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To: Chapel Hill Town Council
From: Wayne Poerio & Grace Torres - Chapel Hill Home Owners
Subject: Affordable Housing Penalties/Restrictions
Date: January 3, 2003

Please help. There is a sense of urgency on our part to establish a home at our residence. We are requesting immediate approval to have a permit issued to complete the renovation of our home that is now pending approval from the Town Council and in turn approval of a permit. What I thought should be a one day process to get approval for a permit is now pending the outcome of your next Town Council meeting which is not scheduled until January 13th, 2003. I am requesting that the issue discussed herein be addressed during the Monday January 6th meeting. Please help do the right thing and address this issue immediately, rather than waiting to receive my request as a petition on Monday, January 13th, 2003.

I, Wayne Poerio & wife Grace Torres have recently sold our home on 101 Woodshire Lane, Chapel Hill, 27514 (approx 3000 sq. ft). Starting a new business is very risky and has required us to downsize our residence to something affordable. Thanks to the Town Council's help on limiting the size of homes to 1100-1300 sq. ft. has allowed my wife (currently 3 weeks pregnant) and I to purchase affordable Parkside housing at 119 Christine Court, Chapel Hill, 27516. We thank you for your efforts to allow us to afford housing in Chapel Hill, which will allow our son to complete his senior year at East Chapel Hill. We believe that due to your efforts you have met the intent of creating affordable housing with the exception of preventing us (homeowners) from renovating our attic into a bedroom for a period of 12 months from the date of issuance of a CO. Without your help we would be renting an apartment. We agree that had Parkside been given the opportunity to complete the renovation of the entire second floor it would not have been affordable to us.

Please reconsider the implementation of your intent to offer affordable housing by removing the 12-month homeowner restriction to renovate our homes. Our family does not believe it was the intent of the Town Council to penalize us by preventing the renovation of our home for 12 months. Preventing the builder from renovating or offering homes over 1100-1300 sq. ft. was vital to creating affordable housing. However, limiting the renovation by homeowners for 12 months does not contribute to keeping the price affordable.

Sincerely,

Wayne Poerio & Grace Torres
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