

Amy Harvey

Subject: FW: 2200 Homestead Community Meeting Follow-up

Dear Mayor and Council,

The Town's development partner, the Homestead Housing Collaborative led by Self Help, sent the following email Tuesday morning, 5/19, to participants in a virtual meeting the Town and the Homestead Collaborative held last week with stakeholders of the 2200 Homestead Road project. At that meeting we provided an update and overview of the draft site plan. The email addresses the feedback we received at that meeting related to the housing interests and needs of the groups in attendance, including HOPE, Community Empowerment Fund, IFC, and Meeting of the Minds.

We are forwarding this to you as context to our presentation at the Council Meeting tomorrow night and as part of our response to the feedback you provided in April on our question about co-housing.

Thank you,

From: Dan Levine [mailto:Dan.Levine@self-help.org]

Sent: Tuesday, May 19, 2020 11:08 AM

To: Aspen Romeyn <Aspen.Romeyn@self-help.org>; Ginny Dropkin <gindropkin@nc.rr.com>; orahraia@gmail.com; 'Dorothy Foley' <dotty@dottyfoley.com>; yvettem@communityempowermentfund.org; Jackie Jenks (jjenks@ifcmailbox.org) <jjenks@ifcmailbox.org>; Emily Holt <eholt@townofchapelhill.org>; Nate Broman-Fulks <nbfulks@townofchapelhill.org>; valerie@communityempowermentfund.org; Richard Turlington <rturlington@orangehabitat.org>; Jennifer Player <jplayer@orangehabitat.org>; Kimberly Sanchez <ksanchez@communityhometruster.org>; Lori Woolworth (lwoolworth@communityhometruster.org) <lwoolworth@communityhometruster.org>; Jess Brandes <jbrandes@casanc.org>; Neil Ritter <nritter@casanc.org>; Graham Smokoski <Graham.Smokoski@self-help.org>

Subject: 2200 Homestead Community Meeting Follow-up

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Good morning, I am writing to follow-up on last week's conversation. Thank you again for your time, thoughtfulness, and ongoing commitment to affordable housing and to the people you serve. Our team values your feedback and has already debriefed to think through concrete ways we can honor it as we move forward with development planning. Based on your comments and our continued deliberations, our development team has outlined the below aspirations. I use that word rather than commitments because reaching these aspirations depends on some things we can control and some we cannot, but we can influence decision-makers and funders with support from people like yourselves.

To help fulfill the Town's overall project vision and goals, as outlined during our presentation (attached), we aspire to:

- Include approximately 20% of total units with rents affordable to households under 30% AMI (extremely low income/ELI) who do not have portable housing vouchers. This includes approximately 8 units at CASA's workforce rental buildings and 16 units at the CASA-Horizons building.

- Actively pursue vouchers (HCV, VASH, et al.), both project-based and portable, to better serve ELI households and better leverage scarce local funding sources.
- Explore the possibility of reserving some Home Trust and Habitat homes for sale to ELI households and/or people with developmental disabilities through targeted fundraising. To pursue this option, we would need your organizations to help raise funds for these units; e.g., perhaps PACID/HOPE could raise funds to provide as gift money to a homebuyer with developmental disabilities.
- Continue to pay close attention to principles of universal design, as architectural design development continues, in order to ensure that as many parts of the site, and as many housing units as practical, are visitable or better yet fully accessible for people with mobility disabilities and other disabilities.
- Continue conversations with your organizations and others around targeted outreach, referral, and ownership/rental preparation strategies so that you and the clients you serve understand how to be added to wait lists and applications as they open.

Please let us know how all of this sounds, and we truly welcome continued dialogue going forward.

Take care,

Dan Levine

Director of Business Development & Project Management

Self-Help Real Estate Team
 301 W Main St | Durham, NC 27701
 919.956.4462 | dan@self-help.org

As Self-Help strives to assist those impacted by COVID-19, we have created a website with information relevant to tenants and small businesses: www.self-help.org/covid

From: Aspen Romeyn

Sent: Tuesday, May 12, 2020 3:55 PM

To: Aspen Romeyn <Aspen.Romeyn@self-help.org>; Ginny Dropkin <gindropkin@nc.rr.com>; orahraia@gmail.com <orahraia@gmail.com>; 'Dorothy Foley' <dotty@dottyfoley.com>; yvettem@communityempowermentfund.org <yvettem@communityempowermentfund.org>; Jackie Jenks (jjenks@ifcmailbox.org) <jjenks@ifcmailbox.org>; Dan Levine <Dan.Levine@self-help.org>; Emily Holt <eholt@townofchapelhill.org>; Nate Broman-Fulks <nbfulks@townofchapelhill.org>; valerie@communityempowermentfund.org <valerie@communityempowermentfund.org>; Richard Turlington <rturlington@orangehabitat.org>; Jennifer Player <jplayer@orangehabitat.org>; Kimberly Sanchez <ksanchez@communityhometruster.org>; Lori Woolworth (lwoolworth@communityhometruster.org) <lwoolworth@communityhometruster.org>; Jess Brandes <jbrandes@casanc.org>; Neil Ritter <nritter@casanc.org>

Subject: 2200 Homestead Community Meeting

When: Thursday, May 14, 2020 3:00 PM-4:00 PM.

Where: GoToMeeting

***Here's the call-in information

<https://www.gotomeeting.com/meeting/join-meeting>

Meeting ID: 773-099-493

For audio you can either use your computer audio or call in on your phone:

(571) 317-3122, 773-099-493#

Please plan to join a few minutes in advance of the meeting so we can start on time***

Please join us for this update on the 2200 Homestead Road planned mixed-income development project. The Town of Chapel Hill's Affordable Housing Staff and members of the development team, which includes Self-Help, CASA,

Community Home Trust, and Habitat for Humanity, will provide an update on the project and an opportunity to hear your thoughts on the draft plan. The agenda includes:

1. Introductions
2. Meeting purpose and project next steps
3. Overview of the development team and draft site design
4. Habitat for Humanity overview and housing types proposed
5. Community Home Trust overview and housing types proposed
6. CASA overview and housing types proposed
7. Discussion and Q&A

If you can't make this meeting time please let us know and we'll try to find another way to connect with your group in the coming weeks.

Thank you,

Aspen

Aspen Romeyn

Associate Project Manager

Self-Help Real Estate Team

301 W Main St | Durham, NC 27701

919.313.8565 | aspen.romeyn@self-help.org



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