

September 13, 2023

Good evening Mayor and Council Members,

I am Afifa Afifi, a retired Environmental Scientist with my doctorate in this field and years of valuable experience. I am also an owner at the Oxford Townhouse Condominiums and previously rented at the Kings Arms apartment complex that the developer is proposing to demolish next door to us.

**To be specific about the proposed project:**

- It is not a redevelopment, but a demolition of existing good apartments. It does not create jobs, business opportunities or create housing for families in need. On the contrary it displaces existing families. The only benefit is increasing the developer assets, a legitimate goal to do but not by harming others.
- It is erroneously named (at Blue Hill) and not in compliance with the FLUM. The proposed density is 30/acre, not 22 as stated. I am sorry to say, it sounds like a chicken factory farming: how many can you fit in a small area to maximize profit without consideration to health, environment or the wellbeing of the population.
- Currently Kings Arms' density is 9/acre. Does it make sense to demolish these beautiful apartments and displace the families living there in order to increase the density to 15/acre? A fraction of the cost of demolition could be used towards renovating the apartments instead.

**Now let me ask you few questions:**

- 1- Do any of you live in my neighborhood or in other areas being approved for redevelopment or in your plans of redeveloping?
- 2- How would you feel if you were to face what is happening to me and others in this neighborhood:
  - You open your bedroom window and see the tree canopy is replaced with cookie cutter high-rise cement blocks and also lose your privacy?
  - Your sleep is disturbed and there is a high level of noise and dust during the day for the unnecessary demolition and construction?
  - You cannot use the sidewalks to do your errands or if you have a car suffer from traffic jams and road destruction?
  - You experience repeated interruption to your internet service, phone service, electricity and sewer/water connections due to accidental damage and other causes? All of this has already happened to us repeatedly.
- 3- Have you studied the detrimental effects on human health and behavior and the environment?
- 4- Are you aware that displacing the current housing with high rent apartments will not solve the housing shortage for low and medium income families?
- 5- Are you aware that permitting the invasion of established communities and **forcing a destructive change** is alienating Chapel Hill residents?

**In conclusion,**

I hope you take in consideration the human element when you approve rezoning or redevelopment of existing communities and not just how the project looks on paper or at a distance.

Thank you for listening.