



TOWN OF CHAPEL HILL

Housing Advisory Board

Action Minutes

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

Chair Dawna Jones
Vice Chair Mary Jean Seyda
Jared Brown-Rabinowitz

Laura Cowan
Letitia Davison
Anne Hoole

Tuesday, March 10, 2020

6:30 PM

RM 102 | First Floor Conf. Room

Opening

Roll Call

Present 4 - Chair Dawna Jones, Vice-Chair Mary Jean Seyda, Jared Brown-Rabinowitz, and Anne Hoole
Absent 2 - Laura Cowan, and Letitia Davison

Approval of Agenda

A motion was made by Vice-Chair Seyda, seconded by Hoole, that the agenda be approved. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. February 11, 2020 Draft Action Minutes [\[20-0204\]](#)

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

New Business

2. Review Weavers Grove Conditional Zoning Application [\[20-0205\]](#)

A motion was made by Vice-Chair Seyda, seconded by Brown-Rabinowitz, that the Weavers Grove Conditional Zoning Application be recommended for approval by the Town council. The motion carried by a unanimous vote.

3. Review Aura Concept Plan:1000 MLK Jr. Blvd. [\[20-0206\]](#)

The developer proposed two affordable housing options for feedback:

- A. Land dedication of approximately one acre for affordable housing senior development
- B. 15% of total units affordable to households at 80% area median income (AMI) scattered throughout the site

Key points made by members of the Housing Advisory Board during its review of the concept plan include:

- Prefer affordable housing Option B: 15% affordable units throughout the project:
 - Like having floating units throughout the development
 - It is a positive to have the affordable units come online at the same time as the market rate units
 - Would like the developer to consider serving households at lower AMI levels than the 80% AMI proposed, including households at 60% AMI and below
- Concerns expressed around Option A:
 - No guarantee the affordable housing portion would be able to be developed
 - The affordable housing portion could take longer to be developed than the market rate portions of the project - would equal a delay in receiving units
 - Ability to secure affordable housing financing
 - Financial support the Town could end up needing to provide to create a financially feasible project
- Concern over the traffic impact of the project
- Project seems a little too dense, although project lends itself to density given its location to downtown and a Bus Rapid Transit stop
- Additional information:
 - Four members of the public spoke on the concept plan and expressed concerns over the scale of the project and the traffic impact it would have on the area.

4. Discuss Affordable Housing Funding Rubric

[\[20-0207\]](#)

Staff presented an updated scoring rubric for Affordable Housing Bond and Affordable Housing Development Reserve applications. The updates were to add language to the rubric that would provide additional clarity for how to score projects that served multiple income groups and provided for a tailored way to score the affordability period of preservation projects vs. development projects.

The Housing Advisory Board agreed with these updates and they have been incorporated into the scoring rubric.

5. Discuss HAB Professional Development Priorities

[\[20-0208\]](#)

The HAB discussed their plans for future professional development, including information items on: Low-Income Housing Tax Credit developments, financial considerations for residential development, Town ordinances, UNC project on redlining, among others.

6. Discuss the Orange County 2020-25 Consolidated Plan

[\[20-0209\]](#)

Chair Jones provided an update on the Orange County 5-Year Consolidated Plan process.

7. Affordable Housing Updates

[\[20-0210\]](#)

Staff provided an overview of the Affordable Housing Quarterly Report and key project highlights.

Adjournment

Next Meeting - Tuesday, April 14, 2020

A motion was made by Hoole, seconded by Vice-Chair Seyda, 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 and Development Services Department at 919-969-5066; 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.