

April 9, 2016
Town of Carrboro
Planning Department
301 West Main Street
Carrboro, NC 27510
Attn: Martin Roupe

Re: Veridia AIS Subdivision – Permit Extension Request

Dear Marty,

Speaking as the owner of Sustainable Properties, LLC, I hereby request an additional two-year extension of the CUP Permit for the Veridia AIS Subdivision that was originally approved by the board on April 26, 2011. A summary of the need for this extension is provided below.

Primarily, talks with other developers have been unable to culminate into partnerships or acquisition due to issues with perceived excessive site related expense and a general failure to attain congruence in regard to a development plan that I feel is optimally socially and environmentally redeeming. As I'm sure you and the Board are aware, the site for the development is an existing mobile home park, which has been turned around significantly since my takeover from my former partner shortly following approval in 2011, and now represents a thriving community of low income families near downtown Carrboro.

As is, the mobile home park represents the most affordable housing in the area, close to schools and shopping. It is clear that the existing infrastructure will have to be significantly upgraded in the mid-term, but it is my interest that if the existing, truly affordable housing stock is to be removed, that it be replaced with something allowing comparable access the types of low income families that currently reside there, as I feel there is real value in maintaining affordable housing at this locality.

I propose to take the two-year renewal period to consult with the town, state agencies and nonprofits and develop a financing plan for an alternative development that will replace the current mobile home park with housing subsidized for low income families, incorporating the sustainability elements of the original Veridia plan. Sustainable building will dramatically reduce the utility costs for families, an aspect of affordability that is often not captured in traditional affordable housing projects. I would argue that renewing the CUP for an additional two years to enable the development of a sustainable and affordable housing community is far more desirable than a reversion into its grandfathered development rights and resultant development under that model.

Sincerely,



David Bell
Sustainable Properties, LLC