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June 21, 2021

Ann Anderson

Town Attorney

Town of Chapel Hill

405 Martin Luther King Jr. Blvd.

Chapel Hill, NC 27514

Re: Request for Donation of Town- Owned Parcel
107 Johnson Street (PIN:9788032946)

Dear Ms. Anderson:

EmPOWERment Inc., a affordable housing provider in the Pine Knoll community would like to formally request that the Town of Chapel Hill donate to EmPOWERment Inc. the vacant parcel located at 107 Johnson Street, identified by PIN 9788032946. This parcel is in the Pine Knoll Community, a neighborhood designated as a Conservation District. An affordable rental project for low income residents in this neighborhood would pay homage to many people responsible for the creation of Pine Knoll community like Mrs. Rebecca Clark, Virginia Barbee and Dr. Ted Parrish. The Center symbolized the spirit of a community that worked to establish and maintain a reputation for growth, homeownership and education for its residents. Dr. Ted Parrish first approached EmPOWERment Inc. with the idea of creating affordable housing for employees of the school system. Armed with that suggestion, EmPOWERment purchased the parcels of land from the Pine Knolls board (PIN 9788030899 and 9788030940). These parcels are located on a street that has access to water and sewer. By combining the lots purchased from the Pine Knoll board with the Town parcel, EmPOWERment intends to create affordable rental apartments that will serve a range of incomes from homeless to 80% to 20% AMI.

This land conveyance will ensure the long term affordability by reversionary interest of the land/project in the event EmPOWERment, Inc. is dissolved and by:

- Deed Restriction
- Performance agreement
- Development agreement

This request is in accord with several goals of the Town's Affordable Housing Strategy: 1) address the unmet needs of affordable rentals, 2) intentional creation of units priced for the most vulnerable populations of Chapel Hill and 3) purchasing or providing land for affordable housing development. This project will not only compliment the other affordable rental apartments EmPOWERment Inc. owns on Johnson Street, it will also fulfill the desire of community members to see the creation of more affordable rentals in the Pine Knoll community. Finally, conveyance of this Town parcel PIN #9788032946 will allow EmPOWERment Inc. to create multi-family rental housing located near transportation centers, hospitals and schools. The conveyance of this parcel will carry forward the Town's goal of closing its affordable rental gap.

Thank you in advance for your consideration of this request and for The Council's continued support of creating affordable rental production in Pine Knoll for a range of incomes.

Regards,

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