

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, October 17, 2022 4:41 PM  
**To:** Liz Evans  
**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: Expedited Review Process

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:** Liz Evans <lizziemevans@gmail.com>  
**Sent:** Monday, October 17, 2022 4:18 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Expedited Review Process

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Hi, my name is Liz Evans and I live in an affordable housing cooperative in Carrboro.

I am also always looking for better and more efficient ways of providing affordable housing in this area, The expedited review process is a great way to meet all requirements and yet keep the cost of the project down. The longer it takes to get through approval processes, the higher the costs climb. The need for this kind of housing deserves a boost, if only in the time taken to reach approval and start the project.

Thank you for taking the time to read this and for the work you do to help everyone in the community find their home.

Respectfully,  
Liz Evans  
WCHA Board member

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, October 17, 2022 4:43 PM  
**To:** Kate Hedges  
**Cc:** Chelsea Laws; 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: We Need Ordinances That Protect Us Not Developers

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,

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[Chapel Hill, NC 27514](#)  
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**From:** Kate Hedges <katehedges1@hotmail.com>  
**Sent:** Monday, October 17, 2022 4:09 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** We Need Ordinances That Protect Us Not Developers

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

I write to provide resident feedback to the proposed land use management ordinance changes.

While I find it difficult to understand the implications of the changes proposed, my experience as a new resident of this community leads me to believe that the changes will harm residents of Chapel Hill, especially those from poor and marginalized communities who bear the brunt of environmental degradation and expensive development.

Since arriving, my neighbourhood has been environmentally assaulted by teardowns of existing housing and clear cutting of mature trees replaced by expensive duplexes. (See Old Pittsboro Road). A house renovated on Westwood Avenue to increase density has been issued with so many street parking permits along a dangerous curve that every day, children cannot get off their school bus safely. Density at the expense of safety and the environment benefits only the developers.

The development I have experienced is not affordable and extremely insensitive to the people who already live in the community. More importantly, it is environmentally irresponsible to sanction the destruction of our tree canopy - the most important weapon we have in the fight against climate change. So why should I trust you to carefully develop affordable housing or sensitively increase density based on my experience.

Therefore, I oppose the changes on the basis that they are incompatible with our environmental goals and the safety target in Vision Zero and ask that these ordinance changes not be enacted.

Sincerely,  
Kate Hedges  
805 Woodland Avenue  
Chapel Hill, NC 27516  
Tel: 336 343 1198

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, October 17, 2022 4:55 PM  
**To:** Laura Wells  
**Cc:** Sarah Vinas; Bergen Watterson; 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: LUMO updates

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:** Laura Wells <lauraw@hopenorthcarolina.org>  
**Sent:** Monday, October 17, 2022 4:50 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** LUMO updates

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Mayor Hemminger and Councilmembers:

My name is Laura Wells and I am the Executive Director of HOPE North Carolina. I am writing to urge you to pass the amendments to the LUMO because the Town of Chapel Hill desperately needs more affordable housing. Over the past 4 years, HOPE has tried to get for-profit developers to consider helping us build inclusive affordable housing that would include adults with disabilities and we heard from many developers that the Town of Chapel Hill made it impossible to do so with the length of time it would take to get through all of the many approval boards. In addition, affordable housing is expensive to build but does not provide a profit which means that the longer a developer has to wait to get the units rented, the more money they lose. Meanwhile, there are literally thousands of adults with disabilities who

have nowhere to go. They are one step away from being put in an institution when their aging caregiver dies. This crisis will only get worse as the rates of autism and other disabilities skyrocket and the lack of housing affordable declines. People with disabilities are typically living on a fixed income of \$884. Why should this mean that they can't live independently if they are able? Don't we all deserve a chance to live in the community? In fact, we do. Please make it easier to build affordable housing with these LUMO changes, otherwise only the rich with disabilities ever stand a chance.

Sincerely,  
Laura Wells

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Laura Wells, LCSW  
Executive Director  
[HOPE North Carolina, Inc.](#)  
404-310-8129



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 10:50 AM  
**To:** Erika Walker - Pee Wee Homes  
**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: Support for LUMO amendments

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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Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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---

**From:** Erika Walker - Pee Wee Homes <peeweehomes@gmail.com>  
**Sent:** Tuesday, October 18, 2022 10:36 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support for LUMO amendments

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Hi Mayor Hemminger and Council Members,

I'm writing to voice my support of the proposed amendments to the Land Use Management Ordinance which will make it easier for affordable housing developments to move through the review process and encourage the building of more diverse housing types in our community. We all know the need for more affordable housing in our community is overwhelming. We at Pee Wee Homes regularly hear from community members (mostly under 40% AMI) looking for homes they can afford and often have to share that the timeline between planning and having homes actually

available is a long and complex one. I believe these amendments to the LUMO are important steps in the right direction to housing more of our community members, and I urge you to support them.

With appreciation,

Erika M. Walker

Executive Director

**Pee Wee Homes** | [peeweehomes@gmail.com](mailto:peeweehomes@gmail.com)

<https://peeweehomes.org>





## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 10:52 AM  
**To:** Patrick McDonough  
**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: Please Support Accelerated Reviews and Missing Middle Housing Approvals

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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[Chapel Hill, NC 27514](#)  
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**From:** Patrick McDonough <patrick@patrickmcdonough.com>  
**Sent:** Monday, October 17, 2022 10:16 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please Support Accelerated Reviews and Missing Middle Housing Approvals

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Town Council,

A few weeks ago I wrote you the message below talking about the necessity of bringing some housing to the Legion Rd property, and mentioned the "where-do-the-young-families-at-church-live" indicator as a telltale sign of the housing crunch, and how the decisions you make impact everyone in Carrboro as well.

Fast forward to yesterday at Binkley Church. We met a delightful young couple with a cheerful, chubby one-year-old in tow yesterday, and I asked them where they live. "Mebane" was the answer this time. South Durham, where the folks I

mentioned previously live, is 6.2 miles away from Binkley. Mebane is 23 miles away. Nobody drives 46 miles roundtrip to church when they love where they live; they'd rather be here.

I got my blood drawn at a medical appointment the week before. The lab tech at Carrboro Pediatrics who took care of me lives in West Burlington. The last two people who took my blood pressure there were from Siler City and Roxboro. Ask around - talk to people in retail jobs and service jobs; ask where they live. You'll see it, too.

If you want to see what Missing Middle housing variety looks like sprinkled in among single family homes, I'd encourage you to drive (better still, get out and walk!) along West Poplar Ave in Carrboro from Lanza's Cafe to Davie Rd. In that stretch alone, probably less than a quarter-mile, you'll pass several duplexes, single family homes, townhouses, a sixplex, a quadplex, and an eleven-plex. Be sure to notice how big the trees are and how numerous they are. When people tell you that hell on earth is coming if you pass these ordinances -- this neighborhood with a short walk to the Farmers' Market is the suffering they cannot bear.

I strongly recommend approving the Missing Middle text the town staff has prepared. It's an opportunity for Chapel Hill to lead. Take it!

I also support the accelerated review for projects with affordable housing, but the 30% threshold is too high. Anything over 10% affordable needs to get the biggest green light possible.

Thanks for reading, and good luck with your decision,  
Patrick McDonough

----- Forwarded Message -----

**Subject:**Housing and a Park is Better Than A Grassy Field at Legion Park

**Date:**Fri, 30 Sep 2022 18:58:23 -0400

Dear Mayor Hemminger and Town Council,

While I live just over the town line in Carrboro, as a parent, your decisions about how much housing to allow (or prevent) in Chapel Hill has a real impact on whether the children of Carrboro will be able to afford to live here in the future. In every household with multiple kids these days, there are "well, we could leave the house to one of them, but there's three of them...and then where would we live?" conversations going on among 30 and 40-something parents. I come from a town like this in Massachusetts. The middle child in our family lives in our childhood home. The third lives an hour away. I live a plane ride away. It's a nice place to grow up, but even in our economically secure family, it was clear only one of us was going to be able to afford to stay, and would need help to do so. I fear this is happening already in Chapel Hill and Carrboro.

One of the most interesting ways I see this is at church. Like many congregations, Binkley Baptist Church has mostly members over 60. That said, we have some young families who have recently had new babies and we put together meal trains for them in the past year to bring them food while taking care of their newborns. All of them live in Durham.

The two most recent couples we dropped food to include two lawyers, and another couple with a UNC doctor and a traveling human resources consultant. When folks who went to UNC and work at UNC and go to church in Chapel Hill are living in south Durham, it's not because that kind of house isn't available in Chapel Hill. It's because they can't afford that house here.

We have the same challenge with NIMBY selfishness that you have in Carrboro. We're trying to build some affordable housing on Pathway Drive, and near neighbors, many with Black Lives Matter signs in their yard, are unironically busy organizing against the affordable housing being built on town-owned land.

I wrote about it here:

<https://citybeautiful21.com/2022/02/24/affordable-housing-character-test/>

And while the Legion Road park proposal would be a mix of market and affordable units, most likely, I would say building housing of both kinds is urgent in both towns.

To close on a slightly different subtopic, I have been reading some of the arguments from those who want Legion Park to remain an unprogrammed, natural state kind of park. Ask yourself if those making that argument have a single family house and room to put a swingset in the backyard. Odds are that most of them do. Then consider all those living in multifamily housing nearby. Most of the apartment complexes aren't going to have jungle gyms or other play equipment. Orange County has a pretty good Nature Park that folks can drive out to if they want one. There's Johnston Mill, Brumley Forest as well. If we can get a BRT station at Culbreth Rd, then apartment dwellers could even take the NS bus to Merrit's pasture!

But there's a reason city parks have pay structures and programmed space - it's to provide those opportunities to those who don't have a personal backyard to build them in, or the resources to build them, and to also create a place to congregate with others so their kids can make new friends. That's not what a Nature Park is, and the community will benefit from an urban park here.

Thanks for reading, and good luck with your decision.

Patrick McDonough  
Carrboro

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 10:53 AM  
**To:** David Anderson  
**Cc:** Colleen Willger; 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: LUMO Comments

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:** David Anderson <david.anderson@gmail.com>  
**Sent:** Monday, October 17, 2022 10:11 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** LUMO Comments

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Good evening --

I'm a resident of Chapel Hill and live on Shady Lawn Road.

I saw that the town council will take under consideration a proposed update to the Land Use regulations known as LUMO.

I greatly applaud the decision to re-arrange the permitting process to allow for more certainty for developers of affordable housing. We have very limited public funds that are grossly insufficient to subsidize our way out of an

affordability crisis. Instead, we must rely on significant increases in supply of all types to reduce the overall price level so that more people can afford market rate housing AND the gap between what people who need help can afford and the market rate is compressed thus stretching our public dollars. Simple steps to speed up initial approvals and reduce risk should at the very least marginally increase the number of new units developed in the town.

Please continue along this track and approve the modification to the LUMOs while examining ways to generalize these reforms and increase the by right construction process of missing middle housing.

Sincerely,  
David Anderson

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 10:53 AM  
**To:** Dan Levine  
**Cc:** Colleen Willger; 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: Expedited Review Process: A Step Forward

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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[Chapel Hill, NC 27514](#)  
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**From:** Dan Levine <Dan.Levine@self-help.org>  
**Sent:** Monday, October 17, 2022 7:10 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Expedited Review Process: A Step Forward

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Town Council Members,

As someone who works in Chapel Hill on affordable housing development, I'm writing to urge you to support Town staff's proposal to codify a streamlined development review process to help affordable housing get developed more quickly, predictably, and cost-effectively.

The Town's entitlement and development review process is cumbersome and needlessly complex, and I'd be in support of broader reforms to streamline and rationalize the process for all development. Adding unnecessary barriers to the

creation of new housing at all income levels helps contribute to the high housing costs in our community, and such complexity also poses undue barriers to commercial development that could build the tax base and add jobs and services. I think streamlining the review process for all development types could be accomplished while retaining critical community input, and is worth considering in the future. In the meantime, focusing on reforming the review process for affordable housing is an appropriate first step and I hope you will move this reform forward ASAP.

Thank you for your attention to this important matter,

**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

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**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 10:54 AM  
**To:** Alyson West  
**Cc:** Colleen Willger; 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: support for LUMO amendments allowing expedited review process for affordable housing and allowing the building of more diverse housing types by right

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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Sincerely,

Jeanette Coffin



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

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**From:** Alyson West <alyson.west@gmail.com>  
**Sent:** Monday, October 17, 2022 7:06 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** support for LUMO amendments allowing expedited review process for affordable housing and allowing the building of more diverse housing types by right

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and Town Council,

My name is Alyson West - I am a resident of Carrboro who works in Chapel Hill.



I am writing to express my support for two amendments to the LUMO in Chapel Hill, one which allows an expedited amendment process for projects that include more than 30% affordable housing, and the other which makes it easier to build duplexes, triplexes and quadplexes.

I look forward to seeing Chapel Hill grow towards a more inclusive, diverse place where everyone who wishes to live here can do so.

Thank you,

all the best

Alyson

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 10:54 AM  
**To:** kathy kaufman  
**Cc:** Colleen Willger; 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: I strongly support the proposed LUMO amendments to create more 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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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:** kathy kaufman <kknarotsky@yahoo.com>  
**Sent:** Monday, October 17, 2022 5:55 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I strongly support the proposed LUMO amendments to create more affordable housing

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Chapel Hill Town Council members,

My name is Kathy Kaufman. I am a retired analyst from the EPA in RTP, and an advocate for local and regional sustainability.

I hope you will strongly support the proposed amendments to the LUMO to create an expedited approval process for projects with 30% or more affordable units, and also to encourage a variety of housing types.

As you are aware, Chapel Hill is increasingly unaffordable, and cannot continue on the current path without changes to make it easier to create homes for everyone.

By allowing more people to both live and work in Chapel Hill, we will reduce the need to commute from Durham and Wake. This will make our community more walkable, bikeable, and amenable to public transit. This in turn will reduce motor vehicle emissions, which are our greatest local source of toxic air pollution and greenhouse gases.

I hope we can live our values and provide a way for regular folks to afford to live here. These changes will help make Chapel Hill more inclusive, vibrant, and economically strong.

Thank you for your consideration.

-Kathy Kaufman  
1305 Lucy Lane, CH 27516

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 10:55 AM  
**To:** Dotty Foley  
**Cc:** Colleen Willger; 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 and Developmental Disabilities

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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Sincerely,

Jeanette Coffin



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**From:** Dotty Foley <dotty@hopenorthcarolina.org>  
**Sent:** Monday, October 17, 2022 5:27 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Affordable Housing and Developmental Disabilities

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Mayor Hemminger and Town Council Members:

My name is Dotty Foley and I am a cofounder of [HOPE NC](#). Here at HOPE, we speak with dozens of adults with developmental disabilities living in Chapel Hill who, at age 30's through 50's, would like to move out of their family home or congregate care group home and have an opportunity to live in their own home in the community, but cannot afford it. I am writing to urge you to support the proposed amendments to the LUMO because:

- Affordable housing is very expensive to build

- Expediting the approval process makes building less expensive and more feasible
- Advisory boards are not the best way to hear the voice of community members because they don't represent or encourage input from people who need housing
- Because we work directly with community members with I/DD who need housing. We can help their voices be heard and offer them an opportunity to sit at the table where inclusive, innovative housing conversations are happening

With appreciation for all you do in serving as a national leader in innovative approaches to affordable housing,  
Dotty Foley

Dotty Foley  
919.452.7224  
[HOPE, North Carolina](#)  
*Community Reimagined*

**Join us at our November 10th Inclusive Housing Summit!**



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 10:55 AM  
**To:** J Phillips  
**Cc:** Colleen Willger; 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: Input on Proposed Changes to LUMO

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:** J Phillips <jphillipsllc@gmail.com>  
**Sent:** Monday, October 17, 2022 4:56 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Input on Proposed Changes to LUMO

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

I appreciate the considerable work that has been done to propose revisions in the Land Use Management Ordinance. I agree with its stated goals. However, after talking with a number of Chapel Hill residents about the proposed changes, I realize that each of us has different interpretations of various proposed changes. I write today to share my concerns (summarized below) based on my interpretation of the proposed changes. Further, I urge the Town Council to slow down and direct the town staff to have more proactive outreach to ensure interested groups of citizens and neighborhoods have the opportunity to better understand these proposed changes and their implications.

**Density and Community Safety.** The goals to “encourage housing types that are compatible with existing single-family neighborhoods” and “strategically increase the density of neighborhoods in a manner that is mindful of existing homes” will not be met by the proposed changes. Recent changes in my neighborhood—conforming to the existing requirements—include expensive duplexes, completely out of scale with the neighborhood and bringing more cars. There has been NO consideration or accommodation by the developers or the town for the serious negative impacts on the neighborhood, especially one (like so many of our in-town neighborhoods) with narrow streets, blind curves, and no sidewalks. Walkers and cyclists of all ages are forced to share the road with more and more cars, many of whom speed and run stop signs. There is no traffic enforcement by the town. With the proposed changes and the addition of triplexes and fourplexes, the problems will be compounded. Town Council must have some regulations to safeguard “housing types that are compatible with existing single-family neighborhoods” and “strategically increase the density in a manner that is mindful of existing homes.” Council is urged to understand and consider and plan for ALL impacts on a neighborhood to ensure its livability and safety for everyone – from preschoolers to our elderly residents.

**Trees and the Environment.** Throughout Chapel Hill, I have witnessed developers’ clearcuts of trees all the way to the edge of the property. These trees are no longer filtering pollution from heavy traffic or buffering noise or mitigating the harmful impacts of climate change by storing carbon, reducing temperatures during heat waves, and absorbing storm water run-off. Within my neighborhood, developers have cut dozens and dozens of ancient oaks to build duplexes and single-family homes with accessory apartments. The loss will be greater if triplexes and fourplexes begin to fill residential neighborhoods. The Council and Town claim they want to expand Chapel Hill’s tree canopy and be a more sustainable and resilient community. The proposed text amendments work against this. Stronger regulations related to in-fill development must be put in place to prevent tree loss from development accompanied by negative environmental impacts.

**Rooming Houses.** These are referenced in the LUMO, where it states single family homes with accessory apartments, duplexes, triplexes and fourplexes will be “...classified as a rooming house if occupied by more than four (4) persons who are not related by blood, adoption, marriage, or domestic partnership.” However, I could not find any language in the proposed text amendments or on the town website to help me understand rooming houses’ regulations or whether existing residences can be converted to boarding houses.

These changes are huge, impacting all of Chapel Hill. I respectfully request the Town Council ensure additional consultation with community members before adopting these proposed changes to the Land Use Management Ordinance.

Sincerely,  
Jeanne Phillips

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 11:10 AM  
**To:** sbwhitlow  
**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: In support of housing amendments

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

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

From: stephen whitlow <sbwhitlow@gmail.com>  
Sent: Tuesday, October 18, 2022 11:04 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: In support of housing amendments

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Dear Mayor and Town Council,

The amendments to expedite the permitting of affordable projects and enable small-scale missing middle housing are critical first steps to building housing in Chapel Hill more quickly and more affordably.



I would prefer that the missing middle proposal enable more than quadraplexes, especially along transit corridors, and that the 30 percent AH ratio for expedited review be lower (all multifam housing should be expedited).

I encourage your support for these first steps and ongoing tracking of their implementation to assess how well they are facilitating new units and more density.

Thank you,  
Stephen Whitlow

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, October 18, 2022 1:58 PM  
**To:** Caroline Veloso Oliveira  
**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: Chapel Hill's LUMO

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

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**From:** Caroline Veloso Oliveira <[cvoliveira@communityhometruster.org](mailto:cvoliveira@communityhometruster.org)>  
**Sent:** Tuesday, October 18, 2022 1:47 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Chapel Hill's LUMO

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Good afternoon,

My name is Caroline Veloso Oliveira and I am Deputy Director at Community Home Trust.

I urge you to support the proposed amendments to the Town's Land Use Management Ordinance (LUMO).

The demand for affordable housing has increased. In our database alone we have hundreds of applicants waiting for a home and only a few homes available in our inventory.

Building houses has become very expensive. Expediting the approval process makes building less expensive and more feasible.

Advisory boards are not the best way to hear the voice of community members because they don't represent or encourage input from people who need housing.

We work directly with community members who need housing, we can help their voices be heard.

If we are able to expedite this process many organizations would be able to build affordable homes in a timely manner, avoiding the quick race of inflation and increase in the price of labor and services.

As we see with our applicants 50% of our homes are sold to workers in the public sector, workers from the University of North Carolina, UNC Hospitals, Chapel Hill-Carrboro City Schools, Orange County Schools, and Local Government to name a few. Many people work in Orange Chapel Hill but do not live in Chapel Hill and the housing cost is one factor associated with this issue.

I hope to see this moving forward.

Best,

Caroline.



**Caroline Veloso Oliveira**  
*Deputy Director*

**PHONE:** 919.967.1545, ext. 309

**EMAIL:** cvoliveira@communityhometruster.org

**WEB:** communityhometruster.org



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, October 19, 2022 1:14 PM  
**To:** Martin Johnson  
**Cc:** Sarah Vinas; Colleen Willger; 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: Support for Text Amendment Changes to Expedite Review of Affordable Housing & Permit New Housing Types in Chapel Hill

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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(o) 919-968-2743 | (f) 919-969-2063

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**From:** Martin Johnson <[martinlouisjohnson@gmail.com](mailto:martinlouisjohnson@gmail.com)>  
**Sent:** Wednesday, October 19, 2022 12:06 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Support for Text Amendment Changes to Expedite Review of Affordable Housing & Permit New Housing Types in Chapel Hill

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and Town Council,

Over the last several years, I've watched dozens of council meetings. As you know, much of your time is taken up by reviewing conditional zoning applications and the like. Stanat's Place. Weaver's Grove. Aspen Heights. Aura. Peach Apartments. 101. E. Rosemary. South Columbia Annex. And, tonight, 710 N. Estes.

With each project, I watch as the process you and earlier councils have set up turns simple problems into complex ones, and makes complex challenges appear to be simple. Council members debate whether basketball courts are too noisy, bike storage facilities are in the right location, and whether we need a splash pad at every project, or just seventy-five percent of them (my vote is for all of the projects). More seriously, members anguish over how much affordable housing to require, whether buildings should be prepared for 25- or 50-year floods, and how much parking to permit.

**These are questions that should be left to town staff.** The council should set simple rules for developers to follow, and make sure that the staff is implementing them correctly. Instead, the council focuses on minutiae while our community faces real problems, including rising rates of homelessness, pedestrian and bicyclist fatalities due to unsafe streets, and, so far this year, five homicides. And yet, if you only learned about Chapel Hill through attending council meetings, you would barely know that these issues are on people's minds.

In the coming weeks, you have the opportunity to make a substantial step forward by approving two key changes to the town's land use management ordinance (LUMO) and related approval processes. The first provides a pathway to expedited review for housing projects that include more than 30 percent affordable units. While I believe 30 percent is too high, one approach might be to vow to return to this in a year and lower the number if we don't see sufficient interest from builders.

The second allows for people to build a greater diversity of housing types in our neighborhoods. Right now, our zoning code, which permits duplexes in many neighborhoods but nothing more, encourages people to build large group homes, even though there's significant demand for one and two bedroom units that would only pencil out if they were part of triplex and quadplexes. This proposal will create more moderately priced housing for smaller families, a population that's poorly served by our current housing market. If successful, it could add homes in our community without changing the look and feel of our neighborhoods.

While these changes are significant, they are only the first step. As a council, you need to resolve to revise our LUMO to make discretionary review no longer necessary for most projects. We need to find a way to hear from the public through multiple means, including scientifically valid surveys, not holding a dozen meetings so the same ten people can attend. And, most importantly, we need the council to work at a higher level on the issues that are affecting our communities now, and make plans for our future. The Complete Community process shows what the Council is capable of if it stops evaluating project by project and instead thinks about the bigger picture.

Tonight's discussion will help make Chapel Hill an even more welcoming place, one that lives up to its stated values. I look forward to the discussion, and to your support for the proposed amendments.

Warm regards,

Martin Johnson

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, October 19, 2022 4:53 PM  
**To:** Alice Jacoby  
**Cc:** Sarah Vinas; Colleen Willger; Judy Johnson; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Support the Community Priority Process for Affordable Housing Development Review

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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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:** Alice Jacoby <[ajacoby@orangehabitat.org](mailto:ajacoby@orangehabitat.org)>  
**Sent:** Wednesday, October 19, 2022 3:48 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Cc:** Jennifer Player <[jplayer@orangehabitat.org](mailto:jplayer@orangehabitat.org)>  
**Subject:** Support the Community Priority Process for Affordable Housing Development Review

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and Council:

I am writing to express my support for the proposed amendment to the Chapel Hill LUMO to expedite the production of affordable housing by streamlining the development review process.

I am grateful to Council and town housing and planning staff for prioritizing this important issue. The working class cannot afford housing in Chapel Hill. A family looking to buy a median-priced home in Chapel Hill would need to make \$118,000 per year, with a total monthly housing bill of ~\$3,000 ([Source](#)). That's triple the total monthly salary of someone earning minimum wage. Housing shortages are a main driver of the affordability crisis. At a time when there is an urgent need for new units on the ground, it has become harder for developers to build due to skyrocketing costs. Non-profit developers like Habitat are not immune from the soaring cost of land, materials, subcontracted labor, and so on. A lengthy development review process can significantly exacerbate these cost impacts, ultimately undermining the Town's progress on its housing goals. Streamlining this process can make it more affordable and more feasible to build. Habitat was proud to participate in the town's pilot program for the Gattis Court duplexes in Northside. We must prioritize process efficiency for small-scale high-density infill projects, alongside larger developments such as Weavers Grove, to move quickly on land opportunities and to preserve the affordability and character of vibrant communities like Northside.

I served on the Housing Advisory Board during the expedited review pilot program implementation and enjoyed a unique perspective from both the organizational side and the HAB. Beyond the direct benefits of a more efficient path to achieve our community's housing goals, the combined advisory board approach also held value for the citizen boards. Advisory board members gained a more holistic view of the proposed projects and a better understanding of the overall considerations outside of their respective silos. While I believe deeply in citizen service and public input, community participation in advisory board meetings is often a skewed representation of community need and opinion. People who are currently priced out of Chapel Hill and do not live here do not have an effective way to participate or have their voices heard, even though they often represent the most enthusiastic proponents of new housing opportunities. Without those voices, the true community desire for new housing and an ability to enjoy the rich benefits of living in Chapel Hill cannot be accurately represented at the advisory board meetings.

Our community needs every tool at its disposal to combat our housing crisis. The Community Priority Process for Affordable Housing Development Review is thorough, well-designed policy that deserves your full consideration and enthusiastic support.

Sincerely,  
Alice

**Alice Jacoby (she/hers)**

Vice President of Policy & Advocacy  
Habitat for Humanity of Orange County, NC  
88 Vilcom Center Drive | suite L110  
Chapel Hill, NC 27514  
m:(919) 697-1903  
[orangehabitat.org](http://orangehabitat.org)

