

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, October 20, 2022 9:31 AM
To: Sue H Harvin
Cc: 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: Streamlining review process is a great move

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: Sue H Harvin <harvinsue@gmail.com>
Sent: Wednesday, October 19, 2022 11:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Streamlining review process is a great move

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

As a 30+ year advocate for affordable housing in Chapel Hill, I am very encourage by Council's commitment to streamline this process where ever possible. I've waited through many a review meeting and postponements over the years, which adds time and money to fulfilling affordable projects. Thanks in advance for any improvements you and your highly capable staff can make!
Sue Harvin

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, October 20, 2022 9:32 AM
To: Douglas Call
Cc: Sarah Vinas; 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: Support for the proposed amendment to Chapel Hill's Land Use Management Ordinance (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.

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Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
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From: Douglas Call <dwc@douglascall.com>
Sent: Wednesday, October 19, 2022 10:37 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for the proposed amendment to Chapel Hill's Land Use Management Ordinance (LUMO)

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Council Members

First, my sincere thanks for all you have done over the past few years to help make more affordable housing available to people in Chapel Hill. Your record is commendable and can serve as a model for other towns and cities.

I moved to Chapel Hill 30 years ago after completing a 24-year career as a Navy Medical Service Corps Officer. I then spent two-decades working in the pharmaceutical development industry and university teaching. During that time, I became aware of the serious lack of affordable housing in our area and began to volunteer with Habitat for Humanity, Orange County helping build and repair homes for deserving local families. I also serve on the Board of Directors for Habitat Orange County and chair the Advocacy Committee. Thus, many of you have seen me in front of you at council meetings endorsing your enviable record of support for affordable housing.

Today, I would like to add my strong endorsement of the proposed amendment to Chapel Hill's Land Use Management Ordinance (LUMO) to expedite development of affordable housing.

This decision will have positive results for both the builder and the future home buyer. For the builder, the expedited approval review will save money in both labor and materials and help get the affordable homes finished and ready for the buyers earlier. For the future home buyers who may be living in over-priced rental properties that is challenging their ability to survive financially, having earlier access to affordable housing is extremely important!

With pride in our town,

Doug

Douglas W. Call , PhD, PMP
Habitat for Humanity of Orange County, NC
Member, Board of Directors & Chair, Advocacy Committee
Home: 139 S. Fields Circle
Chapel Hill NC 27516
Office: 919 240-4524
Cell: 919 452-2531
dwc@douglascall.com

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, October 20, 2022 9:36 AM
To: Betsy Harris
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: We support text amendments that can create dramatically 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.

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From: Betsy Harris <elizabeth.b.harris@armacell.com>
Sent: Wednesday, October 19, 2022 5:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: kloovis <kloovis@carolinachamber.org>; chris.simmons@duke.edu; Daniel.Lehman@unchealth.unc.edu; holly@hbadoc.com; rsaunders@brookspierce.com; brettbushnell@gmail.com; nora@hoperenovations.org; john.perry@fidelitybanknc.com; jmorris@morriscommercial.com; philip.n.post@gmail.com; matt.nash@blackbaudgivingfund.org; Lewellyn, Earl <Earl.Lewellyn@kimley-horn.com>; JULIA WRIGHT <julia.wright@dominionenergy.com>; Lee Bowman <lee@thelegioncompany.com>; James McNeely <James.McNeely@servprosouthdurham.com>; terri@weaverstreetrealty.com; tom@terranovaglobal.com; Aaron Nelson <anelson@carolinachamber.org>; tom@vacuumhospital.com; Emily.Ziegler@unchealth.unc.edu; mattnash1957@gmail.com; Dan Jewell <djewell@cjtpa.com>; Scott Levitan <levitan@rtp.org>; kellydockham@unc.edu; Canavan, Richard S. <Richard.Canavan@duke-energy.com>; Lee Bowman <lbowman@beechwoodhomes.com>; Daniel Eller <daniel@ellercapital.com>; Fitch, Greg <greg@FEARRINGTON.com>; Gloria De Los Santos <gdelossantos@elcentronc.org>; Brett Bushnell <brett.bushnell@compass.com>; Aaron Nelson <anelson@carolinachamber.org>
Subject: We support text amendments that can create dramatically more affordable housing.

Dear Mayor and Council,

Tonight you will have the opportunity to review some proposed amendments to the LUMO that could help deliver more affordable housing.

I write on behalf of the Chamber's Government Affairs Committee to express our support for any and all changes that can improve efficiency (decrease time and costs) when constructing more affordable housing in our community.

As you know, The Chamber is actively involved in the Big Bold Ideas initiative. One of the three big bold ideas is to create dramatically more affordable housing.

Our diverse Big Bold Ideas Committee on Affordable Housing set an ambitious goal to "[create 1,500 new affordable housing units by 2026](#)." Delivering on this goal will take all of us leaning in and doing our part.

The Big Bold Ideas Committee on Affordable Housing identified six specific strategies to deliver on the goal, and one of them is to "Make affordable housing easier to build." What Town staff is proposing to you this evening is in that very spirit.

As you think about text amendments, we hope you will also consider the following tactics:

- Projects with 50% or more units affordable will receive all legislative and quasi-judicial entitlement decisions in 3 months.
- Meaningful density bonuses are given to affordable housing developments.
- Revisit land use standards including but not limited to: minimum lot widths, parking, and setbacks to increase units per acre.

Thank you again – we wish you a productive conversation this evening and appreciate you considering this feedback.

Warmly,

Betsy Harris

Chair, Government Affairs Committee, The Chamber for a Greater Chapel Hill-Carrboro

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 10, 2022 9:59 AM
To: rtugwell@nc.rr.com
Cc: 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: LUMO vote

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: Rick Tugwell <rtugwell@nc.rr.com>
Sent: Thursday, November 10, 2022 9:03 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMO vote

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Pam and Chapel Hill Town Council,

I am writing to ask you to please vote yes on the LUMO amendment to expedite development review for affordable housing. I have lived in the Chapel Hill area my entire life and I am long time volunteer and former board member of Habitat for Humanity of Orange County. I see firsthand all the time how our work and effort to provide affordable housing make a positive impact in do many ways on the lives of these families. Any thing that can be done to make the process easier, faster, and more affordable is very helpful.

Thank you,
Rick Tugwell

Amy Harvey

From: Jeanette Coffin
Sent: Friday, November 11, 2022 4:21 PM
To: Yankaskas, James; Town Council
Cc: 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: LUMO ammendment

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: Yankaskas, James <james_yankaskas@med.unc.edu>
Sent: Friday, November 11, 2022 4:01 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Yankaskas, James <james_yankaskas@med.unc.edu>
Subject: LUMO ammendment

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Town Council

I moved to Chapel Hill area in 1978 and retired from UNC in 2016. Local housing for area residents with moderate income is a pressing and growing need. My service as a Habitat for Humanity volunteer and Advocacy Committee member has eased those needs a little. I strongly urge you to vote for the Land Use

Management Ordinance (LUMO) to further address those housing needs. We have made significant progress in Northside and other neighborhoods. Much more is needed.

Thank you for considering this important issue.

Sincerely,

James Yankaskas, MD, MS

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 14, 2022 2:06 PM
To: Dustin Mills
Cc: Sarah Vinas; 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: FW: Support Letter: Item 22-0866 on 11/16/22 Agenda
Attachments: Taft-Mills Letter to CH Town Council (11-14-22).pdf

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: Dustin Mills <dustin@taftmillsgroup.com>
Sent: Monday, November 14, 2022 1:39 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Emily Holt <eholt@townofchapelhill.org>; Nate Broman-Fulks <nbfulks@townofchapelhill.org>
Subject: Support Letter: Item 22-0866 on 11/16/22 Agenda

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Mayor Hemminger & Members of Town Council,

Attached, please find a letter requesting your support of Item 22-0866 that will appear before you during the November 16, 2022 Town Council Meeting. Item 22-0866 will create a path to expedite the review of developments that met the town's definition of affordable housing. If passed, I am confident that the result will be an increase in affordable housing units that will benefit low-income families and seniors in the Town of Chapel Hill.

Please support the development of more affordable housing by voting in favor of Item 22-0866.

Thank you in advance for your consideration. Should you have any additional questions, please feel free to contact me via email hereto or directly at (252) 916-2691.

Warmest Regards,
Dustin Mills

Dustin T. Mills, MBA, MSc.
President



A Division of Taft Family Ventures
P.O. Box 566 | Greenville, NC 27835
631 Dickinson Avenue | Greenville, NC 27834
252-916-2691 (C)

Visit our website: www.taftmillsgroup.com



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631 Dickinson Avenue, Greenville, North Carolina 27834

November 14, 2022

Mayor Pam Hemminger
Town of Chapel Hill
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

RE: Item 22-0866 – Affordable Housing Development Review

Dear Mayor Hemminger & Members of Town Council:

I submit the following correspondence to respectfully ask for your support in approving Item 22-0866 which would establish an expedited review process for proposed affordable housing developments. It is our opinion that approving this measure would have a direct and positive community impact as it will serve to encourage the development of more affordable housing units in the Town of Chapel Hill.

The Town of Chapel Hill, like numerous other cities/towns, has a severe lack of affordable housing options (both for-rent and for-sale) for residents of the community. As a result, many low-to-moderate income families are forced to seek housing options outside of Chapel Hill. The present zoning and municipal approval process discourages the development of affordable housing primarily due to the timeline and associated costs. Speaking from personal experience through my firm's efforts on the Jay Street project, the rezoning process, from start to finish, took more than 15 months, required approximately 30 neighborhood and advisory board meetings and cost more than \$100,000 in architectural and engineering work.

The Low-Income Housing Tax Credit ("LIHTC") program is the single biggest producer of affordable rental housing units in the United States. In North Carolina, the LIHTC program is administered by the North Carolina Housing Finance Agency ("NCHFA") through a highly competitive application process. Unfortunately, apart from several town-owned and non-profit sponsored properties, very few LIHTC funding applications have historically been submitted to NCHFA in Chapel Hill/Orange County. This, in my opinion, can be directly attributed to the lengthy (and costly) municipal approval process that presently exists in Chapel Hill.

One of the biggest hurdles created by the town's present approval process is that the LIHTC program has stringent Placed-In-Service ("PIS") deadlines that, if not met, put the tax credits and, more importantly, the developer/owner's ability to obtain future tax credits at risk. The timeline associated with the town's present approval process creates enough uncertainty in the PIS process, that it is, without a doubt, safer to seek LIHTC development opportunities in towns/cities that have a more efficient approval process. An expedited review process that requires less up-front development design and site engineering will almost certainly result in more developers seeking opportunities to develop affordable housing in Chapel Hill.

Finally, as a member of the Town of Chapel Hill's Housing Advisory Board and a developer who has been through the process, I can state firsthand that while the goal of the advisory boards is to provide useful

feedback, it is not uncommon to receive contradictory direction between boards. Furthermore, because the NCHFA funding process is so highly standardized, suggested changes at the advisory board level often conflict with the LIHTC program and, thus, creates challenges in the competitive funding process. Most of the municipalities in which we presently operate don't require the input of citizen advisory boards. Instead, they rely on municipal staff (and ultimately, a council vote) to ensure that a proposed development meets all of the municipality's stated goals and requirements. Removing the requirement that affordable housing developments must go through the advisory board process should cause significant reductions in the approval timeline.

In summary, while well intentioned, the Town of Chapel Hill's present review process inadvertently discourages the development of affordable housing under the LIHTC (and other) program(s). If Item 22-0866 is passed, an expedited review process should result in more affordable housing applications and, thus, an increase in affordable rental units that will serve low-income families and seniors living in Chapel Hill.

Please vote to pass Item 22-0866.

Warmest Regards,

A handwritten signature in black ink, appearing to read "Dustin T. Mills". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Dustin T. Mills
President

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 15, 2022 10:12 AM
To: Jeff Campbell
Cc: Judy Johnson; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: LUMO amendment

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: Jeff Campbell <wwjhc@yahoo.com>
Sent: Tuesday, November 15, 2022 8:51 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Douglas Call <dwc@douglascall.com>
Subject: LUMO amendment

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Chapel Hill Town Council,

I am writing to urge you to vote yes for the proposed amendment to the Town's land use management ordinance which would allow expedited review for affordable housing.

As a regular volunteer for Orange County Habitat since 2016 I have witnessed first hand the remarkable impact owning a family home has on our families. Home ownership for these families provide emotional and financial stability along with inclusion in our community.

Expediting this review process will allow us to build more houses and bring more families into our community. For us it will help reduce costs and increase efficiencies potentially lowering costs for our home buyers. This is a worthwhile effort, please approve this amendment.

Thank you for your time and service to the community. We appreciate your commitment to providing affordable housing in our community.

Best regards,

Jeff Campbell

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 15, 2022 10:13 AM
To: Ann Chamberlin
Cc: 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: Amendment to the town of Chapel Hill's Land Use Management Ordinance (LUMO)

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[Chapel Hill, NC 27514](#)
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From: Ann Chamberlin <acandcm@gmail.com>
Sent: Tuesday, November 15, 2022 9:46 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Amendment to the town of Chapel Hill's Land Use Management Ordinance (LUMO)

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger, Mayor Pro Tem Karen Stegman, and Town Council Members: Jessica Anderson, Camille Berry, Tai Huynh, Paris Miller-Foushee, Michael Parker, Amy Ryan and Adam Searing,

I am writing to you to urge each of you to vote YES on the LUMO amendment to expedite development review for affordable housing in Chapel Hill.

I have been a regular volunteer with Orange County Habitat for Humanity since 2018. As volunteers we work on building houses at all stages of the process. We often work side by side with the future home owners as they contribute their required sweat equity hours. The home owners are very motivated and very grateful to partner with Habitat, as they participate in building their future affordable home!

As you know, housing is very expensive to build. It is challenging for Habitat and other builders who face higher construction costs and the added expense due to the often lengthy development review process. A slower, burdensome review process to build affordable housing worsens our community's housing shortage, especially for individuals and families with lower incomes. Delays raise building costs and decrease the number of affordable homes available each year. With fewer homes available, prices go up.

The proposed change to streamline the development review process will help affordable housing providers like Habitat to build urgently needed new housing units sooner. The ordinance also requires market-rate rentals and homeownership developers to include a minimum of 30% affordable units. This amendment is a critical change that can help to alleviate our local housing shortage.

Thank you all for your continued commitment to support affordable housing in Chapel Hill.

Sincerely,
Ann Chamberlin

Orange County Habitat for Humanity Regular Crew Member
Volunteer Advisory Committee Member
Women Build Committee Member

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 15, 2022 10:19 AM
To: Robert Dowling; Town Council; All Agenda Materials
Cc: Sue Hunter; 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: Council Agenda Item Comment

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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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Robert Dowling <rmdowling1954@gmail.com>
Sent: Tuesday, November 15, 2022 7:34 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>
Cc: Sue Hunter <sue.hunter@duke.edu>; Sarah Vinas <svinas@townofchapelhill.org>
Subject: Council Agenda Item Comment

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Mayor Hemminger and Members of Council,

I am writing as a member of the Housing Advisory Board about two topics:

1. The recommended funding plan, and
2. The proposal for expedited review of development proposals that include 30% affordable homes

1. Regarding the HAB's funding recommendations, I know Sue Hunter, the HAB chair, will make comments at the Council meeting. I would like to recommend, that prior to the Council meeting, Council members take time to review the video of the HAB October meeting, when we reviewed the funding applications. Viewing the funding portion of that meeting would help the Council to better understand the difficulty we had arriving at well-reasoned recommendations.
2. Regarding expedited review, I think the proposed ordinance revisions may well provide private sector developers with the incentives needed to produce affordable housing. My biggest concern is that 30% may be too high a bar, given recent increases in development costs. Hopefully, Town staff has received positive feedback to the proposed revisions from local developers, or from housing consultants. In any case, I applaud the Council for considering ordinance changes that have the potential to increase the production of desperately needed affordable housing.

Respectfully,
Robert Dowling

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 15, 2022 10:58 AM
To: Shriver, Henry Munro
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: upport 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.

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Jeanette Coffin



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

From: Shriver, Henry Munro <henryshriver@unc.edu>
Sent: Monday, November 14, 2022 7:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: upport 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

Dear Mayor and Council:

My name is Henry Shriver, and I am a junior here at UNC Chapel Hill studying Public Policy and Geography. Aside from my studies, I serve on the executive team for UNC's Habitat for Humanity chapter. Working both in the public policy department and for Habitat, I have seen the critical role for our government to address the housing crisis that affects our town's backbone: service industry workers, UNC employees, construction teams, and other working class families.

I believe that the proposed changes to Chapel Hill's land use management ordinance is an excellent step towards a better, more inclusive town.

Multiple studies have shown that housing shortages are a main driver of unaffordability. Yet, the process to build new homes in Chapel Hill is complex, expensive, and incredibly time consuming. ***Streamlining this process can make it more affordable and more feasible to build.*** Our community needs every tool at its disposal to combat our housing crisis, otherwise we continue to lose the people that make our town what it is. The Community Priority Process for Affordable Housing Development Review is just that – **a tool in the mission to make Chapel Hill a town for everyone.**

Please consider this as you make your decisions on Wednesday's vote. This is a unique, precious opportunity to show your commitment to housing in our community.

Sincerely,

Henry Shriver
Advocacy Chair, Habitat for Humanity at UNC Chapel Hill
UNC Chapel Hill, Class of 2024

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 15, 2022 10:58 AM
To: Bella Vandersall
Cc: 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: In support of amending 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

From: Bella Vandersall <bsimone2021@gmail.com>
Sent: Monday, November 14, 2022 6:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of amending LUMO

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Council members,

My name is Bella Vandersall and I am a first year student at UNC Chapel Hill. I am a current member of UNC Habitat and worked extensively with Asheville Habitat and other affordable housing organizations for several years prior. I am writing to encourage you to vote yes on the proposed amendment to the Town's land use management ordinance to expedite the development of affordable housing. As established by the Housing Act of 1949, the government has an

explicit responsibility to ensure that every American has access to quality, affordable housing. Stable housing is a crucial social determinant of health and can have profound impacts on a child's life outcomes.

The housing crunch in Chapel Hill is being driven in large part by a lack of overall housing supply, which is exacerbating existing issues of racial and wealth inequality. A long development process is preventing construction of affordable housing from keeping up with need, and you have the opportunity to change that by voting yes on this amendment. Expediting the approval process will lower building costs, increase efficiency, and prioritize affordability, thus putting more accessible homes on the market quickly. Having written extensively on issues of upward mobility and affordable housing, I am quite certain that it is nearly impossible to overstate the benefits of safe, affordable housing for *all* community members.

Thank you for prioritizing this important issue.

Best regards,

Bella Vandersall

UNC Public Policy '26

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 15, 2022 11:00 AM
To: Victoria Rector
Cc: 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: Amendment to Chapel Hill 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,

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

From: Victoria Rector <victoria.r.rector@gmail.com>
Sent: Monday, November 14, 2022 6:40 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Amendment to Chapel Hill LUMO

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Good evening,

I am a new Chapel Hill resident, and I'm writing to say you have my full support in amending the Land Use Management Ordinance to expedite the development of affordable housing. As a volunteer with Habitat for Humanity, I've seen firsthand how burdensome the process of approving affordable housing is. This expands our housing shortage by reducing the number of homes that can be built each year, as well as putting a strain on volunteers and organizations to keep up. As a result, it is very challenging for low-income residents to live comfortably in our community.

I find all of this deeply disheartening and hope to hear an improvement after this Wednesday's vote. As I said, you have my wholehearted support in **amending the Land Use Management Ordinance to expedite the development of affordable housing.**

Thank you to all of the Council Members and town staff who are prioritizing this important issue!!! :)

Sincerely,
Victoria Rector
Chapel Hill Resident

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 15, 2022 11:16 AM
To: Douglas Call
Cc: Judy Johnson; 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 a YES vote on the Proposed Amendment to the Town's Land Management Ordinance (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

From: Douglas Call <dwc@douglascall.com>
Sent: Tuesday, November 15, 2022 11:11 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for a YES vote on the Proposed Amendment to the Town's Land Management Ordinance (LUMO)

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Chapel Hill Town Council,

First, personal thanks to all of you for your continuing efforts to make more affordable housing available to our Chapel Hill Citizens. A commendable achievement!

I am writing to urge you all to vote yes on the proposed Land Use Ordinance (LUMO). The positive results from this amendment are many including significantly decreasing the construction approval process saving time and money for Town staff and the home builders. This is especially important for our families waiting for more affordable housing to become available as housing costs increase so much each month/year.

I have been a Chapel Hill resident since I retired as a US Naval Officer in 1992. When I complete my second career in pharmaceutical development, I became a regular construction volunteer and Board member for Habitat for Humanity of Orange County. During the decade I have working with Habitat, I have become very familiar with the tremendous difference affordable housing can make in the quality of life for families and how it can augment the success of their children. Thus, anything that we can do to expedite the process of making more affordable homes available to our Chapel Hill area families is a task we must undertake.

With appreciation and respect for all you do for Chapel Hill,

Doug

Douglas W. Call , PhD, PMP
Habitat for Humanity of Orange County, NC
Member, Board of Directors & Chair, Advocacy Committee
Home: 139 S. Fields Circle
Chapel Hill NC 27516
Office: 919 240-4524
Cell: 919 452-2531
dwc@douglascall.com

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 16, 2022 4:33 PM
To: kloovis
Cc: Aaron Nelson; Creighton Blackwell; kloovis; Sarah Vinas; Judy Johnson; 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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Big Bold Ideas Support for the Affordable Housing Text Amendments
Attachments: Letter to Chapel Hill Town Council re Affordable Housing Text Amendments on 11.16.2022 .pdf
Importance: High

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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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: Katie Loovis <kloovis@carolinachamber.org>
Sent: Wednesday, November 16, 2022 4:18 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Sarah Vinas <svinas@townofchapelhill.org>
Cc: Aaron Nelson <anelson@carolinachamber.org>; Creighton Blackwell <cblackwell@coastal24.com>
Subject: Big Bold Ideas Support for the Affordable Housing Text Amendments
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Chapel Hill Mayor and Town Council,

Please see the attached (and pasted below) letter of support for the proposed text amendments that you will discuss this evening from the Big Bold Ideas Steering Committee Chair, Creighton Blackwell.

Thank you,

Katie

November 16, 2022

Dear Mayor and Council,

Tonight, you will have the opportunity to approve some proposed amendments to the LUMO that could help deliver more affordable housing.

I write on behalf of the Big Bold Ideas Steering Committee to express our support for the text amendment changes that will improve efficiency (decrease time and costs) when constructing more affordable housing in our community.

As you know, one of the three big bold ideas is to create dramatically more affordable housing. Our Big Bold Ideas Committee on Affordable Housing set an ambitious goal to "create 1,500 new affordable housing units by 2026." Delivering on this goal will take all of us leaning in and doing our part.

To achieve this goal, the Big Bold Ideas Committee on Affordable Housing identified six specific strategies. One of those strategies is to "make affordable housing easier to build." The following are their three suggested tactics:

- Projects with 50% or more units affordable will receive all legislative and quasi-judicial entitlement decisions in 3 months.
- Meaningful density bonuses are given to affordable housing developments.
- Revisit land use standards including but not limited to minimum lot widths, parking, and setbacks to increase units per acre.

What Town staff is proposing to you this evening is very much in this spirit and we applaud the proposed text amendment changes and urge your approval.

One caveat is that the thirty (30) percent of rental units being at 60 percent of AMI, and 30 percent of for-sale units being at 80 percent AMI, is a high hurdle. We recommend that you ask staff for a 12-month review after implementation to see if this change is producing the increase in proposed affordable housing development that it is designed to create, and if not, then we encourage you to consider adjusting the threshold.

Again, it is a pleasure to express our support and we thank you and Town staff for being so proactive and creative in accelerating affordable housing.

Sincerely,

Creighton Blackwell
Chair, Big Bold Ideas Steering Committee



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Big Bold Ideas

November 16, 2022

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Sincerely,

Creighton Blackwell
Chair, Big Bold Ideas Steering Committee