

**Amity Station Community Meeting
Hargraves Community Center
May 30, 2019**

The following responses to the community's questions were prepared by CA Ventures, the development team for Amity Station.

Community Comments

1. By right = 100 units
Current Proposal = 310 units
Triple the Units = Must have excellent community benefits, or by-right seems better.
Developer needs to pay more into benefits
2. They said they listened, but they are proposing 16 units affordable at 80% of AMI-- a single individual earning almost \$50,000 per year
(1) That is NOT affordable housing
(2) 16 units out of 310 is basically nothing
3. Traffic is already having an impact on our community, 300+ additional people will be a nightmare!
4. I'm going home, and I'm not going to another meeting
(1) Where what you say is limited
(2) you try to do it all in one night
(3) and no mikes
5. We need better sidewalks in Chapel Hill.
6. Thank you for not allowing undergrads under 22. I live at 140 W Franklin. All the units facing west get enormous heat from the Western sun. I think the developers should have overhangs or something to block the sun. Increase lowest level and low income.
7. Surrounding Neighborhoods?
None are evident!
8. Affordable housing should include 3- and 4- bedroom options; more livable affordable housing
9. Micro units may suffice for the elderly, but doesn't work for families - Development is an opportunity to help people get ahead who are working - teachers, fire fighters, police, etc. These jobs don't allow you to make the salaries required to live there.

10. Talked about young urban professionals as the demographic; this is what the community does not want. No problem with students; have a problem with people who rent the spaces and work in the Triangle. Young professionals is pretty much the same as students. Same urban professionals are having the same issues.
11. Rentals getting out of hand-- need more ownership opportunities
12. Developers need to work with Empowerment and Jackson Center to ensure that new residents are representative of the Northside Community. Should not be excluding Empowerment and Jackson Center.
 - o Students will find a way to get in on leases and purchases. Already disappointed with the Town-- there are likely no students with their names on the lease (it's parents). Missed out on Shortbread, Hotel, etc. This is the last piece of NS that we have. Offering crumbs in terms of units. Another high rise, traffic, etc. Let's not be ignorant about who is going to be living here. Northside not being treated fairly; would be different if this proposal was in McCauley neighborhood. Exploitation of cheap price for the property. Not a good proposal because of the loss to the neighborhood.
13. Design 5 years ago was nicer project than what is proposed now. It's not welcoming to the community. Community does not feel like their input is being heard. This piece of land is all NS residents have left. Need more cooperation with the community.
14. Northside does not want "young urban" professional population in this development; these do not invest in the community. More possibility for expanding family units
15. Jobs. Some jobs during construction and after that in commercial spaces.
16. Community and Town workers cannot afford to live here
17. At least make this development a community:
 - 2-3 bedroom units for families
 - More affordable, livable units
 - Build affordable units for teachers and other local residents
 - Everybody needs a decent place to live
 - Disabilities require adequate square footage for livability

Community Questions

The Development Proposal

1. So are you saying that the development will provide affordable housing & a 500k contribution to a community fund?

Development Team Response: Yes, 30 units (including 1, 2, 3 bedrooms) at 60% of AMI and \$1,000,000 contribution to the Northside Community Fund.

2. How many units would there be for low-income residents? What percentage is 16 affordable units when you are building 326 units? That's not enough!

Development Team Response: 30 units at 60% of AMI

3. Section 8 Housing?

Development Team Response: Yes the development will accept Section 8 vouchers.

4. How are people w/ disabilities included? Will there be accommodations? (wheelchairs)

Development Team Response: Yes, project will meet all ADA requirements

5. How will you encourage families, local workers, and long-term residents to live in this development?

Development Team Response: Residential events catered to families, local workers and long-term residents.

6. Why not some units for elderly?

Development Team Response: Elderly residents may apply for housing.

7. How much affordable housing is included in that 6% number of apartments, size of apartments, and % of AMI in that 6%?

Development Team Response: 30 units at 60% of AMI, approximately 10% of units

8. Would your company consider providing an equity stake in the development to provide the churches & other historically black organizations with funding for social & educational programs?

Development Team Response: Providing \$1,000,000 to Northside Community Fund

9. Why isn't there parking for every unit?

Development Team Response: Research suggests that only approximately 70% of units utilize cars

10. How much more traffic will this make? Sidewalks and accessibility?
Will there be more buses?

Development Team Response: Traffic of the project is less than the currently created by the restaurant

11. How will this development impact utilities in the city?

Development Team Response: The Developer will have an energy study completed.

12. If someone rents a unit, could they sub-lease it to students under 22?
Does the 22 age restriction apply only to the person or person(s) on the lease?

*Prepared by CA Ventures
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Development Team Response: No leasing or sub-leasing to those under 22.

13. What benefit IS this building to our community?

Development Team Response: Adding affordable housing in Downtown, adding units to the Downtown housing stock, and benefiting businesses with more residents in Downtown.

14. How many units would be in the by-right building on the portion of the property that is in the Northside Conservation District?

Development Team Response: Unknown at this time

15. Is there a chance that over time the units will no longer be affordable (b/c we've been evicted in the past)?

Development Team Response: Affordable units are offered in perpetuity

16. Mentioned that units are 1 to 2 bedrooms + the main demographic is "young urban professionals"
- How is that better for the community than students?
- Why didn't you try to add more family housing, especially if you want to enrich the community?

Development Team Response: Added 2- and 3-bedroom units

17. If the developer will only own the property for 10 years, then what? Is it possible to get a community right of first refusal when they sell?

Development Team Response: Developer willing to give the community a right of first offer to acquire the building.

18. How will you keep students out?

Development Team Response: A Driver's License required and must be 22+.

19. Is the land going to widen to Lindsey Street? Why is land taken from Black homeowners?

Development Team Response: No land will be taken from any homeowners

20. Is this a choice?: 80% or 70% or 60% AMI?

Development Team Response: Yes, offering 60% of AMI

21. Are the developers gonna relocate to CH?

Development Team Response: Developer will have a management team in Chapel Hill.

22. Will development require taking property from homeowners on Nunn Lane?

Development Team Response: No property will be taken from homeowners

23. Jobs? What percentage of workers will be hired from the Northside Community?

Development Team Response: All jobs will be open to the Northside Community.

24. How many people of Color are employed by designers of Amity Station?

Development Team Response: The lead developer is a person of color.

25. How will this project / development advance racial equity?
How does this development foster a more diverse racially and socioeconomically sound Chapel Hill / Carrboro

Development Team Response: The developer stands for providing equity throughout all of the units with all units having the same finishes regardless of whether the unit is affordable. Furthermore, the developer plans to hold events that are inclusive to all residents, fostering a sense of community and inclusiveness for all.

