

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, December 14, 2021 3:38 PM
To: Jennifer Player
Cc: Colleen Willger; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver; a Contact; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh
Subject: RE: 101 East Rosemary Street Development

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: Jennifer Player [mailto:jplayer@orangehabitat.org]
Sent: Tuesday, December 14, 2021 3:27 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Dan Levine <Dan.Levine@self-help.org>; Sarah Vinas <svinas@townofchapelhill.org>; Manager <manager@townofchapelhill.org>; huntress919 <huntress919@gmail.com>
Subject: 101 East Rosemary Street Development

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Dear Mayor Hemminger and Town Council, Cc to Housing Advisory Board chair Sue Hunter, Manager Jones, and Director Viñas:

Note: that we will also forward this letter to representatives from Grubb Properties

I hope this message finds each of you well and preparing for some downtime as we head into the holidays. On behalf of the [Orange County Affordable Housing Coalition \(OCAHC\)](#), we are writing to request your support for a meaningful commitment of affordable housing designated for low-income residents in the proposed 101 East Rosemary Street development in Chapel Hill.

The OCAHC understands that Grubb Properties, LLC has submitted a concept plan and conditional zoning application for a seven-story mixed-use development including 150 apartments for households earning between 60%-140% of area median income (AMI). In Orange County, 140% of the area median income is \$120,960. Housing is considered affordable when a household spends 30% or less of their income on housing expenses. Thus, someone earning 140% AMI per month could afford to spend over \$3,000 on housing per month, surely not affordable by any reasonable definition.

The current affordable housing proposal does not specify how many units will be made available to this wide income range and if a certain number will be set for households at the lower end of this range. We request a minimum of 15% of the units be set aside for households earning up to 80% AMI with half of those units set aside for households earning 50% AMI or below. A two-person household earning the Orange County Living Wage has a gross income of a little less than 50% of AMI. Pricing units at rates affordable for households earning 50% of AMI will ensure these units can serve as living-wage rentals.

While we applaud this proposed addition of new “essential housing” units along this walkable downtown area of Chapel Hill, we want to see truly affordable rents for households earning below 50% AMI at 101 E. Rosemary Street, even if it means fewer total subsidized units. We also want to ensure that the affordable units are not rented to full-time student households. Still, we commend the plan for its proposed contributions to the overall housing inventory in our community and hope a reasonable compromise can be reached. Our support for this development is contingent on the Town and developer executing an enforceable agreement that affordable units will not be rented to full-time student households and income-restricted units be set at rent levels that are truly affordable to tenants earning below 50% AMI, accounting for utility allowances as is typical for subsidized housing programs.

Further, the Town should set an expectation that the owner will accept Housing Choice Vouchers (also known as “Section 8”) and similar vouchers to increase access to these new rental units. Finally, there should be long-term covenants (30+ years) or other enforcement mechanisms for income restricted units that survive sale to new investors. Similar standards apply to federal housing programs such as the Low-Income Housing Tax Credit and HOME.

Thank you for your attention and for your service to the community.

Sincerely,

Jennifer Player (2020-2021 Co-Chair) and Dan Levine (2021-2022 Co-Chair) on behalf of the Orange County Affordable Housing Coalition

Jennifer Player, MPA, CFRE (she, her)

President & Chief Executive Officer
Habitat for Humanity of Orange County, NC
88 Vilcom Center Drive | Suite L110
Chapel Hill, NC 27514
Office: (919) 932-7077 x215
Cell: (919) 339-9444
orangehabitat.org



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

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 15, 2022 9:56 AM
To: David Anderson
Cc: Colleen Willger; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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; Amy Oland; Brian Litchfield; Chelsea Laws; CHRIS BLUE; Cliff Turner; Faith Brodie; Lance Norris; Phillip Fleischmann; Sabrina Oliver; Scott Clark; Susan Brown; Vencelin Harris
Subject: RE: 101 E. Rosemary

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

From: David Anderson <david.anderson@gmail.com>
Sent: Tuesday, June 14, 2022 10:40 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 101 E. Rosemary

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Good morning --

I would like to encourage Council to approve the variances requested for 101 E Rosemary Street (<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5689773&GUID=FA65B7BB-77A9-417A-AF09-C3ECDA890172>)

I would also strongly encourage the council to think about the downtown area as a comprehensive whole instead of as a project by project basis. At this time, we lack housing downtown and we have a surplus of street level retail. We should

recognize that the requirement to add street level retail may be counter-productive to contributing to making Chapel Hill a desirable and affordable location for all stratas of our society and community to live. Council may be wise to allow for mixed-used zoning of the street level floor to account for future changes in demand that may allow for the profitable conversion of housing into retail and vice versa at some future point. Flexibility will increase development at lower price points in our town which lacks affordable new housing.

Sincerely,
Dave Anderson

920 Shady Lawn Road Ext.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 15, 2022 1:12 PM
To: Jameson Wildwood
Cc: Colleen Willger; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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 101 Rosemary

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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Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)
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From: Jameson Wildwood <tealcosmo@gmail.com>
Sent: Wednesday, June 15, 2022 1:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for 101 Rosemary

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Hello, I'm writing in support of the housing development at 101 Rosemary. Chapel Hill needs housing. Downtown housing is efficient, environmentally friendly compare with single family housing and would bring much needed activity to downtown. Please make this happen. Chapel Hill needs it.

Jameson Wildwood.

--

Jameson Triplett Wildwood
tealcosmo@gmail.com
+1 415-335-0856

Note: Email is an insecure data exchange method, there is no guarantee of security for sensitive information. If you need to send me any kind of message that has private information in it that you wouldn't want read by a 3rd party, please find my pgp key at: <https://intgregx.com/pgpkey/>

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 15, 2022 3:04 PM
To: Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; 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: FW: Message from Website

Jeanette Coffin
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Spring Time

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Wednesday, June 15, 2022 2:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 06/15/2022 2:54 PM
Response #: 574
Submitter ID: 14397
IP address: [104.185.77.51](#)
Time to complete: 0 min. , 52 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Asher Cohen

2. Residency*

I am a resident of Chapel Hill

3. Message

I support affordable downtown housing.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

9197480111

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Thank you,
Town of Chapel Hill, NC

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