



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, April 12, 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,
Rex Mercer, Brandon Morande, and Mary Jean Seyda
Absent 3 - Anne Hoole, Alice Jacoby, and Anthony Parrish

Approval of Agenda

A motion was made by Seyda, seconded by Dowling, that the Agenda be approved.
The motion carried by the following vote:

Aye: 6 - Chair Sue Hunter, Vice-Chair Dustin Mills, Robert Dowling,
Rex Mercer, Brandon Morande, and Mary Jean Seyda

Announcements

Petitions

Approval of Minutes

1. March 8, 2022 Draft Action Minutes [\[22-0284\]](#)

A motion was made by Dowling, seconded by Morande, that the Minutes be approved as amended to remove the comments and fix the missing priorities in Agenda Item #6. The motion carried by the following vote:

Aye: 6 - Chair Sue Hunter, Vice-Chair Dustin Mills, Robert Dowling, Rex Mercer, Brandon Morande, and Mary Jean Seyda

Old Business**2. Continuation of HAB Annual Priorities Discussion [\[22-0285\]](#)**

A motion was made by Dowling, seconded by Mercer, that the HAB Annual Priorities be approved. The motion carried by the following vote:

Aye: 6 - Chair Sue Hunter, Vice-Chair Dustin Mills, Robert Dowling, Rex Mercer, Brandon Morande, and Mary Jean Seyda

Development Applications**3. Peach Apartments Conditional Zoning Application [\[22-0286\]](#)**

A motion was made by Seyda, seconded by Dowling, that the Peach Apartments conditional zoning application be recommended for approval with the following preferences:

- To approve the requested modification to allow the transportation shelter to encroach into the street setback.
- To clarify in the CZ application that the project will serve households up to 80% AMI.
- To commit more of the units to serve households at lower area median income (AMI) levels (60% AMI and below).

The motion carried by the following vote:

Aye: 6 - Chair Sue Hunter, Vice-Chair Dustin Mills, Robert Dowling, Rex Mercer, Brandon Morande, and Mary Jean Seyda

4. 828 Martin Luther King Jr Blvd Municipal Services Concept Plan [\[22-0287\]](#)

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

- Interest in reaching a lower Area Median Income (AMI), ideally less than 60% AMI, even if this means providing fewer units that are designated as affordable.
- Agreement that the location of this property is great for affordable housing given its proximity to downtown employment opportunities and on the Bus Rapid Transit corridor.
- Strong encouragement for the project to accept rental vouchers to help serve households at 60% AMI or below .

Members of the public expressed concerns about developing on a site contaminated with coal ash, and the placement of affordable housing on the site.

5. White Oak Concept Plan [\[22-0288\]](#)

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

- Indicated that the affordable rents proposed are not considered affordable in this market.
- Encouraged applicant to reach a lower Area Median Income (AMI), ideally less than 60% AMI, even if this means providing fewer units that are designated as affordable.

No members of the public spoke on this project.

New Business**6. Review Affordable Housing Bond Applications for 9% LIHTC Gap Financing** [\[22-0301\]](#)

A motion was made by Dowling, seconded by Mercer, that the Indigo project's affordable housing bond funding request be approved for the full requested amount of \$1,350,000. The motion carried by the following vote:

Aye: 5 - Chair Sue Hunter, Robert Dowling, Rex Mercer, Brandon Morande, and Mary Jean Seyda

Recused: 1 - Vice-Chair Dustin Mills

7. Town Staff Housing Updates [\[22-0290\]](#)

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

Adjournment

Next Meeting - TBD

A motion was made by Seyda 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 for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.