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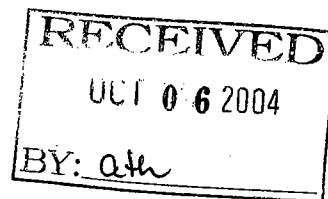
Town of Carrboro

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October 6, 2004

Mayor Kevin Foy and
Chapel Hill Town Council Members
Chapel Hill Town Hall
306 North Columbia Street
Chapel Hill, NC 27516



Re: Chancellor's View

Dear Mayor Foy and Council Members:

Scott Kovens contacted me about the Council's desire for affordable housing in the Chancellor's View development. As I understand it, Mr. Kovens has proposed six, size-restricted units in Chancellor's View that would each cost in excess of \$250,000. It is also my understanding that the Council has asked Mr. Kovens to include three truly affordable homes in Chancellor's View rather than the size-restricted homes.

After discussing several options with Mr. Kovens and his partner Eric Chupp, it is my opinion that the Council may want to reconsider the original concept plan for Chancellor's View, which included three affordable homes on Old Lystra Road. Although we at the Land Trust do not endorse segregating affordable homes from market-rate homes, in this instance we do not find it objectionable as long as the developer is willing to address our concerns.

We realize that three homes on Old Lystra Road will not be a part of the Chancellor's View community. Nor will they be in keeping with the large-lot, rural style homes that have historically been built along Old Lystra Road. **However, we believe that three well-designed and well-built homes that are properly priced will be attractive to many families who typically cannot afford to purchase homes in Chapel Hill.**

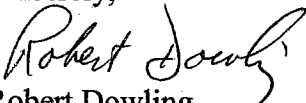
If Mr. Kovens is willing to agree to the following conditions, then I believe having three affordable homes on Old Lystra Road would be desirable to prospective buyers of Land Trust properties:

1. The developer's permit should require the Town Manager's approval on the siting, design, pricing and construction quality of the affordable homes. This will protect the future buyers of these properties as well as the neighbors who already reside in that neighborhood.
2. The permit should address timing of when the affordable homes are to be constructed relative to the market-rate homes.
3. The permit should require that a marketing agreement be established between the developer and the Land Trust.

Again, I want to emphasize that this is not an ideal arrangement to have three homes separated from the entire community. However, if the affordable homes are done right, they will be desirable to lower income families and not be objectionable to the surrounding community.

Thank you for your consideration of this opinion.

Sincerely,


Robert Dowling
Executive Director

cc: Mr. Cal Horton, Town Manager
Mr. Eric Chupp, Kovens Construction