



# 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  
Jamauria Burris  
Robert Dowling  
Anne Hoole

Rex Mercer  
Dustin Mills  
Valencia Thompson  
Anthony Williams

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**Thursday, February 9, 2023**

**6:30 PM**

**Virtual Meeting**

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### Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

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

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၂ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

### 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** 7 - Chair Sue Hunter, Vice-Chair Brandon Morande, Jamauria Burris, Robert Dowling, Rex Mercer, Valencia Thompson, and Anthony Williams

**Absent** 2 - Anne Hoole, and Dustin Mills

### Opening

### Roll Call

## Approval of Agenda

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

## Announcements

## Petitions

## Approval of Minutes

### 1. January 10, 2023 Draft Action Minutes [\[23-0099\]](#)

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

## Old Business

## New Business

### 2. Conditional Zoning - South Creek - 4511 S. Columbia St. [\[23-0100\]](#)

A motion was made by Vice-Chair Morande, seconded by Burris, that the South Creek Conditional Zoning Application be recommended for approval by the Town Council with the following conditions:

- 15% of proposed townhomes and 15% of the condominiums be affordable; with at least half of those units affordable to households earning 65% or less of the Area Median Income and the remaining units affordable to households earning 80% or less of the Area Median Income.
- The total number of affordable units is at least 90 units, which in addition to the affordable for sale units will include rental units that are affordable to households earning 60% or less of the Area Median Income.
- Two of the affordable units may be replaced with office space for the Community Home Trust.

The HAB as a whole indicated support for the project and appreciation for the willingness of the applicant to 1) dedicate 15% of units as affordable on site and 2) be flexible in the presentation of those units in different scenarios of affordability and housing type. The members voting Nay were in favor of a different scenario of affordability that required 15% of units be affordable overall but provided flexibility in the mix of unit type, but were supportive of the project as a whole.

The motion carried by the following vote:

**Aye:** 5 - Chair Sue Hunter, Vice-Chair Brandon Morande, Jamauria Burris, Robert Dowling, and Rex Mercer

**Nay:** 2 - Valencia Thompson, and Anthony Williams

**3. Orange County Housing Voucher Program Overview [\[23-0101\]](#)**

Orange County Director of Housing & Community Development Corey Root and Housing Choice Voucher Manager Blake Ross gave an overview presentation on the County's Housing Choice Voucher Program and fielded questions from HAB members.

**4. HAB Annual Priorities Discussion [\[23-0102\]](#)**

HAB members reviewed the FY22-FY23 HAB Priorities and discussed potential updates to the priorities for FY23-24. The HAB will continue the discussion and consider adopting the revised priorities at their March meeting.

**5. Town Staff Housing Updates [\[23-0103\]](#)**

Town staff provided updates on key initiatives and upcoming Council agenda items related to housing.

*Adjournment*

Next Meeting - March 14, 2023

A motion was made by Burris, seconded by Dowling 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](mailto: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.*