



TOWN OF CHAPEL HILL

Town Council Meeting Minutes - Draft

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

Mayor Pam Hemminger
Mayor pro tem Karen Stegman
Council Member Jessica Anderson
Council Member Camille Berry
Council Member Tai Huynh

Council Member Paris Miller-Foushee
Council Member Michael Parker
Council Member Amy Ryan
Council Member Adam Searing

Wednesday, April 6, 2022 7:00 PM Virtual Meeting

Language Access Statement

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

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

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919-969-5105.

Virtual Meeting Notification

Town Council 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 Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council business meetings and work sessions. Please participate in a voluntary demographic survey <https://www.townofchapelhill.org/demosurvey> before accessing the Zoom webinar registration. After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 860 8703 4939

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV ([townofchapelhill.org/GovTV](https://www.townofchapelhill.org/GovTV)).

OPENING

Mayor Hemminger opened the virtual meeting at 7:00 p.m. and reviewed the agenda. She said that Item 11 had been deferred to another date.

Mayor Hemminger called the roll and all Council Members replied that they were present.

ROLL CALL

Present: 9 - Mayor Pam Hemminger, Mayor pro tem Karen Stegman, Council Member Jessica Anderson, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Tai Huynh, Council Member Michael Parker, Council Member Amy Ryan, and Council Member Adam Searing

Other Attendees

Town Manager Maurice Jones, Deputy Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Communications Manager Ran Northam, Planning Director Colleen Willger, Assistant Planning Director Judy Johnson, Director of Affordable Housing and Community Connections Sarah Viñas, Affordable Housing Manager Nate Broman-Fulks, Community Development Manager Megan Culp, Executive Director Community Arts and Culture Susan Brown, Transit Director Brian Litchfield, DEI Officer Shenekia Weeks, Communications and Public Affairs Director and Town Clerk Sabrina Oliver.

0.01 PROCLAMATION: Recognition of UNC Men's Basketball Team, Coaches, and Staff. [\[22-0291\]](#)

Mayor pro tem Stegman read a proclamation congratulating the University of North Carolina (UNC) 2021-22 Men's Basketball Team for advancing to the NCAA championship finals and for defeating rival Duke Blue Devils in a semi-final game. She read team players' names and said that they had gifted Tar Heel Nation with thrills, joy, and excitement.

The proclamation noted that Head Coach Hubert Davis had been recognized as National Coach of the Year by collegeinsider.com and The National Sports Media Association. The Town was deeply proud of its team and was proclaiming April 7, 2022, to be as a day of recognition, Mayor pro tem Stegman said.

Mayor Hemminger commented on the joy and excitement that the team had brought to the community. It had been especially heartwarming following the COVID-19 pandemic, she pointed out.

UNC Director of Operations for Carolina Basketball Eric Hoots commented on the team's 2021-22 journey and praised Coach Davis for accomplishing so much during his first year as head coach. He felt grateful to have been part of such an incredible run, Mr. Hoots said, and he thanked the Town for working hard to prepare celebrations.

0.02 Celebrating Successes Video [\[22-0292\]](#)

The Council watched a video that showed how the Town, UNC, and

community partners had worked together to make Franklin Street as safe as possible for recent UNC Basketball celebrations. Mayor Hemminger praised Town employees for their excellent teamwork.

0.03 PROCLAMATION: 75th Anniversary of the Journey of Reconciliation. [\[22-0293\]](#)

Council Member Miller-Foushee read a proclamation about the historic struggle against segregation on interstate travel and the "Journey of Reconciliation" that had resulted in a group of Freedom Riders being attacked in Chapel Hill on April 12, 1947. Three of those Freedom Riders had been arrested and sentenced to 30 days on a chain gang, she read.

The proclamation explained how such events had inspired Rosa Parks to engage in non-violent protests in 1955 and had led to the Freedom Rides of 1960-61. It said that April 2022 marked the 75th anniversary of that journey and it proclaimed April 13th to be Journey of Reconciliation Day of Remembrance in the Town of Chapel Hill. The proclamation urged all residents to participate in local events and to learn more by visiting chapelhillhistory.org.

Mayor Hemminger thanked Council Member Miller-Foushee and staff for developing the proclamation. She mentioned a number of related events that the public could attend.

0.04 Mayor Hemminger Regarding April is for the Earth and National Native Plant Month. [\[22-0294\]](#)

Mayor Hemminger said that "For the Earth Month" would include many local events this year. April was National Native Plant Month as well, and several Earth-friendly activities were listed on the Town's website, she said.

ANNOUNCEMENTS BY COUNCIL MEMBERS

0.05 Mayor Hemminger Regarding Construction Projects. [\[22-0295\]](#)

Mayor Hemminger pointed out that several Town construction projects were in process. She provided details on those at Rosemary Street, Estes Drive, Town railroad crossings, and Interstate 40.

0.06 Mayor Hemminger Regarding Next Week's Work Session. [\[22-0296\]](#)

Mayor Hemminger reminded the Council that its April 13th work session would begin at 6:30 p.m.

0.07 Council Member Miller-Foushee Regarding Ramadan. [\[22-0297\]](#)

Council Member Miller-Foushee wished "Ramadan Mubarak" to all who were

celebrating.

PUBLIC COMMENT FOR ITEMS NOT ON PRINTED AGENDA AND PETITIONS FROM THE PUBLIC AND COUNCIL MEMBERS

Petitions and other similar requests submitted by the public, whether written or oral, are heard at the beginning of each regular meeting. Except in the case of urgency and unanimous vote of the Council members present, petitions will not be acted upon at the time presented. After receiving a petition, the Council shall, by simple motion, dispose of it as follows: consideration at a future regular Council meeting; referral to another board or committee for study and report; referral to the Town Manager for investigation and report; receive for information. See the Status of Petitions to Council webpage to track the petition. Receiving or referring of a petition does not constitute approval, agreement, or consent.

A motion was made by Council Member Ryan, seconded by Council Member Huynh, that this petition be received and referred. The motion carried by a unanimous vote. Council Member Anderson did not vote.

0.08 Nancy Watkins Regarding 828 MLK Blvd Coal Ash. [\[22-0298\]](#)

Nancy Watkins said that she was representing a group of Chapel Hill residents who were concerned about the Town developing family housing at 828 Martin Luther King Jr. Boulevard. She requested further public discussion prior to implementing any plan for that site stating that disagreements about dangers related to coal ash had not been resolved. The Town should address the significant public dissent and further assess the site before proceeding, she said.

Mayor Hemminger pointed out that the issue was an ongoing one and that there would be more opportunities for public input.

0.09 Robert Beasley Request To Extend Chapel Hill Transit N Route. [\[22-0299\]](#)

Robert Beasley, a Chapel Hill resident, petitioned the Council to direct Chapel Hill Transit to extend its "N" Route to Carr Mill Mall. Doing so would benefit residents of Pritchard Avenue, Umstead Drive, Village Drive and Charles Street, he said.

A motion was made by Council Member Ryan, seconded by Council Member Huynh, that the Council receive and refer to the Mayor and Manager. The motion carried by a unanimous vote.

CONSENT

Items of a routine nature will be placed on the Consent Agenda to be voted on in a block. Any item may be removed from the Consent Agenda by request of the Mayor

or any Council Member.

Approval of the Consent Agenda

Council Member Searing asked that Item 3 be removed from the Agenda in order to discuss its wording, but Mayor Hemminger replied that Town policy required that such requests be submitted prior to Council meetings. However, the item could be brought back for discussion, she said.

A motion was made by Council Member Huynh, seconded by Council Member Ryan, to approve R-1. The motion carried by the following vote:

Aye: 8 - Mayor Hemminger, Mayor pro tem Stegman, Council Member Anderson, Council Member Berry, Council Member Miller-Foushee, Council Member Huynh, Council Member Parker, and Council Member Ryan

Nay: 1 - Council Member Searing

1. Approve all Consent Agenda Items. [\[22-0270\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
2. Approve Council Naming Committee Recommendation to Place the Name of Fred Battle on the Peace and Justice Plaza Marker. [\[22-0271\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
3. Approve the Process for Submitting and Reporting on Petition/Resolution/Proclamation Requests by Members of the Chapel Hill Town Council. [\[22-0272\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
4. Extend the Criminal Justice Debt Program Advisory Committee Members' Terms Yearly as the Program is Funded During Each Budget Cycle. [\[22-0273\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
5. Adopt Minutes from October 13, and 27 and November 17, 2021 Meetings. [\[22-0274\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
6. Designate a Voting Delegate to the NC League of Municipalities Annual Conference. [\[22-0275\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.

INFORMATION

7. Receive Upcoming Public Hearing Items and Petition Status List. [\[22-0276\]](#)

This item was received as presented.

DISCUSSION

8. Consider Renaming the Chapel Hill Transit Facility in Honor of Mayor Howard Lee and Lillian Lee. [\[22-0277\]](#)

Chapel Hill Transit Director Brian Litchfield outlined a proposal from the Naming Committee to rename the Town's transit facility in honor of former Mayor Howard Lee and his wife Lillian Lee. In addition to many other accomplishments, Mayor Lee had worked to create the Town's transit system and had started the transit partnership with UNC and the Town of Carrboro, Mr. Litchfield said.

Council Member Anderson said that she agreed with the recommendation but wondered how it could be made consistent with the Town's policy of not naming people who were still alive.

Library Director Susan Brown offered to do some research into how other communities address that issue and bring that information to the Naming Committee.

A motion was made by Council Member Parker, seconded by Council Member Huynh, that R-7 be adopted. The motion carried by a unanimous vote. Council Member Anderson did not vote.

9. Endorse the County-Wide Coordinated Manufactured Homes Action Plan. [\[22-0265\]](#)

Affordable Housing and Community Connections Director Sarah Viñas presented an overview of a Manufactured Home (MH) Action Plan, which the Orange County Local Government Affordable Housing Collaborative had developed. She provided background information on the initiative, beginning from 2018 when the Town began developing a relocation plan for if/when development occurred on any of four MH park sites.

Ms. Viñas discussed locations where development pressure had been threatening residents of 160 MHs. She said that staff had engaged with those residents extensively in order to learn about their housing needs and preferences. She noted that three Town-owned sites had been prioritized for affordable housing and that some MH residents might be eligible for those homes. Staff had identified options to minimize displacement and had identified relocation assistance options if redevelopment were to occur, she said.

Ms. Viñas reported that Town staff had been holding housing outreach

sessions with residents in partnership with Habitat for Humanity and EmPOWERment, Inc. Staff had also been collaborating with others to develop a comprehensive action plan for Orange County's MH communities, she said. The Local Government Affordable Housing Collaborative, local jurisdictions' advisory boards, and the Affordable Housing Coalition had provided guidance and input, she said.

Ms. Viñas discussed the MH Action Plan's guiding principles and said that it would be a living document that would be updated and adapted over time. She said that MHs were an important source of naturally occurring affordable housing and that the Plan would include a variety of strategies to address the issues.

Affordable Housing Manager Nate Broman-Fulks explained that the MH Action Plan's three main objectives were: to preserve manufactured home communities; to minimize resident displacement due to redevelopment; and to provide meaningful relocation assistance options for residents facing displacement. He provided detailed strategies and action steps for each of those objectives. The Plan identified likely implementation partners, provided a sense of required staffing and financial resources, and indicated whether or not a strategy would need approval from the elected body, he said.

Mr. Broman-Fulks said that about \$1 million in dedicated funding was available for Countywide use. Other resources such as the Town's Affordable Housing Fund could potentially help with implementation as well, he said. He reviewed next steps in the process and said that the Town of Carrboro had already voted to endorse the Plan. Orange County's and Hillsborough's elected bodies would see it later in the month, he said. He recommended that the Council provide feedback on the Action Plan and endorse it if they so chose.

Mayor Hemminger shared information about conversations with MH park owners and said that sale of those sites did not seem imminent. She pointed out that there would be a two-year window from concept plan to project completion if any of them did decide to develop their land. She said that a decision by Habitat for Humanity to allow undocumented people to apply for their housing could open up opportunities for some MH residents at Weavers Grove or 2200 Homestead Road.

Council Member Ryan asked about potential fair housing issues related to moving some residents into a newer development, and Town Attorney Ann Anderson replied that it would depend on the nature of the contractual relationship between the landowner and tenant.

Mayor pro tem Stegman confirmed with Ms. Viñas that the Council endorsing the Action Plan would mean that it supported the general framework and strategies. Council Member Parker asked about consequences for delaying or not endorsing, and Ms. Viñas said that some

changes could mean going back to the collaborative and the other jurisdictions for review, which would delay implementation.

Mayor Hemminger pointed out that the Council had been told that it would not be voting at the current meeting. However, staff could bring the item back quickly, she said.

In response to a question from Council Member Searing about resident responses to a survey question, Mr. Broman-Fulks said that residents take pride in owning their homes. They enjoy having their own space, they like the community feel where they are, and some had expressed concern about noise and other aspects of apartment life, Mr. Broman-Fulks said.

Council Member Searing confirmed with Attorney Anderson that nothing legally prevented the Town from acquiring those properties in order to guarantee that they not be sold. Mayor Hemminger and Ms. Anderson noted, however, that such a use of eminent domain would not likely pass in court and that landowners could not be forced to sell their properties.

Mayor Hemminger asked Council Members whether they thought the Town's objective was to preserve the MH park communities or to help the families who live in them stay in Chapel Hill. She pointed out that a "whereas" clause in the resolution addressed the MHs but not the families.

Council Member Parker said that the Council wanted to do what it legally could to preserve the neighborhoods and respect the choices of the people who live there. Mayor pro tem Stegman agreed and proposed that the Town help MH residents with upkeep and repair rather than telling them that they should go elsewhere.

Council Member Berry said that preserving communities meant preserving individuals' ability to live on that land but did not necessarily mean preserving the structures. Council Member Huynh said that MH parks were one of the most effective forms of naturally-occurring affordable housing. He did not think the Town would be able to reach its affordable housing goals without keeping them intact, he said.

Council Member Ryan commented that MHs were "naturally-occurring affordable housing" as long as land prices support that. However, the land would eventually become so valuable that landowners would sell it, she predicted. She also said that MH parks ran counter to the Town's land use policy of increasing density inside its Urban Services Boundary.

Council Member Anderson agreed with Council Member Ryan's comments and questioned whether there would be funding available for maintaining low-density housing on transit corridors. She said that minimizing

disruption and keeping communities together as much as possible should be the goal. The Council needed a reality check regarding the costs and trade-offs of maintaining MH parks indefinitely, she said.

Council Member Miller-Foushee said that she was not in favor of displacing families, neighborhoods, or communities and that the Council would not be having the current discussion if the issue pertained to a traditional single-family neighborhood. MH park residents needed to be respected for the choices they made to house their families and create communities, she said.

Council Members Searing and Berry said that they agreed with Council Member Miller-Foushee's comments and supported the Action Plan's recommendations. They proposed that the Council move quickly to a vote on the Plan.

Council Member Huynh commented that many neighborhoods along Town transit corridor were less dense than the MH parks. Each MH community probably would need a different package of solutions, he said.

Mayor pro tem Stegman mentioned a potential subsidy for resident-owned community models. The Town owning a MH park would not necessarily mean that it would be committed for some long-term investment under such a scenario, she said.

Mayor Hemminger said that the Council was trying to determine the best way forward for those whose land could be sold out from under them and who sometimes had no legal right to stay. All Council Members were committed to making sure that residents stay in the community and to figuring out different strategies for different MH park communities and their residents, she said.

Mayor Hemminger said she was hearing a desire from Council Members to move forward. The Action Plan could return as a Consent Agenda item on April 27th, if there were no changes, she said, and she recommended that Council Members send any further comments or suggestions to staff.

Council Member Parker commented that Council approval would not mean committing to the several pages of strategy, but Council Member Ryan replied that it would mean committing to a policy framework. She and Council Member Anderson requested that the Plan make it clear that county and urban needs were different and that the solutions would be different as well.

Council Member Berry requested that Council Members who have objections share them in writing prior to Council meetings. Doing so would give staff a chance to address those objections and would allow her

to better understand the point of view, she said.

This item was received as presented. Action has been deferred to future council meeting.

10. Public Forum: Use of 2022-2023 Community Development Block Grant Funds.

[\[22-0278\]](#)

Community Development Program Manager Megan Culp opened the public forum on the Community Development Block Grant (CDBG) Program, through which the Town received an annual allocation of about \$400,000. The purpose of her presentation was to receive comments on the Application Review Committee's recommended CDBG funding plan for 2022-23, she said.

Ms. Culp explained that eligible projects must meet one of three objectives: benefit low/moderate income households living at less than 80 percent of the area median income (AMI); aid in the prevention or elimination of slum or blight; or meet an urgent need. Projects should support Council goals and the goals identified in Town plans, she said.

Ms. Culp gave examples of eligible projects and activities and said that the Application Review Committee had recommended spending an estimated total of \$664,103 (\$415,000 in CDBG allocations, \$7,339 from expected program income, and \$241,764 in re-purposed funds from the prior year). Because the exact amount of CDBG funding would not be known until mid-May, the draft plan included contingencies, she said.

Ms. Culp summarized the annual process for deciding how to use CDBG funds. For 2022-23, the Application Review Committee had recommended funding three Community Home Trust projects and projects with the Community Empowerment Fund and Rebuilding Together of the Triangle, she said. She noted that the Committee had recommended funding several public service activities as well, which included the Summer Youth Employment Program, a case manager for the Interfaith Council, and Exchange Club parents' classes. Ms. Culp said that a request for interpreters from Refugee Community Partnership had not been recommended due to the limit on how much could be used for public services. The Committee had been impressed by that program but had made its recommendations based on the Town's five-year priority of providing homeless services, she said.

Ms. Culp said that next steps would include receiving public comments and Council consideration of the final 2022-23 CDBG Plan in late May. Staff would then submit that Plan to the U.S. Department of Housing and Urban Development by July 2022, she said.

Mayor Hemminger confirmed with Attorney Anderson that Council Members who serve on boards of groups being recommended for funding would not be able to advocate for those groups or vote on anything regarding contracts or allocations. However, they could participate in policy discussions, said Ms. Anderson. Mayor Hemminger confirmed that Council Members could advocate for allocations if they recuse themselves from making actual decisions.

Council Member Parker proposed that staff replace the reference to "slum and blight", if possible, because it was outdated and pejorative, but Ms. Culp replied that the language was part of CDBG statutes. Council Member Parker ascertained from her that CDBG funds could not be used to help low-income residents with tax increases resulting from Real Estate revaluation.

Kimberly Sanchez, representing Community Home Trust, thanked the Town for its ongoing support and described the three projects that the CDBG funds would support.

Council Member Huynh said that he was stepping down from the EmPOWERment board because of the conflict issue. He also asked staff to work with agencies to create a more standardized, consolidated, and less confusing way for them to apply for down-payment assistance.

Council Member Berry requested that staff look at agencies' various processes when addressing Council Member Huynh's request. She did not want nimble processes such as Community Home Trust's to be lost through consolidation, she said.

Attorney Anderson advised Council Member Miller-Foushee, an Interfaith Council employee, to refrain from commenting on that allocation until she could determine whether an employee relationship qualified as a conflict.

This item was received as presented.

11. Open Legislative Hearing for a Land Use Management Ordinance Text Amendment Related to Payments-In-Lieu of Bicycle and Pedestrian Infrastructure and Provide Feedback on Draft Amendments to the Code of Ordinances Related to the Vision Zero Resolution. [\[22-0279\]](#)

This item has been deferred to a future council meeting.

12. Open the Legislative Hearing: Conditional Zoning Application for 307 N. Roberson St. [\[22-0280\]](#)

Assistant Planning Director Judy Johnson opened a legislative hearing on Gattis Court, a 29-acre site at 307 North Roberson Street in the Northside

Neighborhood Conservation District. The property was zoned Residential-3 and the applicant was requesting a rezoning to Residential-Special Standards-Condition Zoning District, she said. In November 2021, the Council had authorized a limited and expedited review of the application, she pointed out.

Ms. Johnson said that the lot currently contained a single-family house and that Habitat for Humanity of Orange County was proposing to construct four affordable units (two duplexes) in its place. Final issues regarding the applicant's requesting for a sewer easement at the back of the property were being worked out, she said.

Ms. Johnson noted a proposal for 800 square feet of passive recreation space rather than 698 of active space. The applicant had pointed out that the Hargraves Community Center was located just across the street, she said. She noted that Habitat had asked to waive a sidewalk requirement and to put in an intersection crosswalk instead, she said. She said that the Planning Commission had asked staff to look at the viability of installing a three-way stop sign at that intersection. The current hearing would be continued to May 4, 2022, she said.

Richard Turlington, representing Habitat for Humanity, gave a PowerPoint presentation on the proposal. He explained that Self-Help Ventures Fund had purchased the property and brought it to Habitat. The Jackson Center had been involved as well by working with the Northside community, he said.

Mr. Turlington explained how all four units would be home ownership through the Habitat model, which included zero interest, 30-year mortgages. He said that stormwater would be handled on site and would be developed at Habitat's expense. He thanked the Council and staff for the expedited review, noting that the project could be achieved only if it could begin in the fall of 2022.

Architect Heather Ferrell presented the site plan and discussed elevations, facades, landscaping, porches, buffers, parking, and more. She provided details on the request for passive rather than active recreation space. Each unit would be approximately 1,400 square feet, she said. She mentioned that the Northside Compass Group had influenced the design and chosen the name, Gattis Court. The Community Design Commission and the Planning Commission had both recommended the project, she said.

Council Members determined from the applicant that more density would not be possible due to Northside Neighborhood Conservation District limitations on building height and on-street parking. They confirmed with Ms. Johnson that a payment in lieu for recreation space was typically

waived for affordable housing developers. They asked the developer to try and preserve trees, and Mr. Turlington said that one reason for putting the sewer easement in the back was to preserve a large tree in front of the property. The Mayor and Council expressed support for the traffic recommendations.

Council Member Ryan confirmed with Mr. Turlington that Habitat homes were typically for those at 30-80 percent AMI. She asked for a commitment to some at the lower level, but Mr. Turlington replied that doing so would be difficult without seeing the applications. However, Habitat typically received a fair number of applications at the lower end, he said.

Mr. Beasley spoke in favor of moving the project forward.

A motion was made by Council Member Huynh, seconded by Council Member Anderson, that the Council open and continue the legislative hearing to May 4, 2022. The motion carried by a unanimous vote.

13. OneOrange Racial Equity Framework Update.

[\[22-0281\]](#)

Diversity, Equity and Inclusion (DEI) Director Shenekia Weeks gave a PowerPoint update on the OneOrange Racial Equity Framework and how it was informing Town initiatives. She described the DEI Training Plan, gave a timeline for that Plan's components and provided information on how various stakeholders would be involved. She discussed guiding principles for community engagement and said that a gaps analysis would identify populations that were not currently involved.

Ms. Weeks described a Community Engagement Compensation Pilot, which would foster more equitable and diverse community engagement by compensating board and commission members for their time. Such an initiative would lessen burdens on marginalized communities and would work toward the Council's expressed desire to provide compensation for boards and commission members, she said.

Ms. Weeks recommended that the Compensation Pilot include immigrant, refugee and un-housed community members. Compensation should be at or above a living wage but should not jeopardize housing or other income-based support, she said. She proposed that the level of compensation be related to the level of involvement and said that staff members would monitor and manage the process.

Ms. Weeks discussed how a Racial Equity Assessment Lens was currently being applied across Town systems. She explained that Results Based Accountability Training and Asset Based Community Development determined what quality of life conditions participants wanted and how

those conditions could be measured. She discussed several questions and issues that participants consider and noted the benefits of extending such training to the broader community.

Ms. Weeks said that a multi-jurisdictional team was moving forward on delivering a Data Index that would facilitate racial equity work across the region. Doing so would require looking back at how institutional and systemic racist practices had impacted historically marginalized communities, she said, and she described a process for doing so.

Ms. Weeks said that next steps would include continued local collaboration, collective county and jurisdictional reckoning, community engagement, Council Member training, and an exploration of resource needs for FY 2023. She asked if Council Members had any priority initiatives that they wanted to apply to the Racial Equity Assessment Lens in the short term. She asked if the Council thought staff was headed in the right direction with the Community Engagement Compensation Tool, and if Council Members had any feedback on Town data to highlight in the Racial Equity Index.

All Council Members praised and thanked Ms. Weeks for her extensive work, and Mayor pro tem Stegman lauded the effort to weave the initiatives into so many aspects of what the Town does. Council Member Ryan and Ms. Weeks discussed how the Racial Equity Lens could eventually be applied to anything, including board member selection.

Council Member Ryan verified that Town working group members would be able to opt to receive a stipend as well, but Ms. Weeks said that the Town might need to set some parameters, depending on budget.

Council Member Parker said that the Racial Equity Lens was a natural for the Town's Manufactured Housing Strategy. He stressed the importance of confidentiality with the Compensation Pilot. He generally preferred to receive data on issues where the Town could have impact, he said.

Council Member Anderson asked about potential or perceived conflicts if board and commission members were being paid by the Town, and Ms. Weeks replied that some appointments would be "as needed". The Town could get guidance on such issues from Durham County, which had a similar process already in place, Ms. Weeks said.

The Council expressed support for the Compensation Pilot, and Council Members Anderson, Huynh, Stegman and Miller-Foushee proposed that the Racial Equity Index include additional Police Department data. Mayor pro tem Stegman and Council Member Berry stressed the importance of equity training for all Town boards, not just the Justice In Action Committee and the Community Policing Advisory Board. Council Member Berry said that

having a pool of applicants that included more women and people of color was a priority for her.

Council Member Miller-Foushee expressed enthusiasm regarding Carrboro, Orange County and the School System being engaged in the effort as well. She pointed out that the Re-imagining Community Safety Task Force had recommended that regional partners share information and ideas.

Mayor Hemminger said she agreed with Council Members' comments and was in favor of the Compensation Pilot. She asked Ms. Weeks to look at the next item on the agenda. The Council wanted to understand the feelings of the entire community and could use Ms. Weeks' help with getting more diverse responses to Town surveys, she said.

This item was received as presented.

14. 2022 Chapel Hill Community Survey Results.

[\[22-0282\]](#)

Town Manager Maurice Jones presented a brief overview of the 2022 Community Survey, which identified trends and compared the Town's performance to other jurisdictions. He pointed out that the Town had exceeded the national average in 32 of the 36 areas assessed. Chapel Hill had consistently ranked higher than other towns for its overall quality of services as a place to live and to raise children, he said.

Mr. Jones noted that respondents had expressed high satisfaction with public library services, trash and yard waste collection, fire services, and parks/greenways/recreation facilities. The Town had received high rankings as a place to work and to retire, and for its outreach, education, and access to emergency information, he said.

Mr. Jones pointed out that rankings for ease of using Chapel Hill Transit, traveling by car, and street snow removal had improved since the previous survey. He said that areas for improvement were related to traffic flow, public parking, and stormwater runoff. Notable decreases pertained to adequate street lighting, availability of housing options, and traffic enforcement, he said.

Ryan Murray, a consultant with ETC Institute, provided additional information regarding the survey's methodology. He reviewed responses to questions regarding diversity/equity/inclusion, energy efficiency, and sources of Town information. In summary, residents held a high perception of the Town and the priorities for improvement remained the same as in the past, he said.

Mr. Murray said that Chapel Hill was setting the standard for delivery of services. Respondents' priorities for improvement included traffic flow management, public parking, and management of stormwater runoff, he said. He pointed out that priorities for improvement remained the same

as in two previous surveys and were typical for high-performing organizations where key services were probably being taken for granted. He discussed short- and long-term trends and the effects of COVID-19 on some issues.

Mr. Jones said that 12.6 percent of respondents had identified themselves as Asian or Pacific Islander, 71.3 percent said they were White, and 10.3 percent said they were Black or African American. He pointed out that those numbers closely represented the Town's overall demographics. Mr. Murray added that the number for Hispanic/Latino residents had been recorded separately and had closely matched the overall percentage in Town as well.

The Council confirmed with Mr. Murray that no cross-tabbing had been done to determine whether there were demographic differences or trends according to race, ethnicity, or gender. In response from Council to a question about aligning questions more closely with the Council's strategic goals, Mr. Murray said that the research was meant to understand the quality of services as seen through residents' eyes. However, there were ways to address other questions such as digital equity, he said.

Council Member Anderson asked how the Town could address conflicting findings, such as how the people who were upset about code enforcement including those who wanted it and those who did not. Mr. Murray replied that the Town could bring in randomized focus groups or conduct smaller surveys where open-ended responses could be managed.

Council Member Berry determined from Mr. Murray how the survey had been randomized and confirmed with him that quality of services had an impact on respondents' sense of towns as good places to live. Attitudes towards amenities such as parks and recreation, affordable housing, and affordable childcare tended to influence people's sense of their towns as good places to raise children, he said.

Council Member Berry asked if the decrease in satisfaction regarding visibility of law enforcement officers was related to a decrease in personnel, and Mr. Murray replied that he believed it was related to people being confined at home during the pandemic and seeing cruisers going by without understanding the schedules.

Council Member Searing confirmed that major Town services such as parks and greenways, traffic, public parking, and police could be defined beyond what was being shown on the chart being presented.

Mayor Hemminger characterized the response regarding inadequate street lighting as "fascinating," considering that lighting had recently been improved throughout Town. She expressed interest in looking more deeply

into how long those respondents had lived in Chapel Hill. She repeated her earlier request that DEI Director Weeks look at the survey results.

This item was received as presented.

CONCEPT PLAN REVIEW

Concept Plans: Presentations for Concept Plans will be limited to 15 minutes.

Concept Plan review affords Council members the opportunity to provide individual reactions to the overall concept of the development which is being contemplated for future application. Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.

As a courtesy to others, people speaking on an agenda item are normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Mayor's Office by calling 968-2714.

15. Concept Plan Review: Hillmont Concept Plan, 138 Stancell Drive.

[\[22-0283\]](#)

Ms. Johnson presented a concept plan for Hillmont, a proposed housing assemblage of several buildings to be located at the southeast corner of Highway NC 54 and Barbee Chapel Road. The applicant was proposing to construct 275 apartments and 75 townhomes on approximately 36 acres, 1.5 acres of which would be reserved for affordable housing, she said. She said that the existing zoning was Mixed Use-Village and that the applicant probably would submit an application for Conditional Zoning.

Ms. Johnson summarized Town advisory board and commission suggestions and said that Urban Designer Brian Peterson had been working with the applicant to address some of his concerns. The site was in Sub-area A of the Town's Future Land Use Map (FLUM), where multi-family residential, shops and offices were encouraged, she said. She said that the FLUM recommended heights of up to six stories but limited heights to four stories in the transition area.

Applicant Adam Golden, representing Northwood Ravin, said that his firm had been working on the Hillmont project for nearly seven years. The original plan, which the Council had approved in 2008, had been a "pretty intense" suburban office development with 1,700 parking spaces, he said. He pointed out that the Council Committee for Economic Sustainability had recommended multi-family as the best use for the property.

Mr. Golden said that one of Northwood Ravin's goals was to keep development costs as low as possible in order to have rents that meet the "missing middle" demographic. He showed renderings of a garden style apartment community with surface parking and a rental townhome section.

Mr. Golden explained that a standing agreement with neighboring UBS Realty Investors gave the latter approval rights over approximately 10.5 acres of the Hillmont site. Northwood Ravin wanted to donate 1.5 acres of that area to an affordable housing developer, or the Town, and keep the remaining acreage undeveloped as outdoor recreation space, he said. He believed that such a plan would give UBS the buffer it wanted, he said. He said that he had already discussed the 1.5-acre area with Habitat for Humanity.

The Mayor and Council agreed that the site was a good location for housing, and they spoke enthusiastically about the amount of green space. They confirmed that the townhomes probably would be in the 1,200-1,600 square-foot range with one, two, or three bedrooms. Rents would likely range from \$1,000 to \$2,000, Mr. Golden said.

The Council verified that the applicant would help to improve a multi-modal path along Stancell Drive. Several Council Members asked for more underground parking, if possible. Council Member Ryan and Mr. Golden discussed the reasons why Northwood Ravin's affordable housing proposal for its Carraway Village development had ultimately been delayed. Council Member Anderson said that she would want to see a concrete plan showing that the affordable housing at Hillmont would be built at the same time as the larger development.

Council Member Berry expressed concern about the project's potential for attracting undergraduate students. She pointed out that Northwood Ravin's Carolina Square development had become student housing even though that had not been its original intent.

The Council pointed out that 15 percent for affordable housing would equal 60-65 units, and some Council Members questioned whether 1.5-acres would be a sufficient amount of land. Several expressed a preference for having the affordable units integrated into the larger development rather than set aside on 1.5 acres. Some asked the developer to target 60 percent AMI, and Mayor Hemminger and Council Member Huynh encouraged Mr. Golden to reach out to CASA as well as Habitat for Humanity.

Mayor Hemminger recommended that the applicant improve its affordable housing plan by including more land or integrating the units. She proposed that the design include a pavilion or some other type of gathering space in the large green area. She commented on the need for sidewalks, or wider streets that would lead from various housing

components to the green area. She said that she preferred "for sale" townhomes but understood that the Town needed rentals as well, and she asked Mr. Golden to consider limiting the age to 21 and up.

A motion was made by Council Member Anderson, seconded by Council Member Parker, that R-9 be adopted. The motion carried by a unanimous vote.

ADJOURNMENT

The meeting was adjourned at 11:15 p.m.