

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, September 13, 2023 11:50 AM  
**To:** Mary Rushing  
**Cc:** Judy Johnson; Britany Waddell; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: St. Paul Village

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:** Mary Rushing <[mrushing5@gmail.com](mailto:mrushing5@gmail.com)>  
**Sent:** Wednesday, September 13, 2023 11:32 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; All Agenda Materials <[allclerk@townofchapelhill.org](mailto:allclerk@townofchapelhill.org)>  
**Subject:** St. Paul Village

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My name is Mary Rushing and I attend The Episcopal Church of the Holy Family in Chapel Hill. We are a congregation that supports the work of Justice United and Church Women United.

I ask that Chapel Hill approve the St. Paul Village Conditional Zoning Permit tonight.

The project has been carefully planned by members of the Chapel Hill community who have deep roots in Chapel Hill - people whose families helped build Chapel Hill.

They want to help meet the need for affordable housing in Chapel Hill and Orange County, to provide indoor and outdoor recreational and educational space, and provide space to support local, small businesses.

Again I ask that you approve the St. Paul Village Conditional Zoning Permit.

Sincerely,  
Mary Rushing

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, September 13, 2023 9:49 AM  
**To:** BILL & ANN BRASHEAR  
**Cc:** Judy Johnson; Corey Liles; Britany Waddell; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: St Paul Village Zoning Permit

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:** BILL & ANN BRASHEAR <a\_brashear@bellsouth.net>  
**Sent:** Tuesday, September 12, 2023 3:20 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>  
**Subject:** St Paul Village Zoning Permit

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Dear Mayor Hemminger and Council Members,

Please support a zoning permit for St. Paul Village. This effort is led by local citizens and will benefit all of us.

Sincerely,

Anne and Bill Brashear  
1606 Ferrell Rd  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, September 13, 2023 9:49 AM  
**To:** kathy kaufman  
**Cc:** Judy Johnson; Corey Liles; Britany Waddell; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Writing in Support of the Conditional Zoning Permit for St. Paul Village

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:** kathy kaufman <kknarotsky@yahoo.com>  
**Sent:** Tuesday, September 12, 2023 4:38 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>  
**Subject:** Writing in Support of the Conditional Zoning Permit for St. Paul Village

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Dear Chapel Hill Town Council members,

My name is Kathy Kaufman, and I'll be with you all tomorrow evening on behalf of Justice United. I am the long time Social Action chair at Kehillah Synagogue in Chapel Hill, one of Justice United's founding congregations, and have been part of Justice United since its founding. I also happen to live very near to the Rogers-Eubanks community, where St. Paul Village is to be built.

I am writing to urge you to approve the conditional zoning permit. I know I do not have to remind you of our affordable housing crisis, the severe lack of workforce and missing middle housing in Chapel Hill, and the difficulty of many people

who work or have worked in our town, including those whose ancestors built this town, in finding suitable homes in this town.

This project is designed to be entirely made up of affordable and workforce housing mixed together, and to also include retail space, 10 acres of green space, and recreational space. It will support homegrown, local small businesses. It is designed to maintain a sense of community with a diverse mix of folks, including 100 units designated for folks aged 55 and over. In short, St. Paul Village is a well-conceived example of the type of neighborhood that we desperately need more of in our town.

In addition, as you know, this project is led by community members whose families are among those who have been historically disadvantaged, in Chapel Hill and Carrboro, by longstanding, entrenched discriminatory practices. St. Paul Village is an important step in the right direction. It has been a long time in the making, and the time has come to bring its benefits to our community.

We should not let this opportunity pass. You can help make it happen.

Thank you.

-Kathy Kaufman  
1305 Lucy Lane, CH

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, September 13, 2023 9:48 AM  
**To:** Bob Connolly  
**Cc:** Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: St. Paul Village proposal

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.

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[Chapel Hill, NC 27514](#)  
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---

**From:** Bob Connolly <bobconnolly.kfbs@gmail.com>  
**Sent:** Tuesday, September 12, 2023 4:50 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>  
**Cc:** Julia Sendor <julia@ocjusticeunited.org>  
**Subject:** St. Paul Village proposal

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Dear Mayor and Council Members,

I am writing to express my support for the St. Paul Village proposal on your meeting agenda, and to encourage you in the strongest possible terms to approve this proposal without further delay.

I am very familiar with the many dimensions of real estate development in the Chapel Hill area. For a number of years, I ran the intense, semester-long MBA-level real estate development course in the UNC Kenan-Flagler Business School before I retired in August 2020. I am aware of how demanding the multi-level development process is in Chapel Hill, and the town's focus on high-quality development in Chapel Hill. Also, I have run this same class at the University of Miami and the University of Florida, so I am very familiar with development projects in multiple jurisdictions and also with affordable housing issues here in central North Carolina and in multiple markets in Florida. I know how difficult these projects are, and how difficult the tradeoffs can be for everyone in the process. I have seen the pro-forma models for many, many projects, and am very familiar with how affordable housing affects the economic viability of these projects. Elected officials like yourselves have a difficult balancing act, weighing many factors that bear on project proposals. Nothing that I have to say here is to suggest that the town is not struggling in good faith with a complex problem. As the saying goes, the struggle is real.

From the record as I understand it, the St. Paul Village proposal has been revised repeatedly in the many, many years that it has come before the town staff. There is little question that these interactions have generated many revisions and improvements. As I understand it, the issues raised last fall appear to have been resolved. From my perspective, it seems apparent that no stone has been left unturned, and the people behind the St. Paul Village project have operated in good faith and openness with the town for a long period.

At the same time, the problem of generating affordable housing at the AMI levels in the St. Paul Village proposal has only grown more substantial. Indeed, I am hard-pressed to think of any project in Chapel Hill recently that offers as much affordable housing (adjusting for project scale) as the St. Paul Village proposal at the income levels they have in their proposal. Knowing what I know about the underlying economics, I cannot imagine that the town will see a 'for-profit' developer propose a project as

rich in the affordable housing space as this project (again, adjusting for scale). I believe that you have a rare opportunity to embrace a badly-needed addition to the affordable housing supply in Chapel Hill through this project.

I would like to address the community support dimension of this proposal. I have lived just off Rogers Road (at Homestead Road) for 33 years, and I have driven by the development site for that entire time. There is no question that this proposal would inject much into the economic life of that part of town. From my observation over the past 33 years, people in this neighborhood will complain if they think something will impair their surroundings, but they are otherwise unlikely to raise their voice if someone is proposing a project that will improve their surroundings. It is clear that in dense settings, new projects can have significant (and often negative) external effects on neighbors. The town has appropriately weighed these concerns in good faith for decades. Please note that the density is super low around the St. Paul Village site, so unlike other neighborhoods in Chapel Hill where a new development can bring dozens of comments from neighbors and the local community, there are a relatively small number who live nearby. I think it is safe to say that the residents in this area are primarily interested in results, not the process (I understand that you are following a process systematically in good faith). What we have in this proposal is a local church attempting to address felt needs in the local community, and the fact that this idea has life after nearly 20 years of work tells you all you need to know about local community support. My point here is that the markers you might have for projects in dense areas are relatively less important in an area like this. A neighborhood institution is leading the effort. I think you are safe to trust that they know their neighbors.

Finally, let me call your attention to another dimension of this location. The major components of the area around this site are a (now-shuttered) garbage dump, a recycling center, a higher-capacity power line, a smaller number of older houses (many of which have seen better days), and many open fields and wooded parcels. The neighborhood around this development site was promised sewer service decades ago (in the 1980's, if my memory is not flawed), and while they waited for decades for local government to deliver



this infrastructure, the garbage from Chapel Hill (and other locations) was delivered every day to the dump in their backyards. Significant bus service was long delayed. There is no credible argument that this part of town has enjoyed a long run of infrastructure investments by local government.

What you have before you is a local institution (a church!!) proposing a substantial investment in this neighborhood. They have cleared the obvious hurdles, the neighbors are not objecting, and this project makes a significant contribution to the economic vitality of the neighborhood and to the ever-growing affordable housing problem in Chapel Hill. I am very hard-pressed to imagine a stronger case for approval of a project than the St. Paul Village proposal. From my perspective, it is hard to identify any gains that justify more time spent revising and adjusting the proposal at the margin. People of limited means need a place to live now. No project is perfect, but at this point, further delay appears to hold people in need hostage to the search for a higher level of perfection in the proposal. If we are collectively to walk the walk of economic justice, now is the time for the council to approve this project.

I urge you to give this proposal your immediate approval. I believe you will look back on this five or 10 years from now and recognize your immediate approval as an important milestone in your good faith efforts to bring valuable development to Chapel Hill and address the affordable housing problem that we all know exists in town. Thank you for your consideration.

Best wishes,

Bob Connolly

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**Prof. Robert A. Connolly**

UNC-CH Faculty (Retired)

Visiting Scholar, University of Florida

Bergstrom Real Estate Center

Website: <https://drbobconnolly.com/>

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, September 13, 2023 9:48 AM  
**To:** Charles Humble  
**Cc:** Judy Johnson; Corey Liles; Britany Waddell; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: St Paul AME Church Village 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



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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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**From:** Charles Humble <[chashumble@gmail.com](mailto:chashumble@gmail.com)>  
**Sent:** Tuesday, September 12, 2023 9:05 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** St Paul AME Church Village Project

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Dear Mayor and Councilors,

We all agree that Chapel Hill needs more affordable and diverse housing. The Village Project proposed by St. Paul's AME Church seems like low hanging fruit. I hope you will vote for the Conditional Zoning needed to allow this project to proceed.

Charles Humble  
910 Emory Drive  
Briarcliff neighborhood

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, September 13, 2023 9:48 AM  
**To:** Molly McConnell  
**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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: To: Mayor & Town Council re St. Paul A.M.E. Church Village & Affordable Housing. Vote YES & approve the Conditional Zoning Permit needed to proceed

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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**From:** Molly McConnell <[mr.hissy2022@gmail.com](mailto:mr.hissy2022@gmail.com)>  
**Sent:** Wednesday, September 13, 2023 12:12 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; Amy Harvey <[aharvey@townofchapelhill.org](mailto:aharvey@townofchapelhill.org)>; CHRIS BLUE <[CBLUE@townofchapelhill.org](mailto:CBLUE@townofchapelhill.org)>; Jeanette Coffin <[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)>  
**Subject:** To: Mayor & Town Council re St. Paul A.M.E. Church Village & Affordable Housing. Vote YES & approve the Conditional Zoning Permit needed to proceed

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To: The Mayor and Town Council, Chapel Hill, NC  
re: St. Paul A.M.E. Church Village and Affordable Housing.

St. Paul A.M.E. Church needs the Town Council's approval for a Conditional Zoning Permit to move forward with its affordable and mixed income housing development, St. Paul Village, on land it owns on Purefoy Rd in the Rogers-Eubanks Rd neighborhood in north Chapel Hill

This project has been underway for more than 17 years and has appeared many times before Town Council.

Founded in 1864, St. Paul African Methodist Episcopal Church is the oldest African American Church in Chapel Hill, NC. She celebrated her 155th anniversary in 2019. Sitting at the corner of Franklin and Merritt Mill where it marks the border between Chapel Hill and Carrboro, St. Paul is literally a community cornerstone. St. Paul A.M.E. Church members are our friends, neighbors, colleagues, and pillars of our community for 160 years.

St. Paul A.M.E. Church is seeking to construct 350 multifamily residential units, **including 100 independent senior housing units and 93 affordable units. The proposal also includes construction of a multi-purpose center for educational, social/cultural/ and business/office uses.**

**NOTE: 25% of the rental housing St. Paul A.M.E. Church is committed to building will be AFFORDABLE --and they have NOT received ANY funding from the Town of Chapel Hill OR from Orange County!!**

**They are doing this voluntarily out of St. Paul A.M.E. Church's commitment to welcoming diversity and housing people in need-- and not displacing anyone. As you know, building Affordable RENTAL housing CANNOT be mandated by law in NC.**

This is what an historic African American church in Chapel Hill is voluntarily doing for the ENTIRE Community-- the housing is NOT for their church, it is for EVERYONE in Orange County in need!

**NO commercial developer is doing this or has done this 25% affordable rental, and the town council has repeatedly approved their projects!**

Not only that, the Town Council has given millions of dollars in incentives to a grocery store to come here. The Town Council has repeatedly given variances & changed zones for out of state developers and made it possible for them to tear down existing modestly priced rental housing and build expensive deluxe apartments with rents up to 120% and more of the Area Median Income and allowing the displacement of the workforce and retired workforce--people-- in need of such housing, and not providing any place they can afford to live.

Do the right thing by our own local St. Paul A.M.E. Church, the historic and oldest African American church in Chapel Hill. Do the right thing by our workforce and retired workforce--our friends, our neighbors, our children's teachers, day care providers, police and fire first responders, housekeepers, secretaries, grocery store workers, nursing assistants, social workers, hospital support staff, town support staff, and other people in need of affordable rental housing that St. Paul A.M.E. Church will build.

Vote YES!! APPROVE the Conditional Zoning Permit for St. Paul A.M.E. Church Village and affordable rental housing development!

"What does the Lord require of you, but to do Justice, love Mercy, and walk Humbly with your God." Micah 6:8.

Faithfully and with Mercy and Justice prayers.

Molly McConnell, Tuesday September 12, 2023

76 year old lifelong resident of North Carolina and living locally in modestly priced rental housing since 1970 and in Glen Lennox Apts. for 24 years



Reply Reply all Forward

## **Amy Harvey**

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**From:** Linda Brown <lkbrown9478392@gmail.com>  
**Sent:** Wednesday, September 13, 2023 5:24 PM  
**To:** Pam Hemminger; Karen Stegman; Jess Anderson; Camille Berry; Tai Huynh; Paris Miller-Foushee; Michael Parker; Amy Ryan; Adam Searing; Town Council  
**Cc:** Amy Harvey; CHRIS BLUE; Jeanette Coffin  
**Subject:** St. Paul Village Project

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Members of the Town Council;

It has been brought to our attention that St. Paul A.M.E. Church, a 159-year-old African American institution needs the Town Council's approval to obtain a Conditional Zoning Permit to move forward with its housing project named St. Paul Village, on which it has worked for many years.

This project, to be constructed on land in the Rogers-Eubanks Rd neighborhood of Chapel Hill, will consist of 350 multifamily affordable mixed income residential units. The project will include approximately 100 independent senior housing units and 93 affordable units, a multi-purpose center for educational, social, and cultural events, as well as units for businesses and office use.

This project will be a great addition to the Chapel Hill community in providing housing that is affordable for people of modest means.

We urge the town--not to only vote for this development but--to offer any, and all, possible support.

Sincerely,

Linda K. Brown  
Jill Blackburn  
Gordon Whitaker  
Lindsay Garrison  
Dan Sissors  
Fred Lampe  
Neva Whybark  
Breckany Eckhardt  
David Adams

**Jeff Prather  
Deborah Finn  
E. Thomas Henkel  
Julie McClintock  
Virginia Gray  
David Schwartz**

--

[LKBROWN9478392@GMAIL.COM](mailto:LKBROWN9478392@GMAIL.COM)

Only after the last tree has been cut down, only after the last river has been poisoned, only after the last fish has been caught - only then will you find that money cannot be eaten. - Cree Indian proverb