



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, June 14, 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.

Virtual Meeting Notification

Board 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 Zoom webinar directly online or by phone. Register for this webinar: URL After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 821 7101 5036

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 Mercer, seconded by Seyda, that the Agenda be approved. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. May 9, 2022 Draft Action Minutes [\[22-0536\]](#)

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

Old Business

Concept Plan Reviews

2. Huse Street Concept Plan [\[22-0537\]](#)

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

- Desire for some of the homeownership units to be affordable to households earning less than 80% of AMI and some of the rental units to be affordable to those earning 60% or less of AMI.
- Encourage applicant to accept housing choice vouchers.
- Suggest decreasing the number of parking spaces below the maximum allowed.
- Appreciation for efforts to support non-vehicular modes of transportation, but connections will be needed in the area to support biking safely in the community

Three members of the public spoke on this project. They expressed concerns about the impact of proposed development in the area, including this project, on the quality of life of existing residents.

3. Barbee Chapel Road Apartments Concept Plan [\[22-0538\]](#)

During its review of the concept plan, members of the Housing Advisory Board encouraged the applicant to provide more units affordable to households earning 60% or below the area median income.

No members of the public spoke on this project.

New Business

4. Discussion of Approach to HAB Review of Development Applications

[\[22-0539\]](#)

HAB members discussed possible revisions to the HAB's guiding principles for rental housing development, which were finalized in 2019, as well as considerations for the HAB's review of residential development applications. Staff will draft revisions to the guidelines for the HAB to review at their August meeting.

5. Update on Council-Adopted FY2022-23 Town Budget and Continuation of Discussion of Affordable Housing Resources

[\[22-0540\]](#)

Town staff provided an update on the approved FY2023 Town budget and the plans for releasing more than \$8 million in affordable housing funding in summer/fall 2022. Staff anticipate that this summer/fall funding release will expend all ARPA funds dedicated to affordable housing as well as any remaining Affordable Housing Bond funds. Staff discussed with the HAB the plan to create an updated 5-Year affordable housing investment plan in Fiscal Year 2023, as the current 5-year investment plan will be complete at the end of the year.

6. Town Staff Housing Updates

[\[22-0541\]](#)

Town staff provided updates on recent Council actions and presentations.

Adjournment

Next Meeting - August 9, 2022

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.