



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

October 15, 2021  
Town of Chapel Hill Town Council  
405 Martin Luther King Jr Blvd.  
Chapel Hill, NC 27514

**Re: Request for Expedited Review**  
307 N Roberson St.  
Chapel Hill

To Town Council of Chapel Hill,

Self-Help and Habitat for Humanity of Orange County (HFH) are working together to develop a plan to build 4 Affordable Units on 307 N Roberson St, which is currently owned by Self-Help in the Northside Neighborhood Initiative land bank. We are working on a Conditional Zoning Application to request a rezoning to of this parcel to R-SS-CZD to allow for the density required to develop affordable housing on this parcel which will be submitted before the end of the year. Given the small size of this project, we request that the Town Council allow this the Conditional Zoning Application go through an Expedited Review.

When Self-Help approached Habitat about this property, HFH was very excited about the prospect of continuing to build quality affordable housing in the Northside Neighborhood, and determined we would need to build 3-4 homes to reduce per unit project costs enough for these to be sold affordably. While examining HFH's build schedule, it became clear that the Fall of 2022 would be the perfect time to build out this project. After that window has passed, HFH would be occupied with other projects until at least 2030. In our discussions with Town Staff, it was clear that the project we envision would require a Conditional Zoning Approval. In addition, the Staff informed us that the process for the CZ would take 12-18 months. HFH would need an approval much sooner if they are to build the Fall 2022 timeline. Because this lot is only 12,707 square feet and we are only proposing four homes, an expedited review is a reasonable request for this project.

Our suggested terms of the expedited review include reducing advisory board review of the Conditional Zoning application to only the Planning Board, submitting the Concept Plan concurrently with the Conditional Zoning application for CDC and HAB review, and a directive to the Town Staff to prioritize the review of the applications and plans during both the initial staff review and the final approval leading to the ZCP approval. We believe that such changes could make it possible for these units to start construction in the fall of 2022 if the Conditional Zoning is approved.

From the onset, Self-Help and HFH has sought the suggestions and blessings of Northside residents and leadership, The Compass Group and Marion Cheek Jackson Center. Both groups are very enthusiastic about this project and offered productive comments that we are incorporating into our preliminary site plans. We will continue to work with these groups and neighbors of the property as we move through the process to make sure that that the project is consistent with what the neighborhood would like to see.

Self-Help and HFH thank you for considering our request for an Expedited Review. We looking forward to showing you the plan we are developing and working with Town Council, Town Staff, and the Northside Neighborhood to continue to provide affordable home ownership opportunities in the heart of Chapel Hill.

Aspen Romeyn  
Project Manger  
Self-Help Real Estate Team

Richard Turlington  
VP of Construction  
Habitat for Humanity of Orange County