



Affordable Housing Advisory Commission Meeting

June 19, 2019

7:00 PM

Town Hall



Present: Chairman Quinton Harper, Gabe Viñas, Tyran Hill, Amy Singleton, Cain Twyman
Also present: Board Liaison, Barbara Foushee; Staff Liaison, Rebecca Buzzard; Town Staff, Anne-Marie Vanaman; Town MPA Intern, Mimi Clemens
Absent: Betty Curry, Terri Buckner
Guest: Valencia Thompson, Property Manager, EmPOWERment

I. Welcome

Chairman Quinton Harper welcomed all and introduced guest Valencia Thompson of EmPOWERment and summer intern with the Town, Mimi Clemens.

II. Consider Approval of May Meeting Minutes

Gabe Viñas made a motion to approve the May 2019 minutes. Tyran Hill seconded the motion. All voted in favor to approve.

III. Presentation by Orange County Affordable Housing Coalition Development Review Committee

Guest Valencia Thompson of EmPOWERment and member of the Orange County Affordable Housing Coalition's Development Review Committee presented guiding principles for the development of residential rental housing in response to the dire need in the county for affordable rental units for residents earning 80% or below the area median income. She noted that 40% of Orange County households qualify for income-based affordable housing but only 3% of the total housing units in the county are permanently affordable. She also stated that over 13,000 county households are cost-burdened, spending more than a third on housing. The Committee is sharing these guidelines with Orange County and the Towns of Carrboro and Chapel Hill with the hope that the principles will be used when considering developments of residential rental housing.

The principles are: (1) incorporate affordable units on-site whenever possible, building 15% of proposed units as affordable units; (2) ensure any affordable units are rented at a rate affordable to households with a gross income less than 50% of AMI; (3) commit to a 30-year period of affordability; (4) partner with an affordable housing agency, local government, or third-party agency to screen tenants for income qualifications; (5) accept housing vouchers for the affordable units; (6) dedicate all affordable units to households that are not comprised entirely of full-time students; (7) promote access to housing, including by considering extenuating circumstances for applicants who may have criminal or credit issues; (8) ensure the affordable units are integrated appropriately into the development as a whole, including similar bedroom-counts and exterior appearance.

The AHAC asked a few clarifying questions about the principles, including the exclusion of students. Hill objected to excluding low-income students and Thompson said she would take his feedback to the development review committee. Harper thanked her for speaking to the AHAC.

Rebecca Buzzard asked the AHAC if they were interested in creating a similar document based on these principles. The discussion reflected that while the AHAC reviews more single family developments, perhaps the document could be modified to address single family housing. Hill raised his objection of the exclusion of students in the document. Although the AHAC understood the intent behind the exclusion, they discussed the needs of low-income students who do not have sufficient family resources to lean on during their student years, as well as how to ensure these students have access to affordable housing while keeping more affluent students from taking advantage of the available resources.

Harper noted the committee was on board with modifying the document; however, several members and Alderwoman Foushee said that the principles were not enforceable. However, Buzzard said that the principles could raise the issues of affordable housing with developers and encourage concessions.

The AHAC decided to create guiding principles for single family developments for the AHAC to use during development reviews. Staff will create a google document for the AHAC to use. Each member will submit 1-2 guidelines by mid-July with a draft completed in August.

IV. Review of New Board Guidelines

Harper reviewed the new Town of Carrboro Discussion Guidelines with the AHAC.

V. Recommendation on LUO Ordinance Amendments Related to Various Advisory Boards

Clemens presented draft changes to the Land Use Ordinance as it relates to the AHAC. Under this amendment the AHAC would be added to the provisions in the LUO under permitting and amendments to more clearly include the AHAC in the development review process such as joint advisory board review meetings, development project walkabouts and concept plan review and amendments.

Viñas read the recommendation. Amy Singleton made a motion to approve. Cain Twyman seconded the motion. All voted in favor to make the recommendation to Board of Alderman to approve the amendments.

VI. Budget Update

Buzzard presented the Affordable Housing Special Revenue Fund budget for FY19-20 which was adopted by the Board on June 18, 2019. She noted the funding for the Partnership to End Homelessness was a little higher in order to fund the Housing Locator position through CEF (in partnership with the other local jurisdictions). This extra funding was taken from the unexpended reserves, as was \$500 which was allocated for the AHAC to use for events such as the recent Oakwood Pop Up event. These funds can also be used to make meetings more accessible by funding childcare, transportation or meals. She noted the other commissions are allocated \$500 for these needs and this provides parity with other commissions.

Harper asked about funds remaining in the current budget, and Anne-Marie Vanaman said that a couple of requests for rental deposit assistance came in since the last AHAC meeting which largely depleted the remaining funds.

Harper noted that next year's application cycles will have \$164,000 available. Buzzard said that the AHAC can adjust the percentage allotment per funding category (critical repairs, deposit assistance, acquisition and development) once the AHAC determines funding priorities. Harper inquired about

hearing presentations from the nonprofits who have funds allocated by the Board. Vanaman replied that the speaker series which the AHAC discussed previously does include these organizations.

VII. Additional comments/updates/questions

Oakwood Pop-Up Event Update

Twyman said the event was well attended and noted that she was joined by members Harper and Curry, as well as Alderwoman Foushee who said that the residents appreciated the event.

Harper announced an Oakwood Clean Up day on Saturday, June 22nd from 10:00-Noon. Chapel Hill Public Housing has all the supplies needed, they are seeking a few volunteers to help. Harper plans to be there.

Summer Break – July

The AHAC will not meet in July or August.

Shelton Station Update

Buzzard stated Shelton Station has a certificate of occupancy and that 10 units are reserved for residents earning 60% and below the AMI and another 10 units are reserved for residents earning 80% and below the AMI.

VIII. Next Regular meeting on September 18th

Possible Joint Review meeting –There is a possible joint review in August regarding a proposed development by Zinn Design Build. There may also be a multi-jurisdictional meeting in August regarding the Greene Tract and all advisory boards are invited. Buzzard will send out information to the AHAC once the date has been confirmed.

Collaborative Meeting – The AHAC was encouraged to attend a meeting of the Orange County Housing Coalition, HOME elected officials and housing staff from the jurisdictions on Tuesday, August 27th, 5:30 pm - 7:15 pm at the CH Library.

Buzzard said that the September meeting will have a full agenda. Staff will go before the Board to present a year in review, Carrboro population and housing trends, priorities for the future and actions to address these priorities.

The October 1 funding cycle was also discussed, specifically how to incorporate nonprofit presentations into the tight timeframe. It was decided to see how many, and the nature of, the applications received in that cycle first, with the understanding that the AHAC prefers to have one meeting in October only.

Twyman made a motion to adjourn the meeting. Hill seconded the motion. Voted all in favor to adjourn.