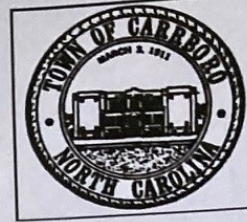


TOWN OF CARRBORO

NEIGHBORHOOD MEETING FORM



"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

TO THE TOWN COUNCIL OF THE TOWN OF CARRBORO:

DUE TO PROPOSED LAND DISTURBING ACTIVITY TO TAKE PLACE ON PROPERTY LOCATED AT:

106 Hill St

TO BE CALLED Pee Wee Homes

AND TAX MAP REFERENCED AS 9778-97-5883;

I, Hudson Vangoren, REPRESENTING Pee Wee Homes, Inc,

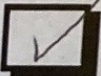
SUBMIT THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:

[PLEASE CHECK THE APPROPRIATE BOX BELOW.]

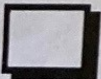


A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON

8/28/2021.



Residents (including Property Owners and Renters), up to 1000 feet of the property, were notified of the neighborhood meeting.



A MEETING WAS NOT HELD WITH THE MEMBERS OF THE NEIGHBORHOOD.

THIS NEIGHBORHOOD MEETING FORM IS RESPECTFULLY SUBMITTED TO THE TOWN STAFF ON THIS 18 DAY OF September, 2021.

By affixing my signature, I attest to the accuracy of the submitted information.

[Signature]

Signature

PEEWEEHOMES

Re: Neighborhood Meeting Saturday, August 28, 2021 from 10 am-11:30 am

Adjacent Property Owner and/or Renter:

We invite you to join us on Saturday, August 28, 2021 at Henry W Baldwin Park (under the awning) for an drop-in discussion of the proposed Pee Wee Homes affordable housing project on the vacant lot at 106 Hill Street, on the corner of Hill St and Broad St in Carrboro.

At this meeting, representatives from Pee Wee Homes and Carrboro's planning department will provide a brief overview and then be available to share information and answer questions on the process and proposed project in a drop-in style discussion meeting. Pee Wee Homes representatives will also share draft sketches on plans for the proposed three small, affordable homes (total of ~1120 sq ft) and provide time to discuss questions and concerns.

Masks requested, please, for everybody's safety!

This meeting will take place ahead of the public meetings on the conditional rezoning of the property (you will receive additional notice). **Save the Dates** for these upcoming public meetings on the project, including: Joint Advisory Board Review on September 2, 2021 at 7:30 PM and the Public Hearing on September 28, 2021 at 7:00 PM. For more information contact Planning Staff at 919-918-7325 or cmoon@townofcarrboro.org.

Feel free to email any questions to Hudson Vaughan at peeweehomes@gmail.com. Thank you very much, and we look forward to seeing you there.

WHAT: Community Meeting about Pee Wee Homes at 106 Hill Street (three proposed affordable tiny homes)

WHEN: Saturday, August 28 from 10 am-11:30 (drop-in meeting, come by anytime in window)

WHERE: Henry W Baldwin Park (326 Broad St) under the awning. Parking is available on the west side of Broad Street.

Community Drop-In Meeting Minutes
8-30-2021

Present: Pee Wee Homes Representatives Hudson Vaughan and Lisa Fischbeck, Carrboro Representatives Christina Moon and Rebecca Buzzard, and 14 nearby residents/property owners (see sign-in sheet, a couple folks did not sign in)

10:00-10:30: Residents dropped in and looked at the site plan and elevations map. Several had small suggestions for design: potentially heightening the grade of the homes (bringing in dirt) so the foundations aren't quite so high, making sure to vary paint colors so not all gray, making sure trees are not directly over piping. Several neighbors liked the idea of parking in front of the houses if necessary (as the elevations now show as possible).

10:30: Hudson Vaughan and Lisa Fischbeck gave a summary about Pee Wee Homes and this specific project proposal. They highlighted the five existing Pee Wee Homes and shared photographs, discussed the definitions of affordability and the focus of these homes for folks transitioning out of homelessness as well as the long-term restrictions proposed, the quality design and construction, the property management and upkeep plans (including reserves, a property management team, etc). They described the site plan, including the size of the homes, key architectural features, the plan to follow the Town Engineer's recommendation to maintain the stormwater system and raise the homes to avoid localized flooding, the possibilities of providing parking if deemed necessary, the tree coverage, and the ongoing management of the homes by Pee Wee Homes should this project be approved.

10:50: Christina Moon gave a summary for the Town of Carrboro's process, including opportunities for public review and comment at the joint board review on September 2 and the public hearing on September 28. She described the importance of the upcoming meetings on the rezoning, as these are the primary opportunities for public input and comment. She clarified that if the property conditional rezoning is approved, that there would be a number of conditions and spelled out the kind of conditions that might be put in place (around long-term affordability, stormwater, etc). She encouraged people to attend and also to share their thoughts, questions, and concerns with the Town of Carrboro. She described the reasons for the proposed rezoning, especially the challenges of the existing site and the way in which three small homes could fit with the approved variances. She also clarified that if the conditional rezoning is approved, the proposed site plan would be approved with it, and that the future process would be at the staff level and would follow the approved site plan.

11:00-11:20 am: Representatives received questions (questions by residents in italics, answers by reps in normal font), including but not limited to the following:

- *How are the homes maintained?* Hudson and Lisa discussed the property management team that provides proactive and responsive repairs, the fact that much of the rent goes to repairs, maintenance, and reserves, and that Pee Wee Homes continues to manage the homes. We also discussed the great pride tenants take in their homes and the experience with this so far.

- *What is the tenant recruitment and selection process?* We shared the way this had been done before, recruitment in partnership with Orange County, CEF, and the IFC. Pee Wee Homes restricts these homes to tenants under 30% AMI and who are homeless or have a history of chronic homelessness. Applications are closely reviewed by a sub-committee of the board to meet all qualifications.
- *Who pays the utilities?* As most renters do, Pee Wee Homes residents are responsible for their own electricity. Generally, Pee Wee Homes has paid for the water/sewer and included that cost in the rent.
- *What kind of entity is Pee Wee Homes?* A non-profit 501c3.
- *What happens if Pee Wee Homes ceases to exist?* Good question. The conditions for long-term affordability are still in place, presumably assumed by another non-profit or government entity.
- *Are these homes geared towards seniors?* Our homes have been designed with hopes to support residents to age in place, including a number of universal design features.
- *Are these HUD funded homes?* These homes have received preliminary funding commitments from HUD HOME funds. Generally, our homes do not require and are usually not receiving vouchers in addition, although residents can still apply who have vouchers.
- *Is there a second story on the homes?* No, the upper dormers just provide additional light and are part of the high ceilings and openness of the floor plan.
- *Do selected tenants have to be members of churches?* No, of course not. Pee Wee Homes follows all fair housing laws and does not discriminate on the basis of any protected class.
- *What impact will this have on the piped stream?* The hope is a minimal one. We have located these homes as far away from the buffer as possible and will plan to keep the existing drainage system in place. We are in ongoing discussion with the Town Engineer about how to best maintain this system and allow for these homes to be safe and avoid flooding, hence the raised designs.

11:20-11:30 Residents looked more closely at the site plan and elevation draft and talked to individual representatives.

Meeting concluded at 11:30 am.

NEIGHBORHOOD INFORMATION MEETING AUGUST 28, 2021 – PEE WEE HOMES

If you would like to receive the link to the Joint Advisory Board Meeting on September 2nd, please leave your email address and a note indicating your interest.

NAME **(PLEASE PRINT)**	ADDRESS, PHONE & EMAIL **(PLEASE PRINT)**
1. MARTHA McCABE	430 N. GREENSBORO ST #213 / 27510
2. PAUL FORSTER	"
3. Matthew Campbell	406 Broad St
4. Rachel Straten	309 Broad St #C
5. Errol Jennings	109 Hill st Carrboro NC 27570
6. Reed Palmer	408 Broad St. reed_palmer@yahoo.com
7. Laurelle Palmer	304 Broad St. laurelle_palmer@yahoo.com
8. Miriam Markfield	303 Broad St
9. Jen & Alex Wilson	107 B Mulberry St. Carrboro family@alexwilson.com
10. CONOR TIGHE	105C MULBERRY ST. CARRBORO ctight@gmail.com
11.	
12.	
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15.	
16.	
17.	

Pee Wee Homes Community Meeting Re: 106 Hill St
Sign-In Sheet

Name	Contact Information (Address, Email)
Hudson Vaughn	201 Broad St Carrboro, NC 27510 Hudson@jacksoncenterinfo
ALYSSA MISERENDINO	102 Hill / alyssa@alyssamiserendino.com