

Regions Development

January 3, 2006

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

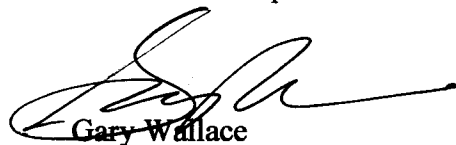
SUBJECT: Bradley Green Proposal

Regions Development as the developers of Bradley Green propose the following scenario to provide affordable housing support to the community and satisfy within the confines of the existing ordinances the affordable housing component for our development.

We ask for your support and approval of our development with two size restricted houses as allowed under the ordinance. We ask to be allowed to build six market priced houses prior to building the two size restricted houses. Before any houses are built we will construct the sewer through our property at a sufficient depth to allow the property owned by Habitat to be developed without a sewer pump station.

The size restrictions will remain in force as per the existing ordinances or until either of two council actions take place. The restrictions would be removed by action of council supporting a text change amendment which we have put forth allowing council discretion in the acceptance of payment in kind in lieu of cash payment in support of affordable housing. If adopted this text change would apply to our paving of Ginger Road and lowering of the sewer and thereby remove the size restrictions. Alternatively, at such time that Habitat is ready to submit their project for review we will combine our property with Habitat's in a master plan Special Use Permit. This SUP will have a mix of units which easily satisfy the 15% ratio of affordable units required by ordinance. The SUP will also require that Ginger road be paved. We have agreed with Habitat to be responsible for that paving expense. If this SUP is approved it will stipulate that the previous restriction on our two lots as to size is removed as the SUP satisfies the affordable component without the need for those restrictions.

We believe either scenario provides the maximum support for affordable housing while satisfying the requirements of the ordinances in every way. The result should be a neighborhood of various housing types and price levels accomplished with the most efficient use of private resources supporting affordable housing.



Gary Wallace  
Regions Development LLC  
Manager