

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, June 15, 2021 3:07 PM
To: Robert Beasley
Cc: Colleen Willger; Dwight Bassett; Loryn Clark; Sarah Vinas; Chelsea Laws; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Petition to stay further proceedings concerning Planning Project #21-027 Jay Street Apartments, and to revise the Town's planning process for Affordable Housing Development on Public Land in accordance with North Carolina General Statute Chapter 160D

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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
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From: Robert Beasley [mailto:rcbeasley@gmail.com]
Sent: Tuesday, June 15, 2021 3:06 PM
To: Sabrina Oliver <soliver@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Petition to stay further proceedings concerning Planning Project #21-027 Jay Street Apartments, and to revise the Town's planning process for Affordable Housing Development on Public Land in accordance with North Carolina General Statute Chapter 160D

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Dear Mayor and Town Council Members of the Town of Chapel Hill,

In the 18 September, 2019 Town Council Meeting, Town Staff provided an “Affordable Housing Prioritized Sites Update” which covered a new planning process for Affordable Housing Development on Public Land, and the status of three Town-owned sites that were being taken through this process. The process included an Affordable Housing Feasibility Report, which looked at the engineering feasibility of the proposed sites; but did not assess the legal or ethical feasibility of the sites. In fact, there is no evidence that the legal or ethical feasibility of proposed sites are considered anywhere in the new planning process. The Jay Street Land Tract, PIN: 9778-99-9279, was one of the three sites reviewed with the Town Council in this meeting and subsequently selected for prioritization as an Affordable Housing Development Site.

The Jay Street Land Tract, PIN: 9778-99-9279 was purchased by the Town of Chapel Hill in 2005 using funds from the 1996 and 2003 Open Space Bond Funds. The Open Space Bond Funds were approved by the Chapel Hill Residents to be used for Land that would be preserved as open space for public use and enjoyment. This information was not included in the assessment of the Jay Street property as a candidate for Affordable Housing Development under the Town's new planning process, and that information does not appear to have been disclosed to or discussed with the Town Council in the 18 September, 2019 Town Council Meeting. Had it been, the Town Council would have avoided the ethical conflict of using land purchased with Open Space Bond Funds for a Residential Development Project that is inconsistent with the Bond's intent.

Furthermore, proceeding with the Town of Chapel Hill's Planning Project #21-027 Jay Street Apartments is in violation of North Carolina General Statute Chapter 160D – Local Planning and Development Regulation, Article 13 – Additional Authority, Part 1 Open Space Acquisition, § 160D-1303. Local governments authorized to acquire and reconvey real property.

In light of this information, I formally Petition the Town Council to stay further proceedings concerning Planning Project #21-027 Jay Street Apartments, to revise the Town's planning process for Affordable Housing Development on Public Land so as to address the feasibility of site selection beyond engineering considerations, and to ensure the process conforms with North Carolina General Statute Chapter 160D, Article 13. Furthermore I ask the Town Council to re-assess all sites that have been selected under the Town's Affordable Housing Development on Public Land planning process after the revisions are made, such that the Town's Affordable Housing Developments conform with Chapter 160D.

Thank you,

Robert Beasley
178 Ridge Trail, Chapel Hill, NC