



Affordable Housing Advisory Commission Meeting

September 18, 2019

7:00 PM

Town Hall



Present: Chairman Quinton Harper, Amy Singleton, Cain Twyman, Betty Curry

Absent: Gabe Viñas, Tyran Hill, Terri Buckner

Also present: Board Liaison, Barbara Foushee; Staff Liaison, Rebecca Buzzard; Town Staff, Anne-Marie Vanaman

Guest: Karl Vesely, UNC undergraduate student

I. Welcome

Chairman Quinton Harper welcomed the AHAC and guest Karl Vesely, a junior Economics major from UNC, who is visiting Town commissions to learn more about the community and local government.

II. Approval of June Meeting Minutes

Amy Singleton made a motion to accept the June 19, 2019 meeting minutes. Cain Twyman seconded the motion. All voted in favor.

III. Reflections about Orange County Collaborative/OCAHC meeting August 27, 2019

Harper thanked all who were able to attend the meeting and praised the high turnout. He shared that he was part of the discussion group with the topic of relocating residents who were displaced from their affordable homes through natural disasters, or the closing of apartment complexes or mobile home parks. He noted that the Town does not have a formal plan for displacement. He also mentioned Chapel Hill Council member Donna Bell's comments about how elected officials can only do so much toward affordable housing without community support and advocacy.

Alderwoman Barbara Foushee agreed with Bell's comments and recalled how community organization affected the discussion of the Town's use of bollards and its connectivity policy. Foushee also discussed her remarks at the August 27th meeting, noting that the meeting was similar to many past meetings and conversations about affordable housing.

Betty stated that her primary affordable housing concern is race relations due to the history of housing and race in the US. Curry wants those involved to understand the history and work toward equity as affordable housing collaboration is being discussed.

Singleton participated in the use of public spaces and land for affordable housing discussion group. Much of the discussion in that group included encouraging private land owners to donate land for affordable housing.

Twyman participated in the housing for households earning 30% AMI or less. She stated that affordable housing doesn't talk about homelessness enough.

Discussion turned to AHAC strategies of interest and the Oct. 1st staff affordable housing presentation to the Board of Aldermen. Rebecca Buzzard said she would incorporate the AHAC's suggestions of leveraging Town owned land to develop affordable housing through a tiny home community, perhaps targeted for seniors and artists, into the presentation. She noted mobile home park displacement is also an upcoming area of focus. After the presentation, the Board will provide feedback and direction to AHAC.

IV. October Application Cycle Status & Budget Update

Anne-Marie Vanaman reminded the AHAC that they will recommend funding applications at the October meeting. She also reviewed the Affordable Housing Special Revenue Fund budget to date. Vanaman called attention to the increase in funding requests for rental and deposit assistance since the Board expanded eligibility for this assistance to include households at risk for homelessness and who were being assessed through the coordinated entry process. This process is conducted by the nonprofit partner, Community Empowerment Fund (CEF). She shared feedback from CEF that the coordinated entry process is time consuming and causing a financial burden on the organization as well as their recommendation that the Town consider increasing the maximum allowable grant, currently \$1,000. The \$1,000 is often not enough for these households since rents are so high.

The AHAC asked questions about the clients CEF serves and the lasting impact a one-time grant can have. Before making a recommendation to the Board to consider funding an administrative percentage as well as an increase in the maximum grant, the AHAC requested that CEF make a presentation to them and be available for questions.

V. Additional comments/updates/questions

a. FLX Zoning Request - Joint Review October 3rd

i. Discussion of AHAC's Guiding Principles for Development Review

Buzzard reminded the AHAC of the October 3rd Joint Review session and that a quorum is required to make a recommendation. Buzzard shared basic information about the proposed development and its affordable housing component. The AHAC expressed concern about the lack of affordable housing in the proposed multi-family units in the development.

b. AHAC calendar

The AHAC drafted a calendar to include a desired nonprofit speaker series:

November: CEF; Discuss Board direction

December: Elections – Chair and Vice-Chair

January: Application review and recommendations

February: Partnership to End Homelessness; Budget discussion

March: Orange County Housing Director

April: Application review and recommendations

May: CASA

June: Rebuilding Together of the Triangle

c. AHAC service terms

The AHAC reviewed member service terms and noted that elections for Chair and Vice-Chair will take place in December.

d. Staff presentation to Board of Aldermen at October 1st Board meeting

Buzzard said that the presentation will look at the past, present, and future and will update the Town's Goals and Strategies document. It will dive into specific strategies and ask for Board priorities and direction.

The AHAC reiterated their preferred strategies and topics: mixed-income developments, tiny homes on Town-owned land, master leasing, and working on affordable housing through the lens of racial equity.

e. Update Added by Quinton Harper

Regarding the Kentfield development, Harper reported that the subdivision will have 4 size limited properties, and there is a possibility of two of those lots being purchased to become permanently affordable.

VI. Next Regular meeting on October 16th

Buzzard reminded the AHAC about the Good Neighbor event at Hargraves on October 19th from 5-8pm. Twyman made a motion to close the meeting. Curry seconded. All in favor.