

Wednesday January 30, 2019

To: The Mayor and Town Council of Chapel Hill, North Carolina

From: Molly McConnell and Sherry Stockton. Lifelong residents of NC, and Molly has lived locally in modestly priced rental housing since 1970 and in Glen Lennox Apts. For 21 years. Sherry is also a lifelong resident of NC and has lived in Chapel Hill since 1976 when she was a student at UNC. She is a home owner in the Glen Lennox Neighborhood adjacent to the Glen Lennox Apartments and Shopping Center.

Re: Glen Lennox Apartments and Shopping Center and the financial assistance Clay Grubb needs for a new road in Glen Lennox Apts being required by DOT

We are petitioning the Mayor and Town Council to grant the money needed to help Clay Grubb build the new road in Glen Lennox that DOT is requiring, and to help him and our Glen Lennox Community. Glen Lennox Apartments and Shopping Center are a gem , a benefit, and blessing to the people who work and live here and to all of Chapel Hill.

Glen Lennox Apts & Shopping Center is the second mixed-use development in North Carolina. We have retail businesses and offices, we have socio-economically and culturally diverse rental housing for people of all ages from babies to people in their 90's, and all income levels. The staff and residents represent a socioeconomically and culturally diverse work force and retired work force and lots of children of all ages.

The Town and Town Council have found ways to grant money to a grocery store to come to Chapel Hill and ways to help other developers all over town with money and zones and roads—even those other developers are displacing their tenants to the streets with no help finding other housing or housing they can afford, and are only building deluxe expensive housing at 100-120% AMI.

Meanwhile, though other developers told Clay Grubb to tear down Glen Lennox Apts and Shopping Center and not care what happened to the people who live here and work here, Clay did NOT do that. He went out on a limb financially to save Glen Lennox.

Not only that, he met monthly with his tenants for 18 months to see what we need and to hear our concerns. He also participated on the Glen Lennox Neighborhood Conservation District Development Committee from 2010-2012 with us and others from our neighborhood and elsewhere in Chapel Hill.

- Clay Grubb listened and listened, and never once drove the conversation or said what he wanted or what he must do. He wanted to know what we wanted. We adopted 11 Guiding Principles and after one year of rezoning the private home owners streets surrounding the apartments, we began sharing in depth about vision for the future of Glen Lennox Apts and Shopping Center and our neighborhood that also respects our history & socioeconomic & cultural diversity and our green space and trees, and multigenerational neighborhood for work force & retired work force and middle class. He even hired Urban Design Associates to come listen and design and draw what we said we wanted—and to do so many different times.

- In addition to achieving the FIRST Neighborhood Conservation District in Chapel Hill that INCLUDES 70 acres of 400 over 65 year old rental housing and the 2nd shopping center in North Carolina managed and owned by Clay and Grubb Properties, combined with privately owned single family homes and a neighborhood church, we all agreed to enter into a Development Agreement Process for the preservation and redevelopment of Glen Lennox Apts & Shopping Center! Both are firsts in Chapel Hill & I believe in North Carolina!

- After the NCD was approved by the Town Council in 2012, Clay began Development Agreement Process using the NCD Committee's 11 Guiding Principles and the NCD zoning overlay and help from historic preservationists, nature conservationists, affordable housing experts and others.

- Another First! Clay is even providing less than market rent housing for all his long-term tenants in Glen Lennox Apartments with yearly increases capped at CPI—something quite unheard of not only in Chapel Hill, but in all of NC. No landlord or property owner is required to provide less than market rent housing to anyone. Clay is doing it to nurture Community, to uphold the Guiding Principles, and to honor, respect, nurture the integrity of the socioeconomically and culturally diverse neighborhood of work force and retired work force and their families. Right now that includes 40 apartments out of 440 and in 3 years there will be 15% who qualify. Forever after there will be 15% of Glen Lennox Apts available for rent at less than market rent (approximately at 70% -80 % of AMI) to long-term tenants – people living here 5 years or longer, and is capping yearly increases at 3-5% CPI. Clay & his company will also pay a moving expenses allowance for any tenant who has to move to another apartment in Glen Lennox during the redevelopment & preservation phases. ***At no time will any tenant be without an apartment in which to live if she/he chooses to remain in Glen Lennox.***

- In addition he is participating in providing 15% affordable for sale housing for the work force and retired work force.

He is also offering to participate with Justice United and the Town in a subsidized rental housing pilot project to provide 5 to 10 Glen Lennox Apts for people whose income is in the 30% AMI range.

- Plus with help of historic preservationists he is preserving the entire shopping center and restoring approximately 115 of the existing Glen Lennox Apartments.

- He is NOT clear-cutting our trees. He will be sure that at least 30% of Glen Lennox Apts is green space. He is also keeping our curvy streets, most of the old trees, and has a tree replanting program to add more trees, is adding pocket parks, community gardens, and will create a green nature “spine” the entire length of the property between Hamilton Road tenants & Oakwood Drive home owners to serve all of Chapel Hill for pedestrians and bikers from the Raleigh Rd/NC 54 side to the NC 15-501 side of the property, will only build 2-story residential in areas backing up to private home owners & preserved 1-story apartments, and providing an alternate route with road improvements and traffic signal for bikers to navigate safely through our neighborhood and across a busy highway; and is building welcoming and

sustainable energy efficient housing and commercial space that will welcome and serve cultural diversity, socioeconomic diversity, diversity of ages, people, Mother Nature, & uses.

In my 49 years in Chapel Hill no developer or owner of rental housing has ever done anything remotely like this. Instead others are either buying rental housing properties and doubling the rents or tearing down rental housing and redeveloping and building housing for only the wealthy and telling the tenants they have to leave—even though we seriously lack work-force housing—i.e. several years ago the then Chapel Hill Fire Dept. Chief said only 1 out of 92 fire dept personnel can afford to live in Chapel Hill, and that is because the person inherited a house.

Clay & Grubb Properties provided rent –free housing for several months to the Red Cross for six families who lost their homes in New Orleans during Hurricane Katrina—three of those families were relocated to Glen Lennox. They have also financially contributed since 2011 to Chapel Hill’s Community Home Trust for affordable housing.

Clay & his Glen Lennox Apartments staff are helping people find housing in Glen Lennox Apts who are being displaced from other apartments due to redevelopment—including residents of The Park Apartments who are being put to the street with no assistance from the owners/developers.

Clay has a commitment to the people living and working in Glen Lennox. He is not “flipping” the apartments. He is sticking with us through hard times. His father also lived in Glen Lennox Apts as a law student. Clay has a compassionate and ethical response to the people who live and work in Glen Lennox Apartments and Shopping Center—as well as the surrounding Glen Lennox Neighborhood Community.

The Glen Lennox Community that Clay Grubb is creating for all of us on his property and for the entire Glen Lennox Neighborhood Conservation District--and indeed for all of Chapel Hill, is an unparalleled model of listening, collaborative, creative, innovative, sensitive, calm, compassionate, respectful leadership, and humility to be copied by all developers, planners, designers, and communities throughout North Carolina and the United States!

Do NOT penalize Clay Grubb for being humble, ethical, and compassionate –rather than arrogant and greedy! Nurture and help our Glen Lennox Neighborhood not only survive, but thrive! Grant Clay Grubb the money needed to build the new road that DOT is requiring.

Respectfully,

Molly McConnell and Sherry Stockton

Supportive document attached is our nomination of Clay Grubb for The Urban Land Institute’s 2014 Willie York Community Builder Award.



June 30, 2014

To: The Urban Land Institute-Triangle

From: Margaret Bailey "Molly" McConnell, tenant, 170 Hamilton Road, Glen Lennox Apartments, Chapel Hill, NC 27517 and Sherry Stockton, home owner, 61 Oakwood Dr. Chapel Hill, NC 27517 (we served on the Chapel Hill Town Council appointed Glen Lennox Neighborhood Conservation District Development Committee from 2010-2012. Clay Grubb also served on the GL-NCD Committee.)

Re: Nomination for The 2014 J.W. Willie York Community Builder Award.

With respect and gratitude for him, we enthusiastically nominate Clay Grubb, CEO, Grubb Properties, for the 2014 J.W. Willie York Community Builder Award.

Clay joined Grubb Properties full-time in 1993. He leads the long-term, strategic vision and plays an active role in all investment decisions. During his tenure, he has led the development or acquisition of over \$1 billion worth of real estate projects. He has a law degree from UNC-Chapel Hill and a B.S. degree from the A.B. Freeman School of Business at Tulane University.

- Clay's first big Triangle project was the redevelopment of 11,000 Regency Parkway, Cary NC. It was purchased after vacant in 1996 & leased 190,000 sq ft within 90 days, winning "Redevelopment of the Year" from Triangle Business Journal. His company continued growth on the site and erected a second building on the site anchored by Lucent Technologies, Cable & Wireless USA and Global Knowledge.
- Under Clay's leadership, his company built Sterling Green Apartments in Morrisville
- Built the Gardens of Glenwood condominiums in Raleigh
- Built the Sterling Town Center Apartments near the Triangle Town Center Mall, which were leased 242 days ahead of schedule.
- This month Clay & Grubb Properties broke ground on their Link Apartments Glenwood South project.
- Clay and company recently redeveloped the NewCastle North and South buildings in RTP, where they put Reichold's world headquarters and Nexus, and signed the largest lease in the state of North Carolina with Lenovo.
- In 2008 Clay initiated redevelopment of the iconic Glen Lennox Apartments & Shopping Center (the second shopping center built in NC) in Chapel Hill. The 440 Glen Lennox Apts and Shopping Center were built in 1949-53 to serve GI's & their families returning to the work force and to college at UNC after WWII.
- More Firsts! After receiving opposition from his tenants, surrounding private home owners, the neighborhood church and others, Clay did something

p. 2, June 30, 2014 from M. McConnell & S. Stockton nominating Clay Grubb for The 2014 Willie York Community Builder Award

Extraordinary! With great humility, courage, sensitivity, compassion, respect, integrity, leadership, & vision, he withdrew the plans in June 2008, publicly apologized at a Town Council meeting and welcomed community input—including from his tenants, the church in the neighborhood, and surrounding private home owners!

- Another First! He participated in a town-wide forum, he met monthly for 18 months with groups of his tenants (all 440 apts. were personally invited each month) -- driving from Charlotte on Sundays & Wednesdays. Then he spent another 2 years coming to at least twice/month meetings of our GL-NCD Committee of his tenants, private home owners in the neighborhood, the neighborhood church, others in Chapel Hill, planning board staff, and town council liaisons. The meetings were open to the public and town planning staff and others participated. We had a 4 day charette.
- Clay Grubb listened and listened, and never once drove the conversation or said what he wanted or what he must do. He wanted to know what we wanted. We adopted 11 Guiding Principles and after one year of rezoning the private home owners streets surrounding the apartments, we began sharing in depth about vision for the future of Glen Lennox Apts and Shopping Center and our neighborhood that also respects our history & socioeconomic & cultural diversity and our green space and trees, and multigenerational neighborhood for work force & retired work force and middle class. He even hired Urban Design Associates to come listen and design and draw what we said we wanted—and to do so many different times.
- In addition to achieving the FIRST Neighborhood Conservation District in Chapel Hill that INCLUDES 70 acres of 440 over 60 year old rental housing and the 2<sup>nd</sup> shopping center in North Carolina managed by Clay & his company and owned by him & his partner, combined with privately owned single family homes and a neighborhood church, we all agreed to enter into a Development Agreement Process for the preservation and redevelopment of Glen Lennox Apts & Shopping Center! Both are firsts in Chapel Hill & I believe in North Carolina!
- After the NCD was approved by the Town Council in 2012, Clay began Development Agreement Process using the NCD Committee's 11 Guiding Principles and the NCD zoning overlay and help from historic preservationists, nature conservationists, affordable housing experts and others.
- The Glen Lennox Development agreement was unanimously approved by the Chapel Hill Town Council on May 23, 2014.

p. 3, June 30, 2014 from M. McConnell & S. Stockton nominating Clay Grubb for The 2014 Willie York Community Builder Award

In the Development Agreement process, Clay Grubb has also shown extraordinary ability to listen & welcome diverse voices & opinions of others, and extraordinary calm nurturing of Community and innovative, collaborative leadership with compassion, integrity, vision, sensitivity, courage, common sense, & humility.

- Another First! Clay is even providing less than market rent housing for all his long-term tenants in Glen Lennox Apartments with yearly increases capped at CPI—something quite unheard of not only in Chapel Hill, but in all of NC. No landlord or property owner is required to provide less than market rent housing to anyone. Clay is doing it to nurture Community, to uphold the Guiding Principles, and to honor, respect, nurture the integrity of the socioeconomically and culturally diverse neighborhood of work force and retired work force and their families. Right now that includes 40 apartments out of 440 and in 3 years there will be 15% who qualify. Forever after there will be 15% of Glen Lennox Apts available for rent at less than market rent (approximately at 70% of MAI) to long-term tenants –people living here 5 years or longer as of June 1, 2012. Clay & his company will also pay \$1,000 moving expenses for any long-term tenant who has to move to another apartment in Glen Lennox during the redevelopment & preservation phases. At no time will **any** tenant be without an apartment in which to live if she/he chooses to remain in Glen Lennox.
- In addition he is participating in providing 15% affordable for sale housing for the work force and retired work force.
- Plus with help of historic preservationists he is preserving the entire shopping center and restoring approximately 115 of the existing Glen Lennox Apartments.
- He is also keeping our curvy streets, most of the old trees, and has a tree replanting program to add more trees, is adding pocket parks, community gardens, and will create a green nature “spine” the entire length of the property between Hamilton Road tenants & Oakwood Drive home owners to serve all of Chapel Hill for pedestrians and bikers from the Raleigh Rd/NC 54 side to the NC 15-501 side of the property, will only build 2-story residential in areas backing up to private home owners & preserved 1-story apartments, and providing an alternate route with road improvements and traffic signal for bikers to navigate safely through our neighborhood and across a busy highway; and is building welcoming and sustainable energy efficient housing and commercial space that will welcome and serve cultural diversity, socioeconomic diversity, diversity of ages, people, Mother Nature, & uses.

p.4, June 30, 2014, M. McConnell & S. Stockton nominating Clay Grubb for The 2014 Willie York Community Builder Award

In my 44 years in Chapel Hill no developer or owner of rental housing has ever done anything remotely like this. Instead others are either buying rental housing properties and doubling the rents or tearing down rental housing and redeveloping and building housing for only the wealthy and telling the tenants they have to leave—even though we seriously lack work-force housing—i.e. the Chapel Hill Fire Chief said only 1 out of 92 fire dept personnel can afford to live in Chapel Hill, and that is because the person inherited a house.

- The Glen Lennox Community that Clay Grubb is creating for all of us on his property and for the entire Glen Lennox Neighborhood Conservation District--and indeed for all of Chapel Hill, is an unparalleled model of listening, collaborative, creative, innovative, sensitive, calm, compassionate, respectful leadership, and humility to be copied by all developers, planners, designers, and communities throughout North Carolina and the United States!

Clay has an abiding commitment to public service, welcoming diversity, nurturing Community, and deep, respectful, permanent roots in Chapel Hill and throughout the Triangle. Some examples of his commitment to volunteer service include:

- Clay & company donated rent-free housing for several families for several months in Glen Lennox Apartments via The Red Cross after Hurricane Katrina.
- Clay & management have initiated Glen Lennox Apartments participating in food drives for the InterFaith Council Food Pantry for those in need.
- Clay and Grubb Properties are members of The Chapel Hill Chamber of Commerce.
- 2014, Clay and Grubb Properties are donating financial support to the Raleigh-Triangle Chapter of The Cystic Fibrosis Association.
- Clay Chairs the Grubb Preservation Foundation which focuses on land preservation.
- Clay is an active Board member of Aym Technologies, a home healthcare software company with operations from New Jersey to Louisiana.
- Clay has also served on the Board of the Environmental Defense Fund.
- Clay has served on the UNC Kenan-Flagler School of Business' Real Estate Advisory Board.
- Clay serves on the Board of the Children's Defense Fund and Chairs their national Freedom School Strategic Advisory committee which provides after-school and summer programs for at-risk-children.



p.5, June 30, 2014, M. McConnell & S. Stockton nominating Clay Grubb  
for The 2014 Willie York Community Builder Award

- Since 2011 Clay & company have donated financial support to The Community Home Trust. Founded in 1991, CHT is a nonprofit that sells and preserves affordable homes for lower income families and others who live or work in Orange County, NC. CHT Homes sell for typically 30%-50% below the market rate & house teachers, nurses, public servants, volunteers and others who provide care and services in Orange County yet can't afford to live here.

We have lived in North Carolina all our lives as did our parents & grandparents. Margaret "Molly" is 67 years old & has lived within an hour of Chapel Hill all of her life and in rental housing in Chapel Hill since 1970—much of it substandard with the exception of the blessing of now living in Glen Lennox Apartments for 15 years. Sherry has lived in Chapel Hill since 1976 when she was an undergrad at UNC. She is a home owner on Oakwood which is geographically adjacent to Clay's Glen Lennox Apartments on Hamilton Road. We believe it would be an honor for the Urban Land Institute-Triangle to recognize Clay Grubb with The 2014 Willie York Builder's Award.

We believe Clay Grubb not only has already made outstanding contributions to Chapel Hill & the Research Triangle in North Carolina, he is continuing to do so. We believe Clay also exemplifies the Bible verse Micah 6:8 "and what does the Lord require of you but to do Justice, love Kindness [Mercy], and walk humbly with your God."

Sincerely,

Margaret Bailey "Molly" McConnell



Sherry L. F. Stockton

