



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

Monday, May 9, 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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919-969-5105.

Opening

Roll Call

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

Absent 3 - Alice Jacoby, Anthony Parrish, and Mary Jean Seyda

Approval of Agenda

A motion was made by Dowling, seconded by Hoole, that the Agenda be approved as amended to remove the Gateway Concept Plan agenda item. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. April 12, 2022 Draft Action Minutes

[\[22-0389\]](#)

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

Old Business

Concept Plan Reviews

2. Gateway Concept Plan [\[22-0390\]](#)

This item was not discussed at the May 9, 2022 meeting. The item is postponed to a later, to-be-determined meeting date.

New Business

3. Advisory Board Member Support Information [\[22-0391\]](#)

Shakera Vaughan, Community Connections Coordinator with the Town of Chapel Hill, presented on the supports available to Advisory Board and Commission members.

4. HAB Member Training: Tax Credit 101 [\[22-0392\]](#)

Dustin Mills, HAB Vice-Chair and President of Taft-Mills Group, gave an overview presentation about the Low Income Housing Tax Credit Program. The presentation relates to one of the HAB's 5-Year Priorities related to increasing the technical expertise of its members.

5. Discussion of Town Resources for Affordable Housing [\[22-0393\]](#)

A motion was made by Chair Hunter, seconded by Hoole, that the HAB support the Orange County Affordable Housing Coalition's recommendation that the Town Council increase the dedicated source of affordable housing funds in the FY2023 budget to two pennies on the tax rate. The motion carried by a unanimous vote.

6. Recommendations to Council for Open HAB Seats [\[22-0394\]](#)

The HAB conducted a ballot vote to determine their recommendation to Council for appointment of the Tenant or Homeowner seat and the For Profit Developer seat. The HAB voted unanimously to re-appoint Rex Mercer to the Tenant or Homeowner seat and Dustin Mills to the For Profit Developer seat.

A motion was made by Dowling, seconded by Hoole, that the HAB accept the results of the vote and recommend that the Town Council re-appoint Rex Mercer to the Tenant or Homeowner seat and Dustin Mills to the For Profit Developer seat. The motion carried by a unanimous vote.

7. Consideration of Policy Update for Advisory Board Remote Participation

[\[22-0395\]](#)

A motion was made by Hoole, seconded by Chair Hunter, that the Council approve the Advisory Board Remote Participation Policy Update to allow advisory boards to continue to have the option to meet virtually. The motion carried by a unanimous vote.

8. Town Staff Housing Updates

[\[22-0396\]](#)

Town staff provided updates on recent items presented to Council, including:

- The Affordable Housing Quarterly Report for FY22 Q3
- Council's endorsement of the Manufactured Homes Action Plan
- Council's approval of the Affordable Housing Bond Funding Plan
- Council's approval of the conditional zoning applications for Trinity Court and Jay Street
- An update on May 11, 2022 on Town Staff's research and proposed solutions to expedite the review of development applications for affordable housing projects

Adjournment

Next Meeting - June 14, 2022

A motion was made 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.