

## Amy Harvey

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**From:** Town Council  
**Sent:** Wednesday, April 17, 2024 4:37 PM  
**To:** Alice Jacoby  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Elizabeth Sharp; Jeanne Brown; Jess Anderson; Karen Stegman; Melissa McCullough; Paris Miller-Foushee; Theodore Nollert; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Susan Brown; Sarah Vinas  
**Subject:** RE: A 2024 Affordable Housing Bond

Hello Alice,

Thank you for your email. I am copying the Mayor and individual Council members, as well as appropriate staff on this message.

Best,

Shay Stevens



**Shay C. Stevens** | She/Her  
Community Relations Manager  
**Manager's Office**  
[Town of Chapel Hill](https://www.townofchapelhill.org)  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Phone: (919) 968-2831

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**From:** Alice Jacoby <ajacoby@orangehabitat.org>  
**Sent:** Wednesday, April 17, 2024 3:27 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Jackie Jenks <jjenks@ifcmailbox.org>; George Barrett <george@jacksoncenter.info>; Sarah Vinas <svinas@townofchapelhill.org>  
**Subject:** A 2024 Affordable Housing Bond

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Dear Mayor and Council:

Our community urges you to put forward a bond in 2024, one that supports economic and racial equity through a serious investment in affordable housing. Delaying a bond until 2025 will deliver less value and impact to the town for the same amount of funds. Costs continue to rise, and the pipeline of affordable housing units will inevitably become more expensive with delays. The Orange County Affordable Housing Coalition stands ready to support the town's bond education campaign and GOTV efforts this fall during a high-visibility election season.

We recognize that Council is balancing multiple priorities to determine bond categories and amounts. We also know that

a \$10m bond for affordable housing is woefully insufficient. This would support only 25% of housing units in the pipeline for known projects. With bond funds limited to Legion Road and a single LIHTC project, your external housing partners will struggle to deliver urgently needed units. A strategy focused on the Town borrowing money from itself cannot realistically help your community partners to seize opportunities yet unknown that will help our town to achieve its vision for an inclusive and complete community. This borrowing strategy also anticipates guaranteed future passage of a bond, an unnecessary financial risk.

We respect the inclination of Council to avoid raising taxes for vulnerable populations by capping the total bond package at \$50m. That said, the Town's adopted Affordable Housing Plan and Investment Strategy requires its own \$50m investment over the next five years. The plan lays out multiple options to reach the total \$50m needed, with bond amounts ranging from \$29m to \$40m, supplemented by local funds. We ask that you consider these alternatives (attached for reference) in tandem with FY25 budget conversations. The critical goals of the adopted housing plan cannot feasibly be accomplished with a housing bond of \$10m, especially with the next bond not under consideration until 2032.

We cannot fail to take advantage of the single best funding mechanism to move forward the town's urgent housing priorities. We cannot afford to delay a bond until 2025 and lose momentum on affordable housing when the need has never been greater. We cannot afford to launch an ambitious new revolving loan fund, then fail to provide sufficient local subsidy to attract high-impact projects. We know that it hurts our whole community if we lack the resources to secure land opportunities or to preserve NOAH properties to prevent further displacement of people of color and those with the lowest incomes.

The Town's Affordable Housing Plan and Investment Strategy was approved unanimously by many members of this Council. New council members were elected on a platform supporting affordable housing. This is your opportunity to put decisive action behind your words. We understand that these decisions are complicated, and that swift leadership is needed to move this forward for 2024. We're behind you, and we ask that you recognize the urgency of this opportunity for our town and to act with boldness accordingly.

On behalf of the Orange County Affordable Housing Coalition, thank you for your leadership.

Sincerely,

Alice Jacoby, OCAHC Advocacy Co-Chair

Jackie Jenks, OCAHC Co-Chair

George Barrett, OCAHC Co-Chair

### **Alice Jacoby (she/hers)**

Vice President of Policy & Advocacy  
Habitat for Humanity of Orange County, NC  
88 Vilcom Center Drive | suite L110  
Chapel Hill, NC 27514  
m:(919) 697-1903

[orangehabitat.org](http://orangehabitat.org)



We build  
**strength, stability,  
self-reliance  
and shelter.**

## Amy Harvey

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**From:** Town Council  
**Sent:** Wednesday, April 17, 2024 4:35 PM  
**To:** Karen Lewis  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Elizabeth Sharp; Jeanne Brown; Jess Anderson; Karen Stegman; Melissa McCullough; Paris Miller-Foushee; Theodore Nollert; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Susan Brown  
**Subject:** RE: \$50 Million Bond

Hello Karen,

Thank you for your email. I am copying the Mayor and individual Council members, as well as appropriate staff on this message.

Best,

Shay Stevens



**Shay C. Stevens** | She/Her  
Community Relations Manager  
**Manager's Office**  
[Town of Chapel Hill](#)  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Phone: (919) 968-2831

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**From:** Karen Lewis <tokyokaren@yahoo.com>  
**Sent:** Wednesday, April 17, 2024 2:23 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** \$50 Million Bond

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Dear Mayor Anderson and Town Council Members,  
I recommend that funds be spent on tutoring failing students in Chapel Hill. Establishing teams of qualified tutors in major subjects and paying them a good wage would benefit the entire Chapel Hill community.

God bless you,

Karen Lewis

Chapel Hill

[Sent from Yahoo Mail for iPhone](#)

## Amy Harvey

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**From:** Town Council  
**Sent:** Wednesday, April 17, 2024 4:02 PM  
**To:** dowlingconsulting1  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Elizabeth Sharp; Jeanne Brown; Jess Anderson; Karen Stegman; Melissa McCullough; Paris Miller-Foushee; Theodore Nollert; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Susan Brown; Sarah Vinas; Emily Holt  
**Subject:** RE: Requests from Housing Advisory Board

Hello Robert,

Thanks for your message regarding affordable housing. I am copying the Mayor and individual Council members, as well as appropriate staff on this message.

Best,

Shay Stevens



**Shay C. Stevens** | She/Her  
Community Relations Manager  
**Manager's Office**  
[Town of Chapel Hill](https://www.townofchapelhill.org)  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Phone: (919) 968-2831

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**From:** Robert Dowling <dowlingconsulting1@gmail.com>  
**Sent:** Wednesday, April 17, 2024 12:47 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>  
**Cc:** CHRIS BLUE <CBLUE@townofchapelhill.org>; Sarah Vinas <svinas@townofchapelhill.org>; Emily Holt <eholt@townofchapelhill.org>  
**Subject:** Requests from Housing Advisory Board

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Mayor Jess and Members of the Town Council,

The Housing Advisory Board voted unanimously last night to make the following requests:

1. That the Council make all efforts to place the Town bond referendums on the ballot in 2024.
2. That the Council allocate \$20 million to the affordable housing bond that will be voted upon by the citizens of Chapel Hill.

The members of the Housing Advisory Board are grateful for the Council's support of affordable housing. As you know, that support is needed more now than ever.

As the Chair of the Housing Advisory Board, I expect to attend the Council meeting this evening to make this request in person.

Thank you for all the support you have provided over many years.

Respectfully,

Robert Dowling

HAB Chair