

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, January 10, 2022 9:23 AM  
**To:** Robert Beasley  
**Cc:** Colleen Willger; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Concern with January 12th 2022 Town Council Meeting Agenda Item: Jay Street Apartments Option To Lease Agreement

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Robert Beasley [mailto:rcbeasley@gmail.com]  
**Sent:** Monday, January 10, 2022 7:29 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Concern with January 12th 2022 Town Council Meeting Agenda Item: Jay Street Apartments Option To Lease Agreement

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Mayor and Town Council,

I am writing to you again to call yet another concern to your attention with how Town Staff and the Developer are approaching the Jay Street Apartment Project. The agenda for the January 12th 2022 Town Council Meeting (released on Friday, January 7th) includes an item for the Council to Consider Authorizing the Town Manager to Execute Option to Ground Lease Agreements with the Developer of the Jay Street Affordable

Housing Development Project. The concern is that it is premature to consider authorizing the ground lease agreement for Jay Street at this time.

The Public Information Meeting has not yet been held. It is scheduled for Thursday, January 13th. There are numerous questions that myself and others in the Village Drive Community have about the Jay Street Apartments plan and the zoning application which was submitted December 1, 2021 that remain unanswered. For example, the current width of Jay Street is about 18.5'; however the zoning application states the width will be 27' wide. Where will this additional 9' come from, as north-south strip of Jay Street is currently wedged between Village West and the West Chapel Hill Cemetery? Another example is that the zoning application states there are 5 existing buildings on the Jay Street Property that will be demolished. Where are these 5 structures on the property, and what are they? I have walked the Jay Street site many many times, and I have never found any buildings on the site. Is this an attempt to portray the Jay Street Property as an already developed site as a way to downplay it having been purchased with Open Space Bond Funds in 2005?

Furthermore, there are several issues with the Jay Street Apartments proposal that need to be reviewed and discussed with the Town Council before committing to lease the land to Taft-Mills Group. For one, the recent Traffic Study of the project determined that the proposed apartment development will add 254 daily vehicular trips to the network. 254 more cars and services vehicles per day on this tiny strip of road that runs between Village West and the West Chapel Hill Cemetery. Only 53 vehicular trips are projected during the AM, Noon, and PM Peak Hours. In the first half of 2021 when the Jay Street Apartments project was presented by Town Staff, Community Home Trust, and Taft-Mills Group one of the benefits they conveyed was the walkable nature of the site, given its proximity to the Tanyard Branch Trail and the Village Drive bus stop. Myself and other local residents disputed this claim, and it appears the Traffic Study supports our point of view and associated concerns regarding traffic, car volumes, and parking.

Town Staff's presentation materials for this Wednesday's meeting state that the Option To Lease Agreement Council is being asked to approve "Grants sole and exclusive right to developer during option period" and "Restricts use of site to plans proposed in conditional zoning application." Mayor and Town Council, please consider that there continue to be many issues with the Jay Street Apartments Project that have not been addressed by the Town or by the Developers. The development is too large for this site, and the concerns from our community remain open and unaddressed by the Town and the Developer. It is premature to consider approval of the Option To Lease Agreement for Jay Street at this time. Once again I assert that you must recognize that even if it is not the Town's intent, actions such as this make it appear that the Town 1. does not really care about informing the public, 2. is making it as difficult as possible for the public to participate, ask questions, and provide feedback, and 3. is trying to speed the Jay Street Apartments Project through the Chapel Hill Process as quickly as it can without regard to the concerns or impacts to the Village Drive Neighborhood. This isn't just a single case; there is a repeated pattern here with how Town Staff is approaching and handling Jay Street.

Thank you for your time,

Robert Beasley

----- Forwarded message -----

From: **Robert Beasley** <[rcbeasley@gmail.com](mailto:rcbeasley@gmail.com)>

Date: Mon, Dec 6, 2021 at 2:43 PM

Subject: Continued issues with Staff and Developer approach with Jay Street

To: <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>

Mayor and Town Council,

I am writing to you again to call yet another concern to your attention with how Town Staff and the Developer are approaching the Jay Street Apartment Project. In the November 17th, 2021 Town Council Meeting I spoke during the "Update on Town Affordable Development Projects: Trinity Court and Jay Street" agenda item, raising concerns with how Town Staff and the Developer have been engaging our Village Drive Neighborhood. The issues we raise have not yet been addressed. We find out associated Town Council, Commission/Board Meetings, and Public Information Meetings late. Overall the approach being taken is not building trust with us on this development project.

And now today, Monday December 6th I received a postcard notification that there will be a Public Information Meeting on Jay Street in **two days** on Wednesday December 8th. I can say with a high degree of confidence that this session was not on the Town Calendar early last week when I was reviewing it for the month of December. How is it acceptable to schedule this meeting after the 1st of December and send out notifications to the public that there will be a Public Information Session in less than one week?

You must recognize that even if it is not the Town's intent, actions such as this make it appear that the Town 1. does not really care about informing the public, 2. is making it as difficult as possible for the public to participate, ask questions, and provide feedback, and 3. is trying to speed the Jay Street Apartments Project through the Chapel Hill Process as quickly as it can without regard to the concerns or impacts to the Village Drive Neighborhood. This isn't just a single case; there is a repeated pattern here with how Town Staff is approaching and handling Jay Street.

Thank you for your time,

Robert Beasley

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, January 10, 2022 9:24 AM  
**To:** david\_b\_schreiber@yahoo.com  
**Cc:** Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Jay Street Affordable Housing Project: Public Info Meeting  
**Attachments:** 110 JAY STREET - One Neighbor's Input (1).pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
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**From:** David Schreiber [mailto:david\_b\_schreiber@yahoo.com]  
**Sent:** Sunday, January 9, 2022 3:48 PM  
**To:** Becky McDonnell <rmcdonnell@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>; Emily Holt <eholt@townofchapelhill.org>; info@communityhometrusted.org; Advisory Boards <advisoryboards@townofchapelhill.org>  
**Subject:** Jay Street Affordable Housing Project: Public Info Meeting

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Greetings Mayor, Town Council, Affordable Housing Advocates, Planners, Taft Mills Group, et al,

My name is David Schreiber, I am a property owner on Jay Street (246 Jay St.) In preparation for this Thursday's Jay Street Public Information Meeting (Jan 13), I would like to enter the attached

document outlining my concerns about the project into the record. I am planning on participating in the call on Thursday.

I appreciate your attention to this matter.

David Schreiber

[david\\_b\\_schreiber@yahoo.com](mailto:david_b_schreiber@yahoo.com) | 410-963-3383

# A Neighbor's Input on the Proposed Low Income Apartment Project at 110 Jay Street

**David Schreiber, Property Owner:**

246 Jay Street Units A&B

January 8, 2022. The contents of this document are for the consideration of the Chapel Hill Town Council and Mayor, the Chapel Hill Stormwater Management Utility Advisory Board, the Chapel Hill Affordable Housing Dept., Taft Mills Group and its Contractors.

Greetings Town Council,

My name is David Schreiber. I own 246 Jay St., a duplex at the southernmost end of Jay St. abutting the proposed low-income apartment complex planned for 110 Jay St. Of the multiple reasons why I oppose this project, I am most dismayed by the project's encroachment on my property and that of my neighbors, and the anticipated destruction of the exiting forested environment surrounding the southernmost end of Jay St.

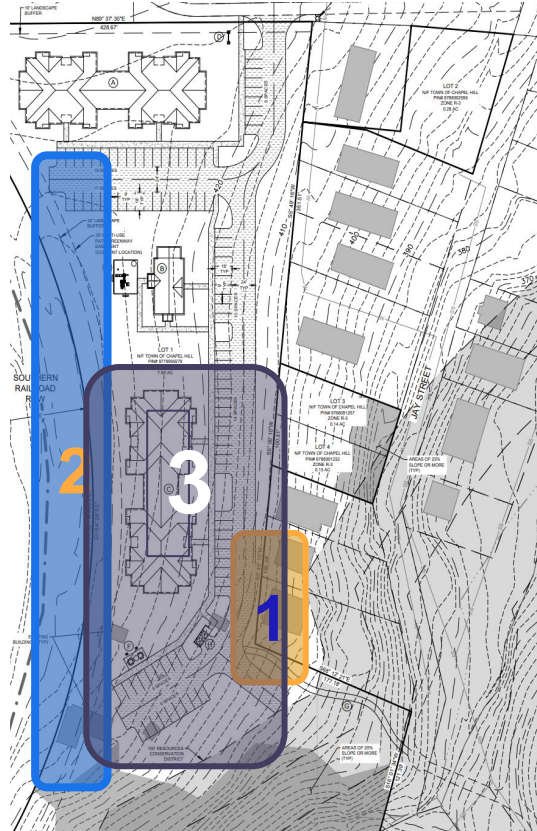
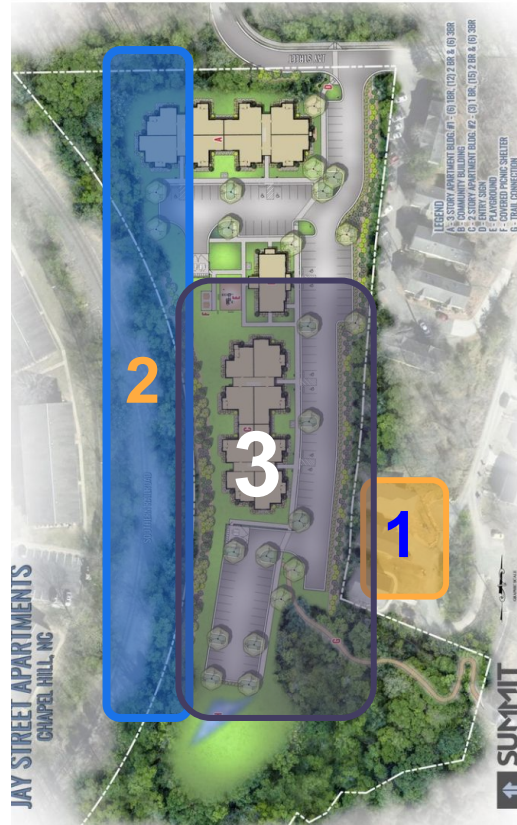
As planned, the parking lot / roadway of the Jay St. project is sited within approximately 20' of my existing dwelling – and even closer to the property line. As you are no-doubt aware, the Jay St. plot is currently a woodland buffer with fairly steep grades running downhill from the railroad tracks on the west side, toward toward Jay Street and Bolin Creek. The grade behind my property is notably pitched. According to the concept plans, this terrain will become parking and roadways.

**Setting aside the need for significant excavation and stormwater capture, if built, the Jay St. apartments will forever destroy the tranquility and unique nature of the southern end of Jay Street. (It is hard to believe any member of the Town Council would be amenable to having an apartment complex built within 20' of their own home, especially if that home previously abutted urban forest.)**

I encourage the Town Council to reject this project. Failing that, I ask the Town Council to ensure specific steps are taken to reduce this project's encroachment on my property and those of my neighbors. A proposed solution follows.

David Schreiber: 108 Rock Spring Ct., Carrboro / 410-963-3383 / david\_b\_schreiber@yahoo.com

# Jay Street Concept Plans (Both May Be Outdated)



## Suggested Plan Revisions to Reduce Impact on Jay Street Neighbors

As illustrated by the areas highlighted with the # 1, the proposed Jay Street low-income apartment project is sited within ~20' of 246 Jay St. and the two neighboring properties at the southernmost end of Jay St.

Before this project is approved, the developers must revise the plans so the project elements highlighted in #3, are moved westward toward the track-side of the plot (the area highlighted with #2), in order to provide at least 40' of separation between the new development and my property and those of my neighbors. That buffer must be replanted with native trees and plants to control erosion and minimize noise, light and other impacts from the new development.



## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, January 12, 2022 9:51 AM  
**To:** Dan Levine  
**Cc:** Colleen Willger; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: LIHTC Information and Support

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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**From:** Dan Levine [mailto:Dan.Levine@self-help.org]  
**Sent:** Tuesday, January 11, 2022 3:33 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Sarah Vinas <svinas@townofchapelhill.org>; Manager <manager@townofchapelhill.org>  
**Subject:** RE: LIHTC Information and Support

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Dear Mayor and Council (Cc Manager Jones and Director Vinas),

Since I will be unable to attend this week's Council meeting to speak, I am just following up on the below to reiterate the Coalition's thoughts in advance of the meeting, where a couple of these issues are being decided for this year. Importantly, I hope the Town will support moving forward with providing site control and other commitments to allow for multiple LIHTC applications this month. Thanks for your thoughtful consideration.

Best,

Dan

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**From:** Dan Levine

**Sent:** Friday, December 10, 2021 12:18 PM

**To:** [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)

**Cc:** [manager@townofchapelhill.org](mailto:manager@townofchapelhill.org); Sarah Vinas ([svinas@townofchapelhill.org](mailto:svinas@townofchapelhill.org)) <[svinas@townofchapelhill.org](mailto:svinas@townofchapelhill.org)>; Jennifer Player <[jplayer@orangehabitat.org](mailto:jplayer@orangehabitat.org)>

**Subject:** LIHTC Information and Support

Dear Mayor Hemminger and Town Council, Cc to Housing Advisory Board members (please forward), Manager Jones, and Director Viñas,

I hope this message finds each of you well. We are writing on behalf of the Orange County Affordable Housing Coalition (<http://www.orangehousing.org/>), in order to share some thoughts on how the Town can and should continue to support development of affordable multifamily rental housing, which as you know is a critical part of the housing continuum for lower income community members.

The Low-Income Housing Tax Credit (LIHTC) is easily the most significant affordable rental housing production program in the country, but until recently was rarely used in Chapel Hill. There have been a total of 10 competitive LIHTC awards to Orange County (just 4 in Chapel Hill) for new construction in the last 30+ years. This compares to 30 such developments in Durham, 26 in Buncombe, 40 in Guilford, and 96 in Wake County. (You can look up multifamily funding awards by jurisdiction and/or by other criteria at <https://www.nchfa.com/rental-housing-partners/rental-developers/find-awarded-projects>.) We are happy the history of little LIHTC development in the county is changing, with Greenfield Place and Greenfield Commons (Legion Road) and Perry Place (Merritt Mill) as recent examples.

We hope that Carraway Village, Jay Street and Trinity Court will be additional examples of successful LIHTC development in the near future. While we are not familiar enough with the details of each of these three proposed projects to be able to comment on the proper financing approach and sequencing to maximize impact and minimize local subsidy required, we do want to share some general thoughts presuming they will all be LIHTC developments. It's important to understand several responsibilities of the Town to support developments that utilize LIHTC as a funding source:

- In order for LIHTC developments to move forward successfully, **the Town needs to provide several key commitments, without which the LIHTC application cannot be submitted and a full year will be lost (for 9% LIHTC) waiting for the next annual application cycle:**
  - Execute a written option to purchase or other valid form of site control before the preliminary tax credit application deadline (**1/21/22, the likely deadline for next calendar year for 9% LIHTC applications**). Such options will include contingencies to ensure that the developer only has the right to purchase provided a LIHTC award is received, long-term affordability protections are imposed, et al.
  - Ensure that sites have the necessary zoning in place before the full tax credit application deadline (**5/13/22, the likely deadline for next calendar year for 9% LIHTC applications**).
  - Provide evidence of needed local subsidy, if any, through a written commitment in place before the full tax credit application deadline (**also 5/13/22**).

Once the LIHTC funding award is made, which is usually August, there will be additional expectations of the Town—e.g., the Town will need to be sure that all its site/building review and inspection processes are well-coordinated to meet the tight deadlines for placing the developments in service.

- Although in most years Orange County is unlikely to receive more than one 9% (competitive) LIHTC award, it is possible the county could receive two awards, and this possibility is higher this year because of a tie-breaker criterion that may not exist in future years and favors counties with little LIHTC recent production; Orange County has one of the lower production rates in the state. Furthermore, **it is always good public policy to support the submission of more than one project's 9% LIHTC funding application annually** to increase the odds of winning an award given competition from other communities and the potential for any single funding application not to succeed in any given year for any number of reasons. Most jurisdictions that consistently deliver LIHTC developments submit two or often more competitive applications every year; developers should understand that they may not be the only application in the county, as this is the case in most communities where they work.
- **Local subsidy—in the form of soft debt, donated land, and more—is critical to development of affordable multifamily rental housing, as with other affordable housing.** 9% LIHTC projects generally require the least local subsidy per unit for affordable housing targeting renters because they provide a significant amount of tax credit equity, while 4% (non-competitive) LIHTC requires significantly more local subsidy but opens the door to many more units being created over time given that at present North Carolina has more 4% LIHTC capacity than it has funding applications for those projects. Both 4% and 9% are important tools to utilize for our community.

Please let us know if we can provide any additional information as you continue to learn about what the Town can do to increase the success of its housing partners. For example, the OCAHC includes four nonprofit partners who have developed or are in the midst of developing LIHTC projects—DHIC, CASA, Self-Help, Community Home Trust—and can help address any questions or concerns. Affordable housing development requires leadership, expertise, land, and subsidy; you have the power to continue to provide each of these key ingredients and we look forward to supporting your efforts. Presuming that the Town wants to have developers submit 9% tax credit applications for both Jay Street and Trinity Court, **we look forward to your vote on January 12th to grant site control from the Town to the developers** to allow funding applications to happen in the 2022 LIHTC 9% cycle.

Sincerely,

Dan Levine, 2021-2022 Co-Chair

Jennifer Player, 2020-2021 Co-Chair

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, January 12, 2022 5:10 PM  
**To:** Rachel Gray  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Mtg tonight 1/12/2022

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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**From:** Rachel Gray [mailto:villagewestr@gmail.com]  
**Sent:** Wednesday, January 12, 2022 4:13 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Mtg tonight 1/12/2022

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Hello Mayor Hemminger, and Town Council,

I am registered to speak at tonight's meeting under the, "Consider Authorizing the Town Manager to Execute Option to Ground Lease Agreements with the Developers of the Trinity Court and Jay Street Affordable Housing Development Projects." proposal.

I will not be able to attend, so I am writing instead, and I am adding my voice to **all** those who speak out tonight, **against this lease agreement for Jay St.**

I think that none of our concerns about this development have been adequately addressed.

If you are going to build on the Jay st. property, please use another developer, instead of Taft Mills, who calls us names and says our concerns are of no importance and not an issue, and who has a conflict of interest, since Dustin Mills is on the Housing Advisory board. To make it worth his while to build on Jay st. he **has** to disregard every single issue we have raised.

People need affordable housing, though I don't believe it has to be at the expense, and cost of **all other factors** - environmental, current neighborhoods, density overgrowth, etc!!!

I would love to see the town building smart and acquiring buildings already in existence, and not allowing developers to run the town and build huge apartment complexes in every single tiny piece of land available.

I am a low income worker, and from meeting some of you, I feel discouraged, in that you seem very out of touch with how it is for people who are barely getting by. For people who have to rent, and will never have the change to buy. For people who are trapped in a system that keeps them in low income. I don't know if you are aware of the brokenness of the systems that are not getting to the root of the problems but are just perpetuating things to keep the problems going forever.

Please consider keeping it green in keeping with your ethical values (that I hope you have) of the green space bond money that land was purchased with, or build, Pee Wee homes for the homeless, or town homes with habitat for humanity, or homes that fit the look and feel of the neighborhood that people can buy.

ANYTHING OTHER THAN A BIG, UGLY APARTMENT COMPLEX!!!!

Thanks for reading and please take my words to heart. <3  
I'll miss sharing these comments on zoom tonight.

R. Gray