

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 12, 2019 4:45 PM
To: rdowling@communityhometruster.org
Cc: Ben Hitchings; Loryn Clark; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...FW: Independent Senior Housing at 2217 Homestead Road
Attachments: OCAHC 2217 Homestead Support Letter_02122019.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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
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From: Robert Dowling [mailto:rdowling@communityhometruster.org]
Sent: Tuesday, February 12, 2019 2:27 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: 'Delores Bailey (delores.bailey@gmail.com)' <delores.bailey@gmail.com>; Maurice Jones <mjones@townofchapelhill.org>; Loryn Clark <lclark@townofchapelhill.org>; Ben Hitchings <bhitchings@townofchapelhill.org>
Subject: Independent Senior Housing at 2217 Homestead Road

Mayor Hemminger and members of the Town Council,
Attached is a letter from the Orange County Affordable Housing Coalition that addresses the revised affordable housing proposal from the applicant of the subject development.
We are grateful for the Town's ability and willingness to negotiate a stronger affordable housing proposal than was originally offered.

Respectfully, and on behalf of the Coalition,

Robert Dowling

Robert Dowling

Executive Director
Community Home Trust
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919-967-1545 ext. 307

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www.communityhometrust.org



Orange County Affordable Housing Coalition

February 12, 2019

To: Mayor Pam Hemminger and Town Council

Cc: Town Manager Maurice Jones, Housing & Community Executive Director Loryn Clark,
Planning Director Ben Hitchings

From: Co-Chairs Delores Bailey & Robert Dowling, Orange County Affordable Housing Coalition

Re: OCAHC Support for 2217 Homestead Road Development Proposal

We are writing on behalf of the Orange County Affordable Housing Coalition (OCAHC), whose members unanimously agreed at its most recent meeting on February 8th to support the developer's current proposal seeking re-zoning and a special use permit at 2217 Homestead Road for 198 apartments including 20 affordable units.

Our understanding of the current proposal is that the developer will provide at least 20 rental apartments that are income-restricted and leased exclusively to seniors earning at or below 60% AMI, that these apartments will remain affordable to this population for at least 30 years, and that the Town will enter into a legally binding agreement with the developer to monitor and enforce these restrictions, possibly with help from a local non-profit housing agency. We support this proposal because we believe it reflects a reasonable compromise with the Town to create long-term affordable rental housing.

Further, we understand that the developer has asked for Town Council's support to eliminate solar panels from the project's design and to cap building permit fees at \$10,000 (compared to an estimated "normal" fee of \$93,000). OCAHC's membership is in favor of removing the solar panels given there is no code requirement and we believe affordable housing units are a higher priority (and both have a significant cost to the developer). Our group is split on the proposed cap on permit fees, with some members concerned about the precedent it sets and others seeing it as a fair concession. We trust that Council will make an informed, reasonable decision on what, if any, relief to provide the developer to support their commitment to affordability.

Thank you for your close attention and leadership in review of the 2217 Homestead Road proposal, which OCAHC members believe will benefit the community both by providing market rate and affordable rental units for seniors. OCAHC recommends that Town Council vote to approve the development at its proposed density of 198 units with 20 dedicated affordable rental apartments.