



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

Tuesday, June 11, 2019

6:00 PM

RM 102 | First Floor Conf. Room

Opening

Roll Call

Council Liaison: Karen Stegman

Planning Board HAB Champion: Stephen Whitlow

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

Nate Broman-Fulks, Affordable Housing Manager

Emily Holt, Affordable Housing Development Officer

Present

9 - Chair Kayla Prestwood, Vice-Chair Tai Huynh, Jared
Brown-Rabinowitz, Laura Cowan, Letitia Davison, Anne
Hoole, Dawna Jones, Mary Jean Seyda, and Jim Yamin

Approval of Agenda

A motion was made by Seyda, seconded by Brown-Rabinowitz, that the agenda Item 5. Discuss Housing Priorities for the UNC Health Care Eastowne Master Plan be moved before item 4. Review and Discuss the Draft Affordable Housing Preservation Strategy, and that the agenda be approved as amended. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. May 14, 2019 Draft Action Minutes

[\[19-0535\]](#)

A motion was made by Seyda, seconded by Vice-Chair Huynh, that the Draft Minutes for the May 14, 2019 Housing Advisory Board meeting be approved as written. The motion carried by a unanimous vote.

New Business**2. Panel Discussion with Affordable Rental Housing Providers [\[19-0536\]](#)**

Delores Bailey with EmPOWERment Inc., Faith Thompson with Chapel Hill Public Housing, and Mary Jean Seyda with CASA held a conversation with the Housing Advisory Board on affordable rental housing in Chapel Hill.

3. Discuss the Orange County Affordable Housing Coalition's Principles for Review of Affordable Housing Plans in Multifamily Rental Developments [\[19-0537\]](#)

Jackie Jenks with InterFaith Council presented the Orange County Affordable Housing Coalition's draft Principles for Review of Affordable Housing Plans in Multifamily Rental Developments.

A motion was made by Jones, seconded by Seyda, that the Housing Advisory Board amend their recommended Guiding Principles for Considering Affordable Housing in New Rental Development to include two additional principles:

1. Dedicate all affordable units to households that are not comprised entirely of full-time students
 2. Promote access to housing, including by considering extenuating circumstances for applicants who may have criminal or credit issues
- The motion carried by a unanimous vote.

4. Review and Discuss the Draft Affordable Housing Preservation Strategy [\[19-0538\]](#)

Staff presented a draft Strategy Framework for Affordable Housing Preservation. The HAB provided feedback for staff to incorporate before bringing to the Council for review in the fall.

5. Discuss Housing Priorities for the UNC Health Care Eastowne Master Plan [\[19-0539\]](#)

The Housing Advisory Board discussed the draft Eastowne Council Committee Negotiation Framework and offered the following feedback for the Key Considerations and Metrics to the Council Committee:

1. Affordable housing to households at 60% area median income and below is recommended as a key component of the project, and
2. High density affordable/mixed-income housing is recommended as the metric for that Key Consideration.

The HAB also discussed sending a letter to the Council and UNC Health Care with additional information on their thinking behind this feedback.

A motion was made by Jones, seconded by Davison, that the Housing

Advisory Board's feedback on the key considerations and metrics for the Eastowne Development Agreement be forwarded to the Council and be followed with a letter outlining the Housing Advisory Board's priorities for the project. The motion carried by a unanimous vote.

6. Affordable Housing Staff Updates

[19-0540]

Staff provided updates on the Town's progress towards meeting its annual affordable housing projections as well as active development projects, including:

1. Greenfield Commons
2. Church of the Advocate Pee Wee Homes
3. Amity Station Development Agreement
4. 1200 Martin Luther King Jr. Blvd

Adjournment

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 for more information on the above referenced applications.

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