

January 16, 2019

Chapel Hill Town Council
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514

Re: Proposed 2217 Homestead Road development

Dear Mayor Hemminger and members of the Town Council:

The Orange County Affordable Housing Coalition is pleased that the developer of the proposed senior rental development is willing to provide 5% of the apartments as affordable to households at 60% of the area median income for a period of 20 years. However, the Coalition does not support any concessions from the Town in return for this offer.

In our view, 5% of the apartments affordable at 60% AMI is a minimal expectation of any developer seeking a zoning change. However, if the developer is willing to provide 10% of the apartments as affordable at 60% AMI, or to provide 5% of the apartments to households at 30% AMI, then we believe the Council could consider concessions.

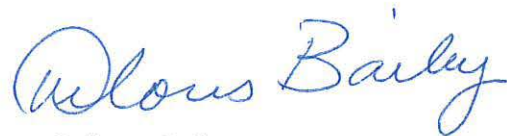
As the Council would expect, the Coalition also strongly favors longer term, if not permanent, affordability.

We want to thank the Mayor and members of the Council for your strong support of affordable housing. Given the increasing need for affordable rentals, we must take every opportunity to increase the inventory of apartments that are affordable to very low-income people. We are hopeful that this developer will recognize this long-standing community concern.

Sincerely,



Robert Dowling
Coalition Co-chair



Delores Bailey
Coalition Co-chair