



TOWN OF CHAPEL HILL

Housing Advisory Board

Action Minutes

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

Chair Mary Jean Seyda
Vice Chair Tai Huynh
Jared Brown-Rabinowitz
Laura Cowan

Letitia Davison
Anne Hoole
Kayla Prestwood
Jim Yamin

Tuesday, October 9, 2018

6:30 PM

RM 102 | First Floor Conf. Room

Opening

Roll Call

Town Council Liaison: Karen Stegman
Staff: Sarah Osmer Vinas
Nate Broman-Fulks

approved

Present 6 - Chair Mary Jean Seyda, Laura Cowan, Letitia Davison, Anne Hoole, Vice-Chair Tai Huynh, and Jim Yamin

Absent 2 - Jared Brown-Rabinowitz, and Kayla Prestwood

Approval of Agenda

A motion was made by Davison, seconded by Hoole, that item 5 of the agenda "Concept Plan Review: 101-111 Erwin Road Mixed Use Development" be moved before item 3 and that the agenda be approved as amended. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. Draft Minutes for September 24, 2018

[\[18-0798\]](#)

A motion was made by Hoole, seconded by Vice-Chair Huynh, that the Action Minutes for September 24, 2018 be approved. The motion carried by a unanimous vote.

Old Business**2. Election of a New Housing Advisory Board Chair**[\[18-0799\]](#)

A motion was made by Cowan, seconded by Vice-Chair Huynh, that Kayla Prestwood be elected as Chair of the Housing Advisory Board. The motion carried by a unanimous vote.

New Business**3. Concept Plan Review: Obey Meadows Subdivision, 1609 US 15-501 S.**[\[18-0797\]](#)

Key points made by members of the Housing Advisory Board during its courtesy review of a concept plan for the Obey Meadows Subdivision include:

- The HAB recommends the applicant check with the Community Home Trust about the types of families that are on their waiting list or looking for housing to see if the proposed affordable housing meets the needs of those families
- The HAB would like the applicant to consider using a 3 or 4 bedroom unit rather than 2 2-bedroom units being proposed, depending on what the applicant learns from Community Home Trust regarding housing needs for their clients

4. Concept Plan: Bixley Subdivision[\[18-0800\]](#)

Key points made by members of the Housing Advisory Board during its courtesy review of a concept plan for the Bixley Drive Extension include:

- The HAB appreciates the plan to develop single family homes that are in scale with the neighborhood
- If the applicant is interested in donating one home for affordable housing, the HAB would support it

5. Concept Plan Review: 101-111 Erwin Road Mixed-Use Development.[\[18-0801\]](#)

Key points made by members of the Housing Advisory Board during its courtesy review of a concept plan for a mixed use development at 101 and 111 Erwin Road include:

- The HAB acknowledges the project is planning to meet affordable housing requirements of the inclusionary zoning ordinance

- The HAB would like the Council to consider the previous agreements that have been made on these properties when considering any future development application
- The HAB recommends consideration be given for a development that blends in with the residential neighborhood
- The HAB expressed that the applicant's current affordable housing proposal does not fully meet Town housing goals because the applicant is mostly offering studios and 1-bedroom units for the affordable units
 - The HAB would like the applicant to better meet affordable housing needs of families in this proposal by committing units with more bedrooms to accommodate larger households
- The HAB also expressed concerns related to the high density and stormwater impact of the project

Additional Notes:

- 18 residents who live in the neighborhoods adjacent to the proposed development came to speak and expressed concerns over the development as presented. In particular, residents had concerns over the environmental impact, traffic impacts, and fit with the surrounding neighborhoods

6. Town of Chapel Hill Employee Housing Incentives Pilot Program

[\[18-0802\]](#)

Adjournment

Next Meeting - November 13, 2018

A motion was made by Hoole, seconded by Vice-Chair Huynh, 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.