



# TOWN OF CHAPEL HILL

## Housing Advisory Board

### Action Minutes

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

Chair Kayla Prestwood  
Vice-Chair Tai Huynh  
Jared Brown-Rabinowitz  
Laura Cowan  
Letitia Davison

Anne Hoole  
Dawna Jones  
Mary Jean Seyda  
Jim Yamin

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**Tuesday, April 9, 2019**

**6:30 PM**

**RM 102 | First Floor Conf. Room**

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#### **Opening**

#### **Roll Call**

Council Liaison: Councilmember Karen Stegman

Staff: Sarah Vinas, Assistant Director for Office for Housing and Community

Nate Broman-Fulks, Affordable Housing Manager

Emily Holt, Affordable Housing Development Officer

**Present**      5 - Chair Kayla Prestwood, Vice-Chair Tai Huynh, Laura Cowan,  
Letitia Davison, and Mary Jean Seyda

**Absent**      4 - Jared Brown-Rabinowitz, Anne Hoole, Dawna Jones, and Jim  
Yamin

#### **Approval of Agenda**

A motion was made by Vice-Chair Huynh, seconded by Seyda, that the agenda be amended to add Item 6. Update on Eastowne Master Planning Process, and the agenda be approved as amended. The motion carried by a unanimous vote.

#### **Announcements**

#### **Petitions**

#### **Approval of Minutes**

1. March 12, 2019 Draft Action Minutes

[\[TMP-1515\]](#)

A motion was made by Davison, seconded by Seyda, that the March 12, 2019 Housing Advisory Board Draft Action Minutes be approved as written. The

motion carried by a unanimous vote.

## **New Business**

### **2. Charting Our Future Project Update**

[\[TMP-1514\]](#)

Land Use Management Ordinance Project Manager, Alisa Duffey Rogers, presented an update on the Town's Charting Our Future project.

### **3. 1000 Martin Luther King Jr. Boulevard Concept Plan**

[\[TMP-1513\]](#)

A concept plan for a mixed-use development located at 1000 Martin Luther King Jr. Boulevard. The Housing Advisory Board heard the presentation and offered the following feedback to the applicant and Town Council:

- Would like the affordable housing units to be affordable to households between 50-60% of the area median income
- Believe it's important for the 15% affordable units to be on-site
- Recommend the applicant and any subsequent management company accept housing subsidies and vouchers, including project based subsidies
- Would like for employees of the commercial and office space in the project to be able to afford to live in the housing units on-site
- Suggest looking into creating additional recreation space
- Recommend a diversity in the unit mix and bedroom size for the affordable units
- Suggest creating a diversity of the commercial aspect of the site through attracting minority owned businesses
- Would like the applicant and any subsequent management company to ensure low-income residents are able to secure housing on-site and not be ineligible based on some of the typical screening barriers for rental housing, such as rental history, legal history, credit scores

## **Old Business**

### **4. Affordable Housing Bond Application and Evaluation Process**

[\[TMP-1516\]](#)

Housing and Community staff provided an update to the Housing Advisory Board on the draft Joint Affordable Housing Funding Application and Evaluation Rubric. Staff highlighted the updates incorporated based on the HAB's feedback from their March meeting and informed the HAB of the plan to send this information to the Town Council in the spring. The HAB had no additional suggested revisions to the documents.

### **5. Payment-in-Lieu for Rental Housing Discussion**

[\[TMP-1517\]](#)

Housing and Community staff provided an update on staff's exploration of payments-in-lieu for rental housing. Staff outlined a process for establishing guiding principles for rental payments-in-lieu, reviewed national case study research, and received initial feedback from the HAB. Staff stated their intent to further explore this subject based on the feedback and questions received and continue the discussion at the HAB's

May meeting.

**6. Update on Eastowne Master Planning Process**

**[\[19-0345\]](#)**

Representatives from UNC Health Care presented an update on the master planning process for the Eastowne site and asked the HAB for input on what they would like to see on the site. The HAB provided the following feedback:

- Would like to see mixed-use on the site, including housing, restaurants, coffee shops, and pharmacies
- Believe this is a great opportunity for providing high density affordable and mixed-income housing; including units affordable for households at 60% of the area median income, seniors, veterans, and UNC Health Care employees
- Would be beneficial to include an employee daycare on-site
- Would like to see the greenway trail system expanded to enhance the connectivity between the site and the community

*Adjournment*

Next Meeting - May 14, 2019

A motion was made by Vice-Chair Huynh, seconded by Davison, 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](mailto: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.*