

StoneHunt, LLC
Briefing w/Cherry Homeowners
Pleasant Hill Baptist Church
November 20, 2006, 6:00pm – 7:30pm (1st Public Hearing)
January 4, 2007, 6:00 pm – 8:00pm (2nd Public Hearing)

Questions:

1. Will the existing tenants but able to stay in the community?

Answer: Our entire plan has been created based upon a managed gentrification approach. We know the community is going to change but we wanted to keep the long time residents in the neighborhood. We planned enough units to accommodate all of the existing CCO legacy tenants and CHA tenants as part of the proposed plan. What we can't control are the tenants that may be renting from an absentee landlord, so yes, there may be some displacement but not our current tenants. We've been meeting with our tenants to keep them abreast of our overall plan and have discussed the transition plan with them also. This entails renovation of existing units to move them within the neighborhood. The overall plan proposes 65 units and although the current number of residents varies month-to-month, there are an estimated 54 – 58 residents that we are planning for.

2. Do you plan to clear cut the trees?

Answer: No, we are plotting the trees to design around them whenever possible. We will lose some trees for placement of the buildings and infrastructure but we are carefully looking at the placement of the building and infrastructure where ever possible to work around the mature trees because that's what makes Cherry special along with the people and history.

3. Will there be affordable housing for purchase available or will there only be the market rate and affordable for rent units?

Answer: We considered affordable homes for purchase but we don't have any planned with our current configuration due to the risk of those units being sold at market rate. We are still considering this, but it will likely be in the latter phases of the redevelopment project.

4. When will you start construction?

Answer: We anticipate starting construction with the land clearing and infrastructure in late 3rd quarter to early 4th quarter of 2007.

5. Why are you changing from all brick to a mix of other materials?

Answer: We have been work with The City Planning department and they asked us to consider other elevation design options to give the apartments more of a residential feel instead of an institutional appearance. Therefore, we have altered materials to enhance the residential appearance and to make 3 stories feel even more like 2 stories. We've also changed the skin of the building with more indentations, balconies, and patios to soften the appearance. Additionally, we altered the roof line to make it look more like two separate buildings.

6. Have you considered the operations of the facility, i.e. sign-in/sign-out, security, entry?

Answer: Yes, we are evaluating the controlled entry options, however, there will not be 24/7 staffed entry. An office manager will be present during business hours to monitor entry and secured doors are planned for the corridors.

7. Is the senior facility 100% public funding?

Answer: We are applying for funding from various public sources but we have no commitments for public funding to date but StoneHunt is committed to building the affordable Active Senior Apartments as a part of the redevelopment project.

8. Will there be a covered entry-way in the rear?

Answer: It's not reflected in the rendering, but it is something that we've discussed. The plan is to have a covered walkway extended to the sidewalk off the parking lot but we can't have a drive-up covered entry with the current configuration.

9. Will there be any services available for the seniors?

Answer: Yes, we are working with DSS and various other organizations to program services related to Nutrition and wellness, fitness, intergenerational activities, financial counseling, and other services.

10. How many handicap parking spaces? Why only 2?

Answer: That's what is required to comply with the zoning guidelines. We will look into this further since it is a senior population but we must also be careful due to the increased space required for handicap parking that would reduce general parking space capacity.

11. Does zoning only affect the senior center or does it include the entire project?

Answer: This rezoning filing affects only the senior apartments because we are rezoning from a R8 to a UR2-Conditional which permits the higher density and provides for the setbacks. The remainder of the project will be addressed in subsequent rezonings that are planned for later in the 1st quarter.

12. What does a senior need to do to be considered for housing in the senior center?

Answer: We are asking that seniors meet the Charlotte Housing Authority qualification guidelines. You can contact us and we will assist with directing anyone to the appropriate contact.

13. When will demolition on Main Street get underway?

Answer: Demolition has already started and we anticipate accelerating this work in late February.

14. Are you going to band trees for cankerworms?

Answer: Yes, we have checked into this but the arborist that we scheduled to handle the work ran out of materials in November. We just had a follow-up on Tuesday and we may still have some trees wrapped in anticipation of the second wave of migration that we were told occurs in February normally. We will know more next week.

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STONEHUNT

CHERRY HOMEOWNERS MEETING

January 4, 2007 - 6:00 PM
Pleasant Hill Baptist Church

SIGN-IN SHEET

NAME	ADDRESS
Yvonne Bittler	⁷⁰⁴⁻³⁷²⁻⁵⁴¹⁸ 216 S. Torrence St ²⁸²⁰⁴ Chltn
Barbara J. Rainey	⁷⁰⁴ 317 Baldwin Ave. ²⁸²⁰⁴ 332-0444
Myron Patton	1623 Luther St. (704) 372-3720
Digi Taylor	1726 Amherst Place ⁷⁰⁴ ³³² 7757
Stephane W. Clark	1712 Amherst Pl. 28204
JANET S. HOLMES ^{REPRESENTING} ^{MECK. COUNTY} ^{BAR}	1926 LUTHER ST. (LOT OWNED By MECK. BAR FOUNDATION)
Kathy Bissell	425 Eli St 28204
Steve & Carla Cohen	308 S. Torrence St
FLAVIUS & GIGI TAYLOR	1726 AMHERST PL 28204
Jason Stein	1707 Luther St. 28204
Veronica McLeod	1816 Luther St 28204
Odde Pettie	2326 Senior Dr (Property 624 Cherry St)
John Pettie	↓ ↓
HENRY D. NEZZY	4227 DINGLEWOOD AVE

CHERRY HOMEOWNERS MEETING

SIGN-IN SHEET

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StoneHunt, LLC

Cherry Development Project

Community Briefing/Hearing

November 20, 2006 at 6:00pm

NAME	ADDRESS	PHONE	HOMEOWNER or TENANT	COMMENTS
8116 Cherry Lane	1504 Sutter St	704-712-8001	Homeowner	
William A. Lewis	4518 Milnes St	704/712-8001	Homeowner	
LAZAR OBOYE	1244 DEWITT ROAD	704-316-7054	Homeowner	
Kathy Bissell	425 ELS ST	704-344-8070	Homeowner	
Marjorie M. Smith	307 South Terence	704-542-3949	Homeowner	
MARTIN MCNESE	NP SIT Avenue	704-332-4021		
Miguel A. Diaz	1515-1 Kendall Ave.	704-715-1142	Homeowner	
Charles J. Smith	64103, 05 07 2001, 40	704-329-4013		
LAURENCE MARY	708 Oaks Rd	704-374-0358	Homeowner	
WILLIAM B. RILE	216 S. Terence St. Chas. 380	704-372-5415	Homeowner	
L. Myra Patton	1623 Luther St	(704) 372-3720	Homeowner	
Glenay Connor	223 S. Terence St #25	704-258-5547	Homeowner	
WILLIAM J. MITCHELL	3125 Terence St.	704-733-7172	Homeowner	
Cherry Mitchell	1515 Luther St.	704-372-7370	Homeowner	
Charles C. Smith	1611 Luther St.	704-372-1505	Homeowner	
Elizabeth Tucker	N/A	704-281-2992	Homeowner	
MINNIE Thompson	331 Terence St		Homeowner	
Delbert Cherry	1613 Luther St.	704-375-2659	Homeowner	