

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, September 11, 2023 10:19 AM  
**To:** joal.rechelle.broun@gmail.com  
**Cc:** 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** FW: St. Paul Village Conditional Use Application  
**Attachments:** St. Paul Village letter.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



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

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**From:** Joal Broun <joal.rechelle.broun@gmail.com>  
**Sent:** Monday, September 11, 2023 10:14 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** St. Paul Village Conditional Use Application

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Please see the attached letter in support of the St. Paul Village Conditional Use Application. Thank you for your attention to this matter.

--

Joal H. Broun

It always seems impossible until it is done.

**Nelson Mandela**

Dear Mayor and Council members,

This letter is to support the Conditional Zoning Application of the St. Paul Village at 1604 Purefoy Drive. I would have attended the hearing in person, but my husband and I are in California helping my daughter move to begin her graduate studies at Stanford University.

St. Paul AME Church has long been a vibrant part of the Chapel Hill-Carrboro community. In the early 2000s, the church began and planned to develop a new site, which would include a multitude of different uses for the church and the community.

As one of the oldest churches in the community, it works to provide for the whole person. For a long time the church as, does the community, recognizes there is a dearth of housing for seniors and an affordable housing. Central to the development of this property is to build that kind of housing.

Additionally, the Town itself recognizes that 84% of the rentals are unaffordable for households who earn \$50,000 per year. According to the U.S. Census Bureau, the median income in Chapel Hill is \$75,249 and 77% of home sales are unaffordable to individuals making less than \$70,000.

Because of this housing affordability crisis, the St. Paul Village Development is uniquely positioned to assist with the area's housing affordability crisis. This development will not solve the crisis, but it is a step forward in mitigating the crisis. As a member of St. Paul AME, part our mission is to provide for the whole person. This project does so. I ask that you vote for the Conditional Zoning Application of St. Paul Village.

Sincerely,

*Joal Hall Broun*

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, September 12, 2023 12:03 PM  
**To:** David Adams  
**Cc:** Britany Waddell; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Support St. Paul Village

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:** David Adams <david.adams.4383@gmail.com>  
**Sent:** Tuesday, September 12, 2023 10:54 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>  
**Subject:** Support St. Paul Village

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Mayor Hemminger and Chapel Hill Town Councilmembers:

I am writing to urge your support for a Conditional Zoning Permit for St. Paul Village. This project will provide affordable, workforce and senior housing that our town desperately needs. In addition, it meets many of the Complete Community goals, such as ten acres of permanent green space, indoor and outdoor recreational opportunities, educational space, and retail space for local, small business owners. Most important, it addresses our history of discriminatory housing

and business practices against disadvantaged communities, particularly our Black residents. St. Paul Village, created not by developers, but by the oldest African American church in Chapel Hill in collaboration with Orange County Justice United and the NC Congress of Latino Organizations, should be celebrated as a path forward for our affordable housing future.

Sincerely,

David Adams  
1700 Ferrell Rd, Chapel Hill, NC 27517

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, September 12, 2023 12:18 PM  
**To:** Gracie Kirchgessner  
**Cc:** 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: St Paul Village

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:** Gracie Kirchgessner <gracie.kirchgessner@gmail.com>  
**Sent:** Tuesday, September 12, 2023 8:24 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** St Paul Village

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Please take this seriously. This is a project long over due and imperative to this community.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 12, 2023 12:18 PM  
**To:** Charles Liner  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: I support St. Paul A.M.E. Village wholeheartedly

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:** Charles Liner <cdliner@yahoo.com>  
**Sent:** Tuesday, September 12, 2023 8:21 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I support St. Paul A.M.E. Village wholeheartedly

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Mayor and council members,

Please approve the St. Paul A.M.E. Village project. It would be a wonderful thing for Chapel Hill.

Don Liner  
Tenney Circle

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 12, 2023 12:18 PM  
**To:** Ann Baker  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Support for St. Paul Village

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:** Ann Baker <[annfairfaxbaker@gmail.com](mailto:annfairfaxbaker@gmail.com)>  
**Sent:** Tuesday, September 12, 2023 6:36 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [clerk@townofchapelhill.org](mailto:clerk@townofchapelhill.org)  
**Subject:** Support for St. Paul Village

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Council members:

I am writing to convey my strong support for approval of a conditional zoning permit for the St. Paul Village project. The project aligns closely with the stated goals of the Affordable Housing Plan and will help the town achieve them. Designed and supported by a wide and diverse group of citizens, the project is an example of the kind of development that Chapel Hill is in need of to make it more possible for low and middle income workers to live in Chapel Hill.

Please vote to approve the conditional zoning permit for St. Paul Village. Thank you.



Sincerely,

Ann Baker

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 12, 2023 12:19 PM  
**To:** rexmerc  
**Cc:** Britany Waddell; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Zoning Application for St. Paul Village

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:** Rex Mercer <rexmerc@live.com>  
**Sent:** Monday, September 11, 2023 11:44 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** All Agenda Materials <allclerk@townofchapelhill.org>  
**Subject:** Zoning Application for St. Paul Village

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Town Council members,

Regarding the conditional zoning application for St. Paul Village, I urge you to:

- approve the application without further requested modifications, and
- arrange for town-sponsored funding support for the project.

St. Paul Village will provide much needed workforce rental housing, including a significant percentage of units for renters earning 80% and below the area median income. This affordable housing development will be in an area of town that has faced discriminatory policies for many years. The project has yet to receive any town-sponsored funds, even though funding was recommended by the town's Housing Advisory Board in 2022.

Disclosure: I am a member of the Housing Advisory Board, but I am not representing the board with this communication.

Thank you,  
Rex Mercer  
Chapel Hill, NC

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, October 11, 2023 10:49 AM  
**To:** Sarah Swann  
**Cc:** Judy Johnson; Corey Liles; Britany Waddell; 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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Public Comment in support of St Paul's Village

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:** Sarah Swann <sarah.l.swann83@gmail.com>  
**Sent:** Wednesday, October 11, 2023 10:21 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Public Comment in support of St Paul's Village

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello!

I am writing to voice my support for the conditional zoning permit required for St Paul's Village.

Please approve their project to move forward as is.

I believe this development will greatly impact the community in a positive way.

It will also be a small step towards making up for the environmental racism that affected the Rogers Rd neighborhood.

Thanks for your consideration!

Sarah Swann

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, October 11, 2023 4:52 PM  
**To:** Molly McConnell  
**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; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: To: Mayor & Town Council re St. Paul A.M.E. Church Village & Affordable Housing. Vote YES & approve the Conditional Zoning Permit needed to proceed

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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[405 Martin Luther King Jr. Blvd.](#)  
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**From:** Molly McConnell <[mr.hissy2022@gmail.com](mailto:mr.hissy2022@gmail.com)>  
**Sent:** Wednesday, October 11, 2023 4:40 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; Amy Harvey <[aharvey@townofchapelhill.org](mailto:aharvey@townofchapelhill.org)>; CHRIS BLUE <[CBLUE@townofchapelhill.org](mailto:CBLUE@townofchapelhill.org)>; Jeanette Coffin <[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)>; Sarah Vinas <[svinas@townofchapelhill.org](mailto:svinas@townofchapelhill.org)>; Loryn Clark <[lclark@townofchapelhill.org](mailto:lclark@townofchapelhill.org)>; Sabrina Oliver <[soliver@townofchapelhill.org](mailto:soliver@townofchapelhill.org)>; Ross Tompkins <[rtompkins@townofchapelhill.org](mailto:rtompkins@townofchapelhill.org)>  
**Subject:** Re: To: Mayor & Town Council re St. Paul A.M.E. Church Village & Affordable Housing. Vote YES & approve the Conditional Zoning Permit needed to proceed

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To: The Mayor and Town Council, Chapel Hill, NC  
re: St. Paul A.M.E. Church Village and Affordable Housing.

Tonight you will have the opportunity & privilege to vote FOR APPROVING St. Paul A.M.E. Church Village and Affordable Housing development/Community. With all that is in my heart, soul, mind, & body, I encourage you as not only Mayor and Town Council, but as residents and neighbors in Chapel Hill to vote YES for this humbling and awe inspiring and much needed development and Community!!

Please read again my letter below to you all from Sept. 13 with all the reasons why to vote FOR St. Paul A.M.E. Village and Affordable Housing development/Community.

A vote YES is the ONLY vote to give this development & Community!

"What does the Lord require of you, but to do Justice, love Mercy, and walk Humbly with your God." Micah 6:8.

Faithfully and with Mercy and Justice prayers.

Molly McConnell, Tuesday September 12, 2023

76 year old lifelong resident of North Carolina and living locally in modestly priced rental housing since 1970 and in Glen Lennox Apts. for 24 years

On Wed, Sep 13, 2023 at 12:12 AM Molly McConnell <[mr.hissy2022@gmail.com](mailto:mr.hissy2022@gmail.com)> wrote:

To: The Mayor and Town Council, Chapel Hill, NC  
re: St. Paul A.M.E. Church Village and Affordable Housing.

St. Paul A.M.E. Church needs the Town Council's approval for a Conditional Zoning Permit to move forward with its affordable and mixed income housing development, St. Paul Village, on land it owns on Purefoy Rd in the Rogers-Eubanks Rd neighborhood in north Chapel Hill

This project has been underway for more than 17 years and has appeared many times before Town Council.

Founded in 1864, St. Paul African Methodist Episcopal Church is the oldest African American Church in Chapel Hill, NC. She celebrated her 155th anniversary in 2019. Sitting at the corner of Franklin and Merritt Mill where it marks the border between Chapel Hill and Carrboro, St. Paul is literally a community cornerstone. St. Paul A.M.E. Church members are our friends, neighbors, colleagues, and pillars of our community for 160 years.

St. Paul A.M.E. Church is seeking to construct 350 multifamily residential units, **including 100 independent senior housing units and 93 affordable units. The proposal also includes construction of a multi-purpose center for educational, social/cultural/ and business/office uses.**

**NOTE: 25% of the rental housing St. Paul A.M.E. Church is committed to building will be AFFORDABLE --and they have NOT received ANY funding from the Town of Chapel Hill OR from Orange County!!**

**They are doing this voluntarily out of St. Paul A.M.E. Church's commitment to welcoming diversity and housing people in need-- and not displacing anyone. As you know, building Affordable RENTAL housing CANNOT be mandated by law in NC.**

This is what an historic African American church in Chapel Hill is voluntarily doing for the ENTIRE Community-- the housing is NOT for their church, it is for EVERYONE in Orange County in need!

**NO commercial developer is doing this or has done this 25% affordable rental, and the town council has repeatedly approved their projects!**

Not only that, the Town Council has given millions of dollars in incentives to a grocery store to come here. The Town Council has repeatedly given variances & changed zones for out of state developers and made it possible for them to tear down existing modestly priced rental housing and build expensive deluxe apartments with rents up to 120% and more of the Area Median Income and allowing the displacement of the workforce and retired workforce--people-- in need of such housing, and not providing any place they can afford to live.

Do the right thing by our own local St. Paul A.M.E. Church, the historic and oldest African American church in Chapel Hill. Do the right thing by our workforce and retired workforce--our friends, our neighbors, our children's teachers, day care providers, police and fire first responders, housekeepers, secretaries, grocery store workers, nursing assistants, social workers, hospital support staff, town support staff, and other people in need of affordable rental housing that St. Paul A.M.E.Church will build.

Vote YES!! APPROVE the Conditional Zoning Permit for St. Paul A.M.E. Church Village and affordable rental housing development!

"What does the Lord require of you, but to do Justice, love Mercy, and walk Humbly with your God." Micah 6:8.

Faithfully and with Mercy and Justice prayers.

Molly McConnell, Tuesday September 12, 2023

76 year old lifelong resident of North Carolina and living locally in modestly priced rental housing since 1970 and in Glen Lennox Apts. for 24 years

M

Reply Reply all Forward