

March 23, 2005

Mayor and Town Council Members
Town of Chapel Hill
306 N. Columbia Street
Chapel Hill, NC 27516

Dear Mayor Foy and Members of the Town Council:

As you know, Habitat for Humanity is currently constructing an affordable housing development, Rusch Hollow, in the Rogers Road Community. Eight of the twelve single family homes are under construction currently. As a part of this development, we have extended sanitary sewer from our previous development, New Homestead Place. The extension of the sewer from New Homestead Place brings the possibility of public sewer to residents of the Rogers Road community who are currently on private septic systems. Since we first purchased property in the Rogers Road Community, Habitat has seen our extension of public sewer service as one of the direct benefits of our work creating sites for affordable homes. Tonight, you will be considering a recommendation that Community Development Funds be allocated for sewer connection assistance with priority given to residents of the Rogers Road and Apple Street neighborhoods. There is also a recommendation that additional funds be allocated to this program, up to \$40,000, out of program income. Habitat strongly supports both of these recommendations.

In supporting those recommendations, I also want to make an additional request. There is an immediate and urgent need to connect at least two residents to public sewer before the 2005-2006 CDBG funds will be available. Both of these residents have failed systems, and both have received notification from the Orange County Health Department that they must abandon those systems by May 1, 2005. In both cases, the septic systems serving these two residents, owned by Rev. and Mrs. Campbell and by Ms. Barbara Hopkins, extend beyond their property lines onto the Rusch Hollow property owned by Habitat. The fact that these systems extended onto Habitat's property was not known by Habitat or to my knowledge, by the residents of the two properties. During construction of the infrastructure for Rusch Hollow, the Campbells' septic line was cut where it extends onto our property. To the best of our knowledge, we did not cut any septic lines from Ms. Hopkins' system, but it is nevertheless not functioning and is irreparable. I am attaching letters from Mr. Phil Vilaro regarding the status of both the Campbell and Hopkins septic systems. Because both of these failed systems represent an environmental health hazard, it is imperative that both properties be connected to public sewer as soon as possible.

Habitat is working with OWASA and with the Campbells and Ms. Hopkins to allow them to be connected to public sewer as soon as possible. In Ms. Hopkins case, because her property is not adjacent to the Habitat sewer, the Campbells must deed her a 10' strip of property along the back of their property to enable her to be able to connect. It is my understanding that the Campbells and Ms. Hopkins are agreeable to this solution. Habitat is willing and able to bear the cost of the necessary legal work to make the connection possible. We are, however, seeking the Town's assistance in helping to fund the actual extension of the sewer lines and the OWASA tap on fees.

Possibilities for the funding include the CDBG funds being discussed this evening, if they can be made available before July 1, or Housing Loan Trust Funds, or the emergency water and sewer fund, or some combination of the above. Town staff has already looked into possible funding sources at Habitat's request, but it is my understanding that they cannot proceed further without direction from the Council to do so. We estimate that the cost to connect these two properties to sewer, including OWASA tap on fees, to be about \$18,000. Our engineer is working on a more precise estimate of costs, and I will provide them as soon as they are available.

We, Habitat, are very grateful for the support of both the Town and the County in helping to fund the Rusch Hollow Development. We have received generous support over the past four years, beginning with the purchase of the property in January 2001, through HOME, CDBG, the CH Housing Loan Trust Fund, and Affordable Housing Bond Funds, totaling nearly \$500,000. Habitat, however, has also made a considerable contribution from our own privately raised funds, as well as considerable staff time and overhead costs that have not been included in the overall development cost. This is one of the benefits of Habitat's model—we are able to significantly leverage government funds with private donations. By the time Rusch Hollow is completed and the homes occupied, Habitat will have contributed more than a million dollars from our own funding sources. We will also have extended the sewer further into the neighborhood, and removed, at Habitat's expense, a buried landfill that existed on the Rusch Hollow site.

Because they are facing the possibility of having to vacate their homes, Habitat has committed to the Campbells and Ms. Hopkins to do what is necessary to get them connected to the public sewer before the May 1st deadline. In the meantime, we have offered to have their septic tanks pumped as needed. While the Campbell and Hopkins situations are dire, they are not the only property owners with failing or potentially failing systems wishing to hook onto sewer in the Rogers Road community, and these other property owners need assistance.

We are aware that another septic system from an adjoining property owner on Rusch Road, owned by Topsy and William Woods, extends onto our property. This system appears to be in tact currently, but will undoubtedly be damaged when we begin house construction on the site. We are also proposing that this property be connected to public sewer, although the timing of this connection is not as critical since the system is currently working. We anticipate beginning work on the adjacent lot in June of this year, and would need to connect the Woods to sewer prior to beginning that work. Funding for this sewer connection could come from 2005-2006 CDBG funds, if the sewer fund is approved as recommended by staff, and if funds can be encumbered for this purpose prior to the actual availability of those funds. Habitat could be reimbursed once the CDBG funds are available.

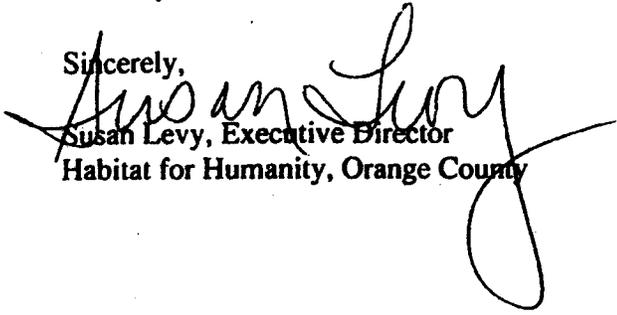
In summary, I am asking the Mayor and Council:

1. To support the CDBG sewer connection assistance fund at at least \$80,000
2. To direct the staff to move forward with recommending funding sources for the Campbell and Hopkins sewer connections, which must take place before May 1st.
3. To allow the encumbrance of CDBG funds prior to July 1st for the connection of the Woods property to public sewer so that their septic system can be abandoned prior to the start of construction by Habitat on Habitat's property, but where the Woods' system is partially located.

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I am attaching a drawing that shows the three proposed sewer connections that I have mentioned, as well as the letters from the Orange County Health Department. I would be more than happy to answer any questions you have about this request.

Sincerely,

A handwritten signature in cursive script that reads "Susan Levy". The signature is written in black ink and is positioned over the typed name and title.

Susan Levy, Executive Director
Habitat for Humanity, Orange County



**ORANGE COUNTY
HEALTH DEPARTMENT**

Rosemary L. Summers,
MPH, DrPH
Health Director

Richard E. Whitted Human
Services Center
300 West Tryon Street
Post Office Box 8181
Hillsborough, NC 27278
Phone: (919) 245-2411
Fax: (919) 644-3007

www.co.orange.nc.us/health

Animal Control Services

Central Administrative
Services

Dental Health Services

Environmental Health
Services

Health Promotion and
Education Services

Personal Health Services

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Environmental Health Services

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March 16, 2005

Mr. Robert Campbell
1711 Purefoy Drive
Chapel Hill, NC 27516

Dear Mr. Campbell:

Over the past several weeks, Phil Vilaro with our office has been in contact with you regarding the failing septic system serving your residence at 1711 Purefoy Drive [7.24D.C.9]. The septic system was found to be failing by discharging sewage to the ground surface. Mr. Vilaro has evaluated the remainder of the lot and has determined that there is no suitable site or soil in which to replace or repair this system.

The necessary remedy, if you are to continue occupying the residence, is to connect the house to OWASA's sewer system, the nearest connection point being at your southwest property corner. I understand from the Habitat for Humanity representative, Tyler Momsen-Hudson, that they are making inquiries with OWASA and the Town of Chapel Hill regarding the connection approval process. This connection needs to be made by May 1, 2005. You will also need to contact a registered septic contractor to contact our office by that date to arrange for proper abandonment of the existing septic tank.

In the meantime, the septic tank must be kept pumped out at a frequency to prevent sewage from reaching the ground surface or surface water. I would suggest practicing extreme water conservation to minimize the cost of this pump-and-haul.

Should you have any questions regarding this, please do not hesitate to contact either Phil Vilaro or me.

Sincerely,

Tom Konsler, RS
Environmental Health Supervisor

Cc: Cal Horton
Susan Levy
Tyler Momsen-Hudson
Todd Spencer
Rosemary Summers
Ron Holdway
Phil Vilaro



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March 16, 2005

Ms. Barbara Hopkins
1715 Purefoy Drive
Chapel Hill, NC 27516

Dear Ms. Hopkins:

Over the past several weeks, Phil Vilaro with our office has been in contact with you regarding the failing septic system serving your residence at 1715 Purefoy Drive [7.24D.C.10]. The septic system was found to be failing by discharging sewage to the ground surface. Mr. Vilaro has evaluated the remainder of the lot and has determined that there is no suitable site nor soil in which to replace or repair this system.

The necessary remedy, if you are to continue occupying the residence, is to connect the house to OWASA's sewer system, the nearest connection point being at the southwest corner of Mr. Campbell's lot, approximately 100 feet from your property corner. I understand from the Habitat for Humanity representative, Tyler Momsen-Hudson, that they are making inquiries with OWASA and the Town of Chapel Hill regarding the connection approval process. This connection needs to be made by May 1, 2005. You will also need to contact a registered septic contractor to contact our office by that date to arrange for proper abandonment of the existing septic tank.

In the meantime, the septic tank must be kept pumped out at a frequency to prevent sewage from reaching the ground surface or surface water. I would suggest practicing extreme water conservation to minimize the cost of this pump-and-haul.

Should you have any questions regarding this, please do not hesitate to contact either Phil Vilaro or me.

Sincerely,

Tom Konsler, RS
Environmental Health Supervisor

Cc: Cal Horton
Susan Levy
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Todd Spencer
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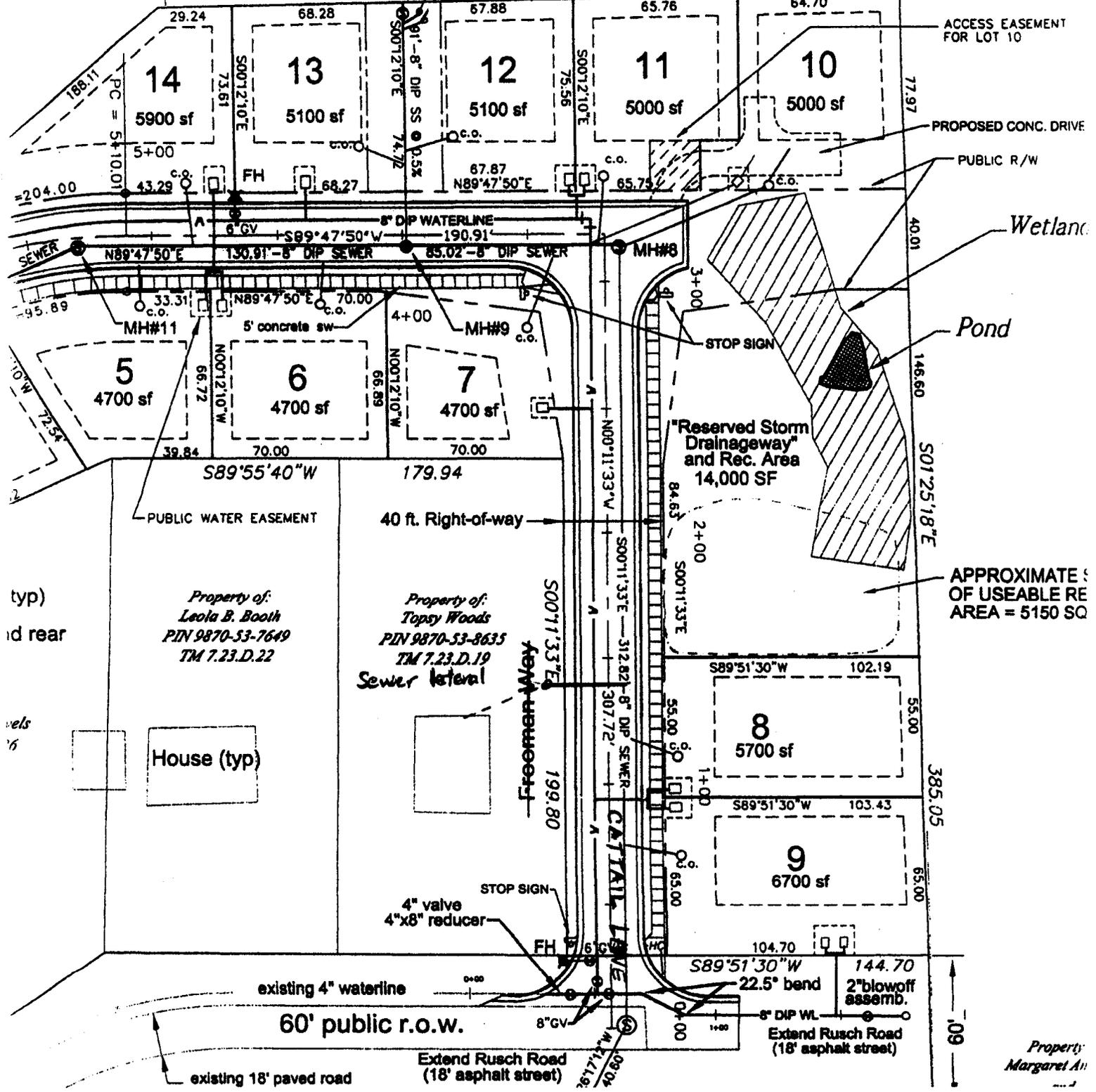
Property of
Junior
and
Baldwin
0-54-6074
24D.C.7

Property of:
Thomas C. Tucker
PIN 9870-54-7076
TM 7.24D.C.8

Property of:
Robert Lee
and
Patricia Ann Campbell
PIN 9870-54-8075
TM 7.24D.C.9
Private line

Property of:
Barbara B. Hopkins
PIN 9870-54-9076
TM 7.24D.C.10
Private Sewer Line

MH#10
Proposed 30' sanitary Sewer Esmt.
N88°51'55"E 295.85
10' strip of Property connecting Hopkins to OWASA easement



(typ)
rear
els
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Property of:
Leola B. Booth
PIN 9870-53-7649
TM 7.23.D.22

Property of:
Topsy Woods
PIN 9870-53-8635
TM 7.23.D.19
Sewer lateral

House (typ)

APPROXIMATE
OF USEABLE RE
AREA = 5150 SQ

Property
Margaret An