	2020	2021
	65.25	65.25	65.25	65.25
	2.5%	2.5%	2.5%	2.5%
	1.63	1.63	1.63	1.63

Value per Unit

Revenue per Unit	\$ 20,000.00
Less: Direct Cost per Unit	\$ (12,111.11)
Less: Indirect Cost per Unit	\$ (1,440.00)

Estimated Net Value per Unit

Total (if paid annually)

Discount Rate

Implied AHU Fee (Lump sum)

Per Unit Fee at Plat

Implied AHU Fees at Plat

Total Multi-Family Component

	\$ 6,448.89	\$ 10,519.75	\$ 10,519.75	\$ 10,519.75
	\$ 42,079.00	\$ 10,519.75	\$ 10,519.75	\$ 10,519.75
	10%			
	\$ 33,346.19			
	\$ 460.44			
	\$ 120,174.84			
	\$ 153,521.03			