

Broken Promises – Why We Support Affordable Housing but Oppose the Current Proposal

- Chandlers Green (CG) Neighborhood is adjacent to the proposed development
- The CG Home Owners' Association (CGHOA) has repeatedly expressed support for affordable housing, and has agreed upon
 - Mutually acceptable principles with HHOC and the Town of Chapel Hill (2003)
 - Previously accepted development plans for the property (2008)
- We have negotiated in good faith, but several agreed-upon principles have been abandoned by HHOC without negotiation
- We offer a brief historical perspective which will explain why we feel concerned and betrayed by the present proposal

Broken Promises – Why We Support Affordable Housing but Oppose the Current Proposal

- **Retain present zoning (R2):** We had agreed that development applications can be filed for a subdivision or SUP that would accommodate most of the possible development scenarios. **Discarded by the applicant**
- **Compliance with regulations:** We had agreed that any submitted plans should meet guidance outlined in the LUMO. **Discarded by the applicant**
- **Sunrise Road Access:** HHOC had agreed to select an access point for this development that addresses sight distance concerns for ingress and egress. **Discarded by the applicant**

Broken Promises – Why We Support Affordable Housing but Oppose the Current HHOC Proposal

- **Consider How Best to Provide Sewer Service:** HHOC had agreed to seek designs that minimize RCD disruption and allow for future extension of utilities to nearby properties. **Discarded by the applicant**
- **Add 67dB noise line:** The proposal has a large number of units closer to I-40 than the 67dB noise line as defined by noise expert hired by HHOC. **Discarded by the applicant**
- **Respect Southern stream RCD:** Southern stream is perennial, when CGHOA asks for permits, but ephemeral when HHOC is involved. **The applicant is encroaching on RCDs throughout the proposal.**

Summary: We supported HHOC – HHOC has broken promises to us and to the people they serve

- We have negotiated in good faith with the HHOC and the Town, and had reached an agreement that HHOC, the surrounding community (including CG, rural buffer, other stake holders) and the Town supported (2008)
- HHOC has reneged on this agreement without any negotiation
- In doing so, HHOC blatantly disregards valid concerns about the environment, health and safety of CG and their own planned neighborhood (presentations from other neighbors)
- **We ask that the Town bring HHOC back to the table before approving a grossly unfit development plan**