TOWN OF CHAPEL HILL

Housing Advisory Board

Action Minutes

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

Chair Dawna Jones
Jared Brown-Rabinowitz
Laura Cowan
Letitia Davison
Anne Hoole
Mary Jean Seyda
Kayla Prestwood

Tuesday, December 10, 2019 **6:30 PM** **RM 102 | First Floor Conf. Rm.**

Opening

Roll Call

Town Council Liaison: Jessica Anderson
Youth Council Liaison
Staff: Sarah Vinas, Assistant Director, Office for Housing and Community
Emily Holt, Affordable Housing Development Officer

Present 4 - Chair Dawna Jones, Jared Brown-Rabinowitz, Letitia Davison, and Anne Hoole

Absent 3 - Laura Cowan, Mary Jean Seyda, and Kayla Prestwood

Approval of Agenda

A motion was made by Brown-Rabinowitz, seconded by Hoole, to approve the agenda. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. November 12, 2019 Draft Action Minutes **[19-1030]**

A motion was made by Hoole, seconded by Brown-Rabinowitz, that the November 12, 2019 Draft Action Minutes be approved as written. The motion carried by a unanimous vote.

Old Business

New Business

2. Update on Eastowne Master Planning & Development Agreement **[19-1032]**

Judy Johnson, Operations Manager for the Town Planning Department, gave an update presentation on the status of negotiations for the Eastowne Master Planning and Development Agreement process.

HAB members discussed their stance on the project and agreed to support Council's stated interest in having 100% affordable housing at the site. They also discussed establishing a minimum level of affordability for the site, a preference for affordable housing to be new construction on site, and not locating housing on the parcel adjacent to interstate 40.

HAB members agreed to invite UNC Health Care to the January HAB meeting to discuss their feedback and to attend two scheduled planning meetings in January.

Three members of the Orange County Affordable Housing Coalition attended and spoke on the agenda item: Maggie West, Delores Bailey, and Jackie Jenks. They advocated for reserving part of the site for a Low Income Housing Tax Credit Project serving households at or below 60% of Area Median Income and establishing a minimum number of affordable housing units at the site.

3. Affordable Housing Development Reserve Application Review **[19-1033]**

Sarah Vinas, Assistant Director of the Office for Housing and Community, reviewed a tabulation of scores provided by HAB members. The HAB members then voted on whether to approve the requested funding.

A motion was made by Hoole, seconded by Davison, that the HAB recommend fully funding the EmPOWERment 107 Johnson Street Apartments Development Phase 1 application and the Town of Chapel Hill Future Development Planning application out of the Affordable Housing Development Reserve (AHDR). The motion carried by a unanimous vote.

4. Appoint HAB Vice Chair **[19-1041]**

The HAB members agreed to nominate a Vice Chair at the next meeting when more members would likely be present.

5. Affordable Housing Updates **[19-1034]**

Staff provided updates on the status of Town development projects and announced that they expect to administer a request for proposals process for the Affordable Housing bond in the spring, as well as a third round of funding for the Affordable Housing Development Reserve.

Staff also suggested that the Town begin recruiting to fill the two empty HAB seats: for profit developer and tenant/homeowner.

Finally, staff asked for a volunteer to serve on the Community Development Block Grant application review committee, which HAB member Anne Hoole agreed to do again this year.

Adjournment

Next Meeting - Tuesday, January 14, 2020

A motion was made by Davison, seconded by Hoole, 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.