



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
Robert Dowling
Anne Hoole
Alice Jacoby

Rex Mercer
Brandon Morande
Anthony Parrish
Mary Jean Seyda

Tuesday, March 8, 2022

6:30 PM

Virtual Meeting

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.

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如需口头或
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919-969-5105.

Opening

Roll Call

Present 6 - Chair Sue Hunter, Vice-Chair Dustin Mills, Robert Dowling,
Alice Jacoby, Rex Mercer, and Brandon Morande

Absent 3 - Anne Hoole, Anthony Parrish, and Mary Jean Seyda

Approval of Agenda

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

Announcements

Petitions

Approval of Minutes

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

1. February 24, 2022 Draft Action Minutes

[\[22-0178\]](#)

Old Business

Development Application Reviews

2. 101 E Rosemary Street Conditional Zoning Recommendation [\[22-0179\]](#)

A motion was made by Morande, seconded by Mercer, that the project be recommended for approval by the Town Council with the following conditions:

- That the project dedicates 15% (22) of the units as affordable with the following affordability mix: 12 units at 80% AMI, 6 units at 60% AMI, 2 unit at 50% AMI, and 2 units at 30% AMI.
- That the affordable units have an affordability period of 30 years
- That the developer explores accepting housing choice vouchers.

The motion carried by a unanimous vote.

3. Hillmont Concept Plan [\[22-0180\]](#)

Key points made by members of the Housing Advisory Board during its review of the concept plan include inquiries about whether the applicant had explored interspersing the units throughout the project rather than setting aside land just for affordable units and what would happen to the affordable housing proposal if the project didn't receive a low income housing tax credit award.

No one from the public spoke about the concept plan at the meeting.

4. Weaver Dairy Road Residential Concept Plan [\[22-0181\]](#)

Key points made by members of the Housing Advisory Board during its review of the concept plan include applauding the applicant for meeting the intention of the Town's inclusionary housing policy with 15 percent of units set aside as affordable and inquiring about whether the applicant would be willing to consider accepting housing choice vouchers for rental payments.

No one from the public spoke about the concept plan at the meeting.

New Business

5. Discussion of Policy Framework for Repurposing Open Space [\[22-0208\]](#)

HAB members provided feedback and expressed support of the proposed policy framework.

6. HAB Annual Priorities Discussion[\[22-0183\]](#)

A motion was made by Dowling, seconded by Jacoby, that the following HAB priorities be approved:

1. Focus on assisting the Town in updating its land use and affordable housing policies to better address the housing needs of the community.
 - a. Expedited review for affordable housing projects
 - b. Housing voucher non-discrimination
 - c. Expanding housing choices/small multi-family in single family districts
2. Advocate for an increase in affordable housing funds
3. Increase the technical expertise of the HAB members

The motion carried by a unanimous vote.

7. Town Staff Housing Updates[\[22-0184\]](#)

Affordable Housing and Community Connections staff presented updates on upcoming Council agenda items related to affordable housing.

Adjournment

Next Meeting - April 12, 2022

A motion was made by Dowling 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.