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February 21, 2006

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

Dear Mayor Foy and Members of the Town Council:

Habitat for Humanity, Orange County requests that the Town of Chapel Hill grant expedited review for the **modification** of the Special Use Permit and Rezoning of the Rusch Hollow Subdivision. Rusch Hollow was approved under the Town's R-SS-C zoning for affordable housing, and 100% of the homes are affordable to households earning fifty percent or less of the area median income. Habitat wishes to modify the original SUP and rezoning to increase the size of one of the lots within the subdivision, lot #3. Since receiving approval for Rusch Hollow, Habitat has acquired a property on Rusch Road that is adjacent to lot #3 in Rusch Hollow, and we wish to add through a recombination approximately 10,000 square feet from the Rusch Road property to lot 3 in Rusch Hollow. This additional square footage is necessary to give us adequate space on which to build the triplex that is included in the original Rusch Hollow approval. We are confident that the addition of this square footage to lot 3 will improve the overall quality of the design for Rusch Hollow by allowing us more flexibility in choosing and siting the triplex. Other than increasing the size of lot 3, we are not seeking any additional changes to the original approval.

Expedited review is necessary if the modification to the rezoning is to be heard at the May 11, 2006 Joint Planning Meeting with Carrboro and Orange County. Otherwise, the rezoning cannot be heard until the next JPM meeting in October of 2006. The granting of expedited review for Habitat's proposed modifications to Rusch Hollow will allow us to move forward with completion of Rusch Hollow as a neighborhood of 12 single family homes and five affordable rental units for people with special needs. The first eight of the single-family homes have been sold, and the last four of the single-family homes are nearing completion. Once the modification of the Special Use Permit and Rezoning has been approved, we will be able to proceed with the construction of the five rental units.

Habitat for Humanity thanks you for your thoughtful consideration of our request for expedited review. We look forward to continuing to work in creative partnership with the Town to better meet the housing needs of all of Chapel Hill's citizens.

Sincerely,

Susan Levy, Executive Director
On behalf of Habitat for Humanity, Orange County