

April 6, 2018
Town of Carrboro
Planning Department
301 West Main Street
Carrboro, NC 27510
Attn: Martin Roupe

Dear Marty,

As owner of Sustainable Properties, LLC, I hereby request an additional two-year extension of the CUP for the Veridia AIS Subdivision originally approved by the board on April 26, 2011. This extension is necessary to fulfil the vision of the project as presented to the board on that date, and on subsequent renewals of the CUP in the years since, due to ongoing problems finding a development path that can meet the social and environmental goals previously laid out. As argued below, there is reason to be optimistic for a truly low-income, sustainable community on this site that can be a model for sustainable development without displacement nationwide.

The primary goal of Veridia, as stated throughout the project ideation and planning phases, has been to provide a sustainable and affordable housing option to the residents of Carrboro, a significant component of which is the utility and maintenance expense reductions inherent in a life cycle analysis approach. As you know, Veridia's approval coincided with a crashing housing market, making it impossible to move forward in the short term. Although the housing market has much improved since 2011, and there have been some positive developments in the sustainable building industry in that time, and despite several meetings and a proactive approach to finding development partners for the project, meeting the profit-driven expectations of said developers remains problematic. In the meantime, The Pine Grove Mobile Home Park, currently occupying the site, has become a far more stable and thriving community. The Park currently provides sustainable, low-income housing, fulfilling a real need for Carrboro (albeit in imperfect form due to its aging infrastructure hampering its sustainability). I have thus reconsidered Veridia with an updated, additional goal of developing with minimal or no forced displacement of the existing tenant base, which also necessitates providing a product that remains within the price band of what currently exists there. To accomplish this while maintaining our sustainability profile will require significant advancements in construction methodologies and will likely involve an innovative financing/subsidization approach as well.

I requested a full agenda item to discuss the various development paths in a public forum and elicit feedback from the board as a whole. Although it is my preference to develop in a way that is both sustainable and provides for those already in place, there are other socially redeeming approaches which, in fairness, I feel should be discussed, and it may make sense to explore more than one opportunity in parallel. My primary interest in the Veridia project has always been as a model for development that can help to address societal scale concerns; climate change and access to affordable housing being foremost among them, but also as a way to reimagine the relationship between development and community. Developing in this way is a far more laborious process, but I am convinced it is one that is ultimately worthwhile. I think it is likely

we would be able to use significant portions of the existing engineering and design in our ultimate buildout, and hope that the board will be amenable to extending the development rights, as that will help make it possible to achieve this more ambitious goal for the project.

If the board is willing to continue providing their support for the concept, I will continue pushing toward a socially and environmentally redeeming solution that remains, as it is now, accessible to those who need it most, and becomes a community that Carrboro truly can be proud of.

Thank you,

A handwritten signature in blue ink, appearing to read "David Bell", with a stylized, cursive script.

David Bell
Sustainable Properties, LLC