



TOWN OF CHAPEL HILL

Housing Advisory Board

Action Minutes

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Chair Sue Hunter
Vice Chair Brandon Morande
Robert Dowling
Anne Hoole

Rex Mercer
Dustin Mills
Anthony Williams

Tuesday, December 13, 2022 **6:30 PM** **Virtual Meeting**

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

如需口头或
书面翻译服
务，请拨打
919-969-5105.

Para servicios de interpretación o traducción, llame al 919-969-5105.

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Virtual Meeting Notification

Board members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar: URL After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: ###-####-####

Opening

Roll Call

Present 7 - Chair Sue Hunter, Vice-Chair Brandon Morande, Robert Dowling, Anne Hoole, Rex Mercer, Dustin Mills, and Anthony Williams

Approval of Agenda

A motion was made by Dowling, seconded by Williams, that the Agenda be approved. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. November 8, 2022 Draft Action Minutes [\[22-0928\]](#)

A motion was made by Dowling, seconded by Mercer, that the Minutes be approved. The motion carried by a unanimous vote.

New Business

2. Conditional Zoning Application for Tri Pointe Townhomes - 2217 Homestead Rd [\[22-0929\]](#)

A motion was made by Dowling, seconded by Hoole, that the Tri Pointe Homes - 2217 Homestead Conditional Zoning Application be recommended for approval by the Town Council. The motion carried by a unanimous vote.

3. Conditional Zoning Application for Barbee Chapel Apartments [\[22-0930\]](#)

A motion was made by Vice-Chair Morande, seconded by Dowling, that Barbee Chapel Apartments Conditional Zoning Application be recommended for approval by the Town Council with the following conditions:

- if only 10% of units are designated as affordable, a higher percentage of units should be affordable to households earning less than 60% of the area median income (AMI).
- if 15% of units are designated as affordable, half of the units should be affordable to households earning 65% of AMI or less and half of the units should be affordable to households earning 80% of AMI or less.

The motion carried by a unanimous vote.

4. Presentation and Discussion on Developing Affordable Housing for Extremely Low Income Households [\[22-0931\]](#)

Staff from CASA and HAB member Dustin Mills presented and facilitated discussion on developing affordable housing for households earning 30% or less of AMI.

5. Town Staff Housing Updates[\[22-0932\]](#)

Town staff provided updates on recent Council actions, staff initiatives, and upcoming meeting dates and topics.

Adjournment

Next Meeting - January 10, 2023

A motion was made by Hoole, seconded by Williams, that the meeting be adjourned.

Order of Consideration of Agenda Items:

1. Staff Presentation
2. Applicant's Presentation
3. Public Comment
4. Board Discussion
5. Motion
6. Restatement of Motion by Chair
7. Vote
8. Announcement of Vote by Chair

Public Charge: The Advisory Body pledges its respect to the public. The Body asks the public to conduct themselves in a respectful, courteous manner, both with the Body and with fellow members of the public. Should any member of the Body or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.

Unless otherwise noted, please contact the Planning Department at 919-968-2728; planning@townofchapelhill.org for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.