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January 5, 2006

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

Dear Mayor Foy and Members of the Town Council:

Following the October 10, 2005 public hearing on the Bradley Green subdivision, members of the Habitat staff and Board have met several times with Town staff and Gary Wallace and Kelvin Green, the developers of Bradley Green, to attempt to work out a satisfactory way to allow the developers to make an in-kind payment in lieu of affordable housing that would significantly benefit Habitat as it moves forward with developing its property on Sunrise Ridge as a neighborhood of affordable homes. The alternative, which the Mayor and Council indicated they did not find satisfactory, was for Bradley Green to provide two size restricted homes rather than either affordable homes or a payment in lieu. This alternative is essentially what will come before you on the 9th.

The recommendation from staff which will come before you at your January 9th meeting does not represent a solution that Habitat can support, although we appreciate the efforts of the staff to find a solution that responded to the Mayor's and the Council's wishes, and which also fits within the confines of the existing land use management ordinance. Specifically, the resolution that comes before you does not allow the developer of Bradley Green to improve Ginger Road to NCDOT standards and dig his sewer line deeper to satisfy his affordable housing requirement, which was the solution supported by Habitat and we believe by the Mayor and Council as well.

It is not Habitat's intent to slow down the process of approval for the developers of Bradley Green who have been extremely cooperative in trying to work out a solution that truly benefits the creation of affordable housing in Chapel Hill. However, we continue to support the Mayor's and the Council's position that size restricted homes do not meet the goal of providing additional affordable housing for Chapel Hill citizens. We urge you take advantage of the opportunity afforded by the proposed development of Bradley Green to provide a meaningful contribution to affordable housing. We support allowing an in-kind payment in lieu by the developers, consisting of a deeper sewer and the paving of Ginger Road to a width of 22' with sidewalks on one side. This will result in a significant contribution to affordable housing stock rather than the construction of two size restricted but unaffordable homes.

As previously indicated, Habitat would be willing to be party to an agreement insuring affordable homes would be built on the Sunrise Ridge property.

Sincerely,

John Sehon, Board of Directors
Habitat for Humanity, Orange County

Susan Levy, Executive Director
Habitat for Humanity, Orange County