

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 28, 2022 2:52 PM
To: Peifer, Mark A
Cc: Habitat for Humanity of Orange County; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Thank you for the support of affordable housing!

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

From: Peifer, Mark A <peifer@unc.edu>
Sent: Friday, October 28, 2022 1:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Habitat for Humanity of Orange County <email@orangehabitat.org>
Subject: Thank you for the support of affordable housing!

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

Dear Mayor Hemminger and Council members,
As a long time Chapel Hill resident and supporter of Habitat for Humanity Orange Co I was delighted to hear that the Town will make a historic investment of nearly \$8 million dollars for affordable housing, using combined funds from the 2018 Town housing bond and the American Rescue Plan Act (ARPA). I was also happy to hear that the Housing Advisory Board unanimously recommended Town Council award \$1.85M dollars to Weaver's Grove. I hope you approve this recommendation in full-its a game changer

Mark Peifer

Professor of Biology

peifer@unc.edu

<http://peiferlab.web.unc.edu/>

He/him

**Please direct any undergraduates interested in graduate programs in
Molecular, Cell and Developmental Biology to our great graduate entry portal:**

Biological and Biomedical Sciences: <https://bbisp.unc.edu>

To learn more about our Ph.D. Programs

Genetics and Molecular Biology: <http://gmb.unc.edu/>

Neurobiology: <http://www.med.unc.edu/neurobiology/>

Cell Biology and Physiology: <https://www.med.unc.edu/cellbiophysio/education-training/cell-biology-and-physiology-curriculum/>

Biology: <https://bio.unc.edu/graduate/>

Peifer Mailing address:

CB#3280; Coker Hall

Dept. of Biology

University of North Carolina at Chapel Hill

Chapel Hill NC 27599-3280

[919-962-2271](tel:919-962-2271) (o) [919-962-2272](tel:919-962-2272) (l)

PEIFER LAB ADDRESS FOR FED EX:

521 Fordham Hall

133 Medical Drive

University of North Carolina

Chapel Hill NC 27599 USA



Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 28, 2022 2:55 PM
To: falconbridgegroup@nc.rr.com
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Action needed: vote YES for \$1.85 million in funding for Weavers Grove

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.

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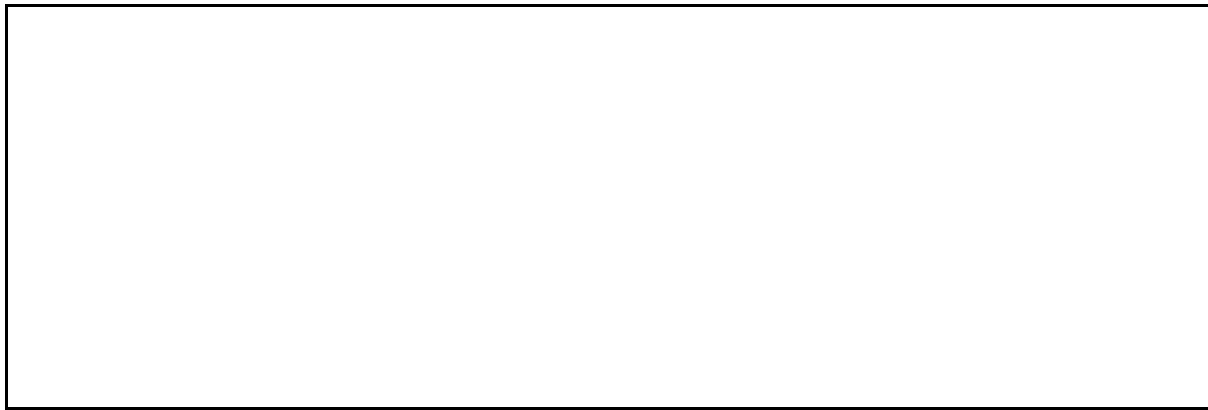
From: falconbridgegroup@nc.rr.com <falconbridgegroup@nc.rr.com>
Sent: Friday, October 28, 2022 1:10 PM
To: 'Alice Jacoby Habitat for Humanity of Orange County' <email@orangehabitat.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: RE: Action needed: vote YES for \$1.85 million in funding for Weavers Grove

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

Alice -

Why would HFH undertake a \$30 million project with only \$1.8 million of funding? Especially when the Town or Carrboro is spending \$42 million+ itself for a library for crying out

Subject: Action needed: vote YES for \$1.85 million in funding for Weavers Grove



This year, the Town of Chapel Hill will make a historic investment of nearly \$8 million dollars for affordable housing, using combined funds from the 2018 Town housing bond and the American Rescue Plan Act (ARPA). The Town’s Housing Advisory Board just met to make official funding recommendations for local housing organizations that applied for support.

Some exciting news: the Housing Advisory Board **unanimously recommended that the Town Council award \$1.85 million dollars to Weavers Grove** to build 101 affordable Habitat homes. To build a \$30M project like Weavers Grove, Habitat relies on both public and private funds. Habitat is proud to deliver a community vision for Chapel Hill that closely aligns with the Town’s affordable housing goals and will put these funds to work immediately when construction begins in spring 2023.

It’s not official yet– the Town Council will vote to approve the funding recommendation on November 16th. **It’s important that Town Council members hear from the community about the significance of Weavers Grove for the current and future residents of Chapel Hill.** Will you help to share this message and ensure a vote of support? Any ties to Chapel Hill including live, work, go to school in, or visit - your voice matters!

Please take a moment to email Mayor Hemminger and the Town Council at mayorandcouncil@townofchapelhill.org to say thank you for the Town’s historic investment in affordable housing and urge them to **approve in full the unanimously recommended \$1.85M for Weavers Grove.** This is an opportunity to remind our elected leaders what this project means to our community and to you personally.

With gratitude,

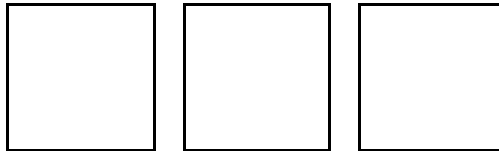


Alice Jacoby
Vice President of Policy and Advocacy

Join Habitat in building strength, stability, and self-reliance for our neighbors.



www.orangehabitat.org
(919) 932-7077



[Remove my name from all future mass email communications:](#)

Address postal inquiries to:
Habitat for Humanity of Orange County
88 Vilcom Center Dr Ste L110
Chapel Hill, NC 27514-1665

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 28, 2022 2:59 PM
To: resta
Cc: Sarah Vinas; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Weavers Grove funding

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Sincerely,

Jeanette Coffin



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[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

From: resta <roachdeborah@aol.com>
Sent: Friday, October 28, 2022 2:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Weavers Grove funding

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

Thank you for the Town's investment in affordable housing! As Town residents, we hope you will approve the recommended 1.85 million dollars for Weavers Grove...a great opportunity to build multiple houses for Habitat for Humanity.

Thank you,
Deborah and Ed Roach
407 Meadowmont Lane
Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 28, 2022 3:46 PM
To: Email
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Action needed: vote YES for \$1.85 million in funding for Weavers Grove

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From: Email <email@orangehabitat.org>
Sent: Friday, October 28, 2022 3:43 PM
To: falconbridgegroup@nc.rr.com; Email <email@orangehabitat.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; Alice Jacoby <ajacoby@orangehabitat.org>
Subject: RE: Action needed: vote YES for \$1.85 million in funding for Weavers Grove

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Hello!

Thank you for your question! The \$1.85 million is just one part of the \$30 million in funding we are sourcing for this community with other areas being the sale of lots to our market-rate builders, annual fundraising, and additional gifts through a Capital Campaign that has currently raised \$6.8 of its \$7.5 million dollar goal.

Receiving government funding and grants will certainly not fund the whole community, but is an important piece to helping us raise that \$30 million, especially with the funds we hope to receive from the Town earmarked specifically for affordable housing.

Please let us know if you have any other questions about this community or funding structure, or feel free to visit www.weaversgrove.org for more general information.

Thanks!

Kaitlyn Kopala (she/her/hers)

Communications and Events Manager
Habitat for Humanity of Orange County, NC
88 Vilcom Center Drive | Suite L110
Chapel Hill, NC 27514
Office: (919) 932-7077 x221
orangehabitat.org



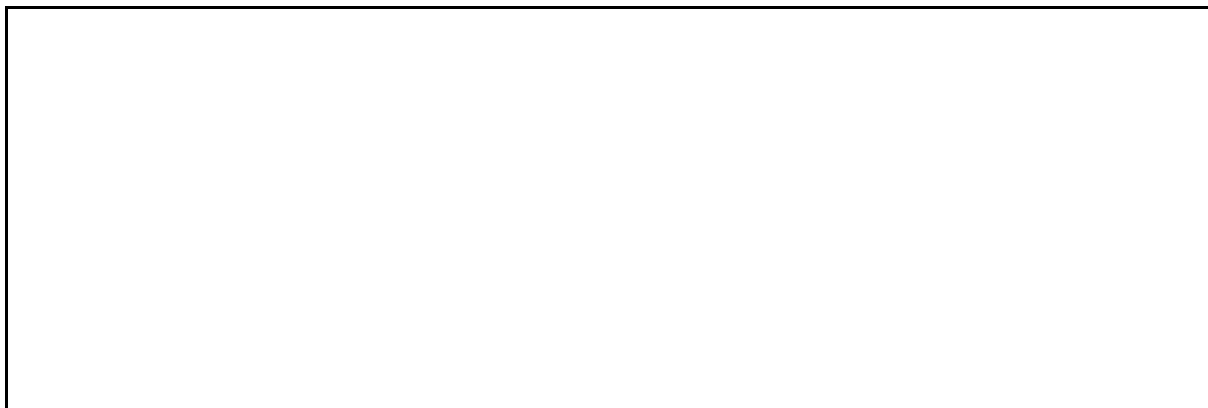
We build
strength, stability,
self-reliance
and **shelter.**

From: falconbridgegroup@nc.rr.com <falconbridgegroup@nc.rr.com>
Sent: Friday, October 28, 2022 1:10 PM
To: Email <email@orangehabitat.org>
Cc: mayorandcouncil@townofchapelhill.org
Subject: RE: Action needed: vote YES for \$1.85 million in funding for Weavers Grove

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Subject: Action needed: vote YES for \$1.85 million in funding for Weavers Grove



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It's not official yet– the Town Council will vote to approve the funding recommendation on November 16th. **It's important that Town Council members hear from the community about the significance of Weavers Grove for the current and future residents of Chapel Hill.** Will you help to share this message and ensure a vote of support? Any ties to Chapel Hill including live, work, go to school in, or visit - your voice matters!

Please take a moment to email Mayor Hemminger and the Town Council at mayorandcouncil@townofchapelhill.org to say thank you for the Town's historic investment in affordable housing and urge them to **approve in full the unanimously recommended \$1.85M for Weavers Grove.** This is an opportunity to remind our elected leaders what this project means to our community and to you personally.

With gratitude,

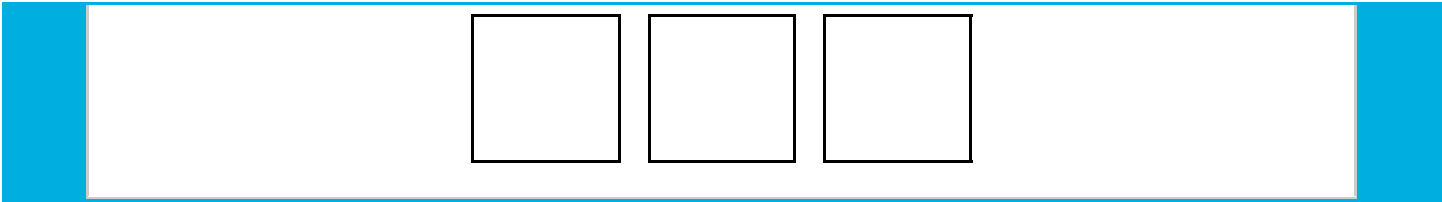


Alice Jacoby
Vice President of Policy and Advocacy

Join Habitat in building strength, stability, and self-reliance for our neighbors.



www.orangehabitat.org
(919) 932-7077



[Remove my name from all future mass email communications:](#)

Address postal inquiries to:
Habitat for Humanity of Orange County
88 Vilcom Center Dr Ste L110
Chapel Hill, NC 27514-1665

Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 28, 2022 4:05 PM
To: Andrew Buchanan
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Weavers Grove

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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

From: Andrew Buchanan <abuchanan@blackfinrei.com>
Sent: Friday, October 28, 2022 4:01 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Weavers Grove

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

To whom it may concern:

I am a resident and business owner in Chapel Hill and a proponent of improving the affordable housing supply of the Town. For that I would like to thank Mayor Hemminger and all members of the Town Council for the Town's historic investment in affordable housing and request full approval of the unanimously recommended \$1.85M for Weavers Grove.

Best regards,

Andrew Buchanan

Blackfin Real Estate Investors, LLC | Co-Founder & Managing Partner

Address 400 Westwood Drive | Chapel Hill, NC 27516

Phone (703) 778-7642 **Mobile** (703) 307-7681

Email abuchanan@blackfinrei.com **Website** www.blackfinrei.com



Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 31, 2022 9:45 AM
To: oracle@privacytestdriver.com
Cc: Sarah Vinas; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: thank you for the Town's historic investment in affordable housing and urge them to approve in full the unanimously recommended \$1.85M for Weavers Grove.

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Sincerely,

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[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

From: oracle@privacytestdriver.com <oracle@privacytestdriver.com>
Sent: Saturday, October 29, 2022 4:29 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: thank you for the Town's historic investment in affordable housing and urge them to approve in full the unanimously recommended \$1.85M for Weavers Grove.

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

Dear Sir,

Thank you for the Town's historic investment in affordable housing and urge them to **approve in full the unanimously recommended \$1.85M for Weavers Grove.**

Best Regards, Saludos cordiales ,Mit besten Grüßen

Valdez Ladd
Research and Development
Privacy Test Driver. LLC

oracle@privacytestdriver.com

--

Sent with Tutanota, enjoy secure & ad-free emails.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 31, 2022 9:47 AM
To: pegdrdog@aol.com
Cc: Sarah Vinas; Phillip Fleischmann; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Affordable housing

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Sincerely,

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[Chapel Hill, NC 27514](#)
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From: pegdrdog@aol.com <pegdrdog@aol.com>
Sent: Friday, October 28, 2022 4:36 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Affordable housing

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

Dear Mayor Pam and members of the Council:

As a Chapel Hill resident, I want to express my support for a proposal to support the construction of Habitat homes within Weaver's Grove community with an outright grant of \$18 million. I toured the site and have seen the plans and think this is an excellent use of a portion of the funds coming from the IRA.

I think some (how much?) of the \$8 million should be devoted to funding housing for the truly homeless through the Trust to provide incentives and guarantees for apartment landlords.

I am firmly opposed to selling off ANY part of the Legion Road property to for profit contractors/developers.

Any construction into the low lying woodlands is a folly. Only the existing footprint of the Legion building should be improved for bathrooms, a community gathering place for public events, not-for-profit fundraisers, art exhibits, the Farmer's Market.

Some of the IRA money should be spent for the Chapel Hill portion of the Greene Tract.

Thank you for your thoughtful consideration for our future,

Peggy Duhamel
417 Overland Drive

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 01, 2022 3:20 PM
To: Lisa May
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Thank you for the Weavers Grove funding recommendation

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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Lisa May <lisa.may.smoogen@gmail.com>
Sent: Tuesday, November 1, 2022 3:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Thank you for the Weavers Grove funding recommendation

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

Dear Mayor Hemminger and Chapel Hill Town Council,

I just want to take a moment and express my gratitude upon hearing that Chapel Hill is seriously considering providing \$1.85 Million to Weavers Grove for the mixed-income community that Habitat is building.

Last year, my husband and I donated our 2004 SUV car to Orange County Habitat instead of selling it ourselves because we passionately believe in what Habitat is doing here. Democracy and the local economy are strengthened when citizens have stable housing.

We are so happy that long time residents of Orange County will have the chance to buy reasonably priced homes. My family and I hope that this is only the beginning of many such projects in the Research Triangle area.

Thank you for your time and attention.

Best Regards,

Lisa May and Stephen Smoogen

Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 02, 2022 10:32 AM
To: Helen Stein
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Weavers Grove

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Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Helen Stein <helenbstein@yahoo.com>
Sent: Tuesday, November 1, 2022 11:31 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Weavers Grove

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

Dear Mayor and Council Members,

I am a citizen of Chapel Hill, and I am proud that the town has made the construction of affordable housing a high priority. As a resident of Carol Woods, I am well aware that many of the employees of this retirement community cannot afford to live in Chapel Hill, so more housing for working people is critical to the health of our town. Near Carol Woods, Habitat plans to construct 101 affordable Habitat homes, a project that requires both private and public support. I understand that the Housing Advisory Board recently met to recommend

that the Chapel Hill make a historic investment of nearly \$8 million dollars for affordable housing, using combined funds from the 2018 Town housing bond and the American Rescue Plan Act (ARPA). Further, they unanimously recommended that the Town Council award \$1.85 million to Weavers Grove so that construction can begin in the Spring. Please vote to approve their recommendation so that more low income families can afford to live in Weavers Grove.

Thank you,
Helen Stein

Amy Harvey

From: Jeanette Coffin
Sent: Friday, November 04, 2022 9:40 AM
To: Cinnamon Fischer
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Weaver Grove

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Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Cinnamon Fischer <shminamon@yahoo.com>
Sent: Thursday, November 3, 2022 1:43 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Weaver Grove

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

Greetings!

I am writing today to say thank you for supporting affordable housing in Chapel Hill! It is sorely needed, especially as costs of living rise and many are forced to live further and further away from their places of work. I'd also like to encourage you to support the funds needed to complete the Weaver Grove project to further the availability of affordable home ownership.

I've lived in downtown Chapel Hill for over 25 years. My partner and I make what would be considered an upper middle class income in a lot of places, but can only afford to live here thanks to generational wealth and home ownership. We are fortunate, and in recognizing that privilege we also feel the need to take responsibility for helping others. We sure hope you feel the same way.

Thank you for your consideration,
Cheri Fischer

Sent from my mini T1000.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, November 04, 2022 9:41 AM
To: Kaselehlia Sielken
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Thank you for Weavers Grove

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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Kaselehlia Sielken <ksielken@yahoo.com>
Sent: Wednesday, November 2, 2022 9:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Thank you for Weavers Grove

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

Dear Mayor and Council,
Thank you for the Town's historic investment in affordable housing. I urge you to approve in full the unanimously recommended \$1.85M for Weavers Grove with Habitat.

Thank you.

Kas

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Kaselehlia Sielken

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 09, 2022 4:20 PM
To: Dan Levine
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Update on Homestead Gardens (2200 Homestead Rd)

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

From: Dan Levine <Dan.Levine@self-help.org>
Sent: Wednesday, November 9, 2022 3:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>; Sarah Vinas <svinas@townofchapelhill.org>
Cc: Jennifer Player <jplayer@orangehabitat.org>; Kimberly Sanchez <ksanchez@communityhometruster.org>; Jess Brandes <jbrandes@casanc.org>
Subject: Update on Homestead Gardens (2200 Homestead Rd)

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

Dear Mayor Hemminger, Town Council Members, Manager Jones and Director Vinas,

I hope this note finds you well. I am writing on behalf of the Homestead Housing Collaborative—CASA, Community Home Trust, Habitat for Humanity, and Self-Help—to share additional information about the status of the proposed

Homestead Gardens development as we seek a way to keep it moving forward despite unprecedented increases in construction costs and rising interest rates over the past couple of years. Please let me know if you have questions or feedback upon reviewing this message, as our development team would be happy to talk further.

The HAB-recommended funding allocation does not provide sufficient gap funds to the Homestead Gardens project to complete all the site work plus any single partner's element of the vertical housing development, so we do not see a path forward for this project without additional Town subsidy. We recognize that the need for affordable housing subsidy for projects in town is large and growing, and we hope that this message can serve as a starting point for a conversation about how the Town can support all the needed projects that we, as advocates for affordable housing, and the Council want to see completed. To that end, the Collaborative members are unanimous and clear that we do not want Homestead Gardens funded at the expense of Weaver's Grove, which is a high-impact, shovel-ready project that needs funding in this current cycle to move forward and that the HAB wisely recommended for funding.

In the view of the Homestead Housing Collaborative, there are three potential approaches to moving an affordable housing development forward at 2200 Homestead Road in the near-term, each of which is briefly described below. We hope this summary is helpful as Council determines if and how to continue to support the proposed Homestead Gardens development. The three options are listed in the Homestead Housing Collaborative's order of preference, from most desired to least desired:

1. Pragmatic Approach (Partial Build + Future Phase).

- Build out sitework for the full revised scope plan of ~87 units, and have vertical partners build all housing *except the 22-unit CASA workforce rental building* in the initial phase (for a total of ~65 units).
- **Key resources needed from Town:**
 - \$1.6M in additional funds beyond the \$1.8M that was recommended by HAB (\$3.4M total in Town funds)
 - Support for retaining previously awarded funding for 65-unit, reduced-scope project with a future second phase
 - Support for CZ modification for 65-unit, reduced-scope project with a future second phase

2. Ambitious Approach (Build the Full Revised Plan).

- Build the entire revised scope plan of ~87 units that we proposed as part of our funding application to the Town for the current ARPA/AHDR/Bond funding cycle.
- **Key resources needed from Town:**
 - \$3.6M in additional funds beyond the \$1.8M that was recommended by HAB (\$5.4M total in Town funds)
 - Support for retaining previously awarded funding for 87-unit, reduced-scope project
 - Support for CZ modification for 87-unit, reduced-scope project

3. Start Smaller

- If less than \$3.4 million is provided in this funding cycle, the Homestead Collaborative will circle up and consider whether there is a feasible path forward, such as a smaller initial phase. Our team has a number of concerns about this path, since future funding sources for this and other affordable housing projects are not clear at this time.

Finally, for quick reference/context in case helpful, here is information on each Collaborative partners' leverage of non-Town funds. The percentages include the requests in the current funding application that the HAB considered:

- Self-Help (site work): 44% of funding for the site work will come from sources other than the Town of Chapel Hill, and this work needs to be 100% grant funded to not pass on site costs to the vertical partners and further increase their need for subsidy.
- Community Home Trust (townhomes): 75% of the funding for these townhomes will come from sources other than the Town of Chapel Hill.

- CASA Horizons: 79% of the funding for the Horizons building will come from sources other than the Town of Chapel Hill.
- CASA Workforce (apartments): 54% of the funding for the workforce apartments will come from sources other than the Town of Chapel Hill.
- Habitat (duplexes): Habitat is not asking for Town of Chapel Hill funds for Homestead Gardens in this application cycle.

Members of the Collaborative are available to discuss the options that we have outlined here in more detail before the Council considers the affordable housing funding plan on November 16.

Thank you for your thoughtful consideration.

Best regards,

Dan Levine

Director of Real Estate

Real Estate Team

Durham, North Carolina

o: 919.956.4462 | c: 919.417.2323



Ownership and economic opportunity for all

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 10, 2022 9:59 AM
To: Cathy Bryson
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Thank you!

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

From: Cathy Bryson <bryson.cathy@gmail.com>
Sent: Wednesday, November 9, 2022 5:59 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Thank you!

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

Dear Mayor Hemminger and Chapel Hill Town Council members,

I wanted to write to thank you for your support and investment in affordable housing in Chapel Hill! There is much work to be done in this

area. The Housing Advisory Board unanimously recommended that the town approve \$1.85M of it's ARPA funds for Habitat for Humanity's Weavers Grove project. This project will build 100+ affordable homes. This is a transformational project and I hope you will vote to approve the full amount recommended.

Thank you for your leadership in the crucial area of affordable housing in any thriving community!

Best,
Cathy Bryson

Amy Harvey

From: Jeanette Coffin
Sent: Friday, November 11, 2022 11:35 AM
To: Jim Grizzle
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: low cost housing

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

From: Jim Grizzle <jegriz3031@aol.com>
Sent: Friday, November 11, 2022 11:14 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: re: low cost housing

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

To whom it concerns:

We have noticed that Mayor Henninger and the Town Council have unanimously recommended the awarding of \$1.85 million to build affordable housing in Chapel Hill. As long time residents of Chapel Hill we highly approve of this action by our Mayor and the Town Council. Thank you for your vote on November 16.

Gratefully, Jim and Barbara Grizzle

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 15, 2022 10:19 AM
To: Robert Dowling; Town Council; All Agenda Materials
Cc: Sue Hunter; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Council Agenda Item Comment

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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[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

From: Robert Dowling <rmdowling1954@gmail.com>
Sent: Tuesday, November 15, 2022 7:34 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>
Cc: Sue Hunter <sue.hunter@duke.edu>; Sarah Vinas <svinas@townofchapelhill.org>
Subject: Council Agenda Item Comment

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

Mayor Hemminger and Members of Council,

I am writing as a member of the Housing Advisory Board about two topics:

1. The recommended funding plan, and
2. The proposal for expedited review of development proposals that include 30% affordable homes

1. Regarding the HAB's funding recommendations, I know Sue Hunter, the HAB chair, will make comments at the Council meeting. I would like to recommend, that prior to the Council meeting, Council members take time to review the video of the HAB October meeting, when we reviewed the funding applications. Viewing the funding portion of that meeting would help the Council to better understand the difficulty we had arriving at well-reasoned recommendations.
2. Regarding expedited review, I think the proposed ordinance revisions may well provide private sector developers with the incentives needed to produce affordable housing. My biggest concern is that 30% may be too high a bar, given recent increases in development costs. Hopefully, Town staff has received positive feedback to the proposed revisions from local developers, or from housing consultants. In any case, I applaud the Council for considering ordinance changes that have the potential to increase the production of desperately needed affordable housing.

Respectfully,
Robert Dowling

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 15, 2022 12:26 PM
To: Rachel Eberhard
Cc: Sarah Vinas; Judy Johnson; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Homestead Gardens

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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[Town of Chapel Hill Manager's Office](#)
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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Rachel Eberhard <reberhard@casanc.org>
Sent: Tuesday, November 15, 2022 11:43 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Amanda Barbee <abarbee@casanc.org>
Subject: Homestead Gardens

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

Greetings Mayor Hemminger & Council Members,

CASA is reaching out to ask you to support the Homestead Housing Collaborative's application for funding Homestead Gardens tomorrow evening. We understand that the funding recommended by the Housing Advisory Board does not provide enough subsidy to fully fund the development, but CASA, along with our Collaborative partners, are very interested in continuing to work with the Town to identify additional sources of funding to move the project forward.

We're grateful to Town staff for taking the time to meet with most of you in the last few weeks to discuss where the project stands in more detail, and we're available to answer any additional questions as they arise.

We greatly appreciate the Town's continued support for Homestead Gardens & look forward to continuing to partner on this important effort.

Rachel Eberhard
Real Estate Developer

624 W Jones Street, Raleigh NC 27603

Mobile: 703.582.2645

Office: 919.307.3454

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Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 16, 2022 9:29 AM
To: Stephani Kilpatrick
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Comments for tonight's Town Council Meeting

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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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Stephani Kilpatrick <skilpatrick@ifcmailbox.org>
Sent: Wednesday, November 16, 2022 8:12 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: All Agenda Materials <allclerk@townofchapelhill.org>
Subject: Comments for tonight's Town Council Meeting

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

Hi! I'd like to submit the following public comments for tomorrow night's Town Council meeting.

My name is Stephani Kilpatrick. I live and work in the Chapel Hill-Carrboro area and I'm a staff member of IFC. I'm writing to ask you to support P.E.A.C.H. Apartments affordable housing.

In my work at IFC, as well as my day-to-day living in this community, I see first-hand the results of the housing crisis in this area. People are literally sleeping outside. Their health and their dignity are suffering. It's hard to allow that to happen in this community where many of us have so much. I realize you have difficult choices and decisions in your work to make this community functional. We all have recognized the affordable housing problem for many years. When an opportunity arises, we have to take it. Our shelters are full and people are always waiting to get in. They're waiting to get into the *shelter*, when what they really need and deserve is *housing*. It's difficult to look someone experiencing homelessness in the eye and say we as a community made a choice other than to support more affordable housing. I know you all work hard on this issue and I encourage you to include the P.E.A.C.H. Apartments in your efforts. Thank you for considering this.

Stephani Kilpatrick, MSW

she/her/hers

Development and Communications Manager

IFC (Inter-Faith Council for Social Service)

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 16, 2022 12:54 PM
To: Justine Wayne
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Affordable Housing

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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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Justine Wayne <justine.wayne@gmail.com>
Sent: Wednesday, November 16, 2022 12:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>
Subject: Affordable Housing

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

Hi! I'd like to submit the following public comments for the Town Council meeting.

My name is Justine Wayne and I live and work in Chapel Hill. I'm writing to ask you to support P.E.A.C.H. Apartments affordable housing.

When I found myself renting an 800 ft unit as a single mom of 2 kids, I was thrilled to be lucky enough to buy a community home trust property several years ago. I've recommended them to many friends, but they're always stuck on a waiting list and unable to find alternatives.

Today, I know that there's a severe shortage of safe, affordable housing available and other single moms are finding themselves living out of their cars. In our affluent community, this is unacceptable.

I know you all work hard on this issue and I encourage you to include the P.E.A.C.H. Apartments in your efforts. Thank you for considering this.

-justine

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 16, 2022 4:34 PM
To: Jane Stein
Cc: Judy Johnson; Corey Liles; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Empowerment's Project

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

From: Jane Stein <stein.jane@gmail.com>
Sent: Wednesday, November 16, 2022 3:26 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Empowerment's Project

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

I'll be brief. We can't attend tonight's meeting but wish to strongly support Empowerment's request for \$1 million for the P.E.A.C.H. project. If there were easier and cheaper ways to provide needed housing for low-income residents of Chapel Hill, I assume we'd be doing them. But the cost of land and the great difficulty in raising funds for these projects has stymied our community. This project is both necessary and symbolic, providing what we lack and indicating what we want our town to encompass.

Thank you!

Adam and Jane Stein

Jane Stein

750 Weaver Dairy Road, #1324

Chapel Hill, NC 27514

tel: 919.969.4530

e-m: stein.jane@gmail.com
