



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 Dustin Mills
Anne Hoole
Alice Jacoby

Brandon Morande
Anthony Parrish
Mary Jean Seyda

Tuesday, November 9, 2021

6:30 PM

Virtual Meeting

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: ###-####-####

Present 6 - Chair Sue Hunter, Vice-Chair Dustin Mills, Anne Hoole, Alice Jacoby, Brandon Morande, and Anthony Parrish

Absent 1 - Mary Jean Seyda

Opening

Roll Call

Approval of Agenda

A motion was made by Jacoby, seconded by Morande, that the agenda be approved. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. October 14, 2021 Draft Action Minutes

[\[21-0852\]](#)

A motion was made by Vice-Chair Mills, seconded by Jacoby, that the Minutes be approved as written. The motion carried by a unanimous vote.

Concept Plan Reviews

2. Trinity Court Concept Plan

[\[21-0853\]](#)

The HAB reviewed the concept plan for the redevelopment of Trinity Court public housing neighborhood. Key points made by members of the Housing Advisory Board during its review of the concept plan include:

- Expressed excitement over the redevelopment of the property and making it available for people to live in once again.
- Appreciate the developer prioritizing 1 bedroom apartments, which will fill a gap that local service providers have identified.
- Happy that the project will accept project-based vouchers and tenant-based vouchers.
- Confirmed that units serving 30% of Area Median Income will be included in the project regardless of whether the project receives a 9% or a 4% Low Income Housing Tax Credit.

One member of the public spoke on the concept plan to clarify whether the land has already been conveyed to the developer and whether the Town will include deed restrictions to ensure it will be used for affordable housing in the longer term (e.g., 99 years). The developer responded that the Town still owns the land and they are currently working on the terms of how the land will be conveyed to the developer later in the development process.

New Business

3. Expedited Review/Missing Middle Petition Response

[\[21-0854\]](#)

A motion was made by Vice-Chair Mills, seconded by Hoole, to encourage Town Council to seek bold change in advocating for affordable housing in this community by aggressively shortening the approval period for developments that are deemed affordable under a definition to be determined by Town staff to not take longer than 6 months to secure the necessary approvals. The motion carried by a unanimous vote.

A motion was made by Morande, seconded by Vice-Chair Mills, for Town Council to take a bold step to increase the availability and affordability of rental units by reviewing the affordable rental definition to bring it closer to at or below 60% AMI so that it actually reflects real wages and affordability in Chapel Hill. And for Council to utilize ordinances or policy revisions to encourage developers to provide a portion of their 15% affordable units at incomes levels below 60% AMI. The motion carried by a unanimous vote.

4. Orange County HOME-ARP Funding Update[\[21-0855\]](#)

HAB members inquired about how the funding could be used in tandem with other sources, how the County and Towns are working together to allocate the different pools of ARP funds. Members advised the County to be careful not to deter applicants who might lose permanent financing in trying to meet deep income targeting requirements.

5. Town Staff Housing Updates[\[21-0856\]](#)

Town staff provided updates on the employee housing program, the CDBG program, the Affordable Housing Quarterly Report, the timing of Council's review of the Affordable Housing Development Reserve funding recommendations, and Town development projects.

Adjournment

Next Meeting - December 9, 2021

A motion was made by Vice-Chair Mills, seconded by Hoole, that the meeting be adjourned. The motion carried by a unanimous vote.

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.