



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
Jared Brown-Rabinowitz
Laura Cowan
Letitia Davison

Anne Hoole
Dawna Jones
Mary Jean Seyda
Mark Shelburne

Tuesday, March 9, 2021

6:30 PM

Virtual Meeting

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: ###-####-####

Opening

Roll Call

Council Liaison: Council Member Allen Buansi

Present	5 - Chair Sue Hunter, Vice-Chair Dustin Mills, Laura Cowan, Anne Hoole, and Mark Shelburne
Absent	4 - Jared Brown-Rabinowitz, Letitia Davison, Dawna Jones, and Mary Jean Seyda

Approval of Agenda

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

Announcements

Petitions

Approval of Minutes

1. February 11, 2021 Draft Action Minutes

[\[21-0170\]](#)

A motion was made by Hoole, seconded by Cowan, that the minutes be approved as written. The motion carried by a unanimous vote.

New Business

2. Aura Conditional Zoning

[\[21-0171\]](#)

HAB members expressed their appreciation for the applicant's commitment to providing 15% of the units as affordable, the rental units were floating throughout the site and were of a similar size to market rate units. The HAB also asked questions about where the affordable homeownership units would be located and how they would be built, whether parking could be unbundled, and how compliance with affordable housing commitments would be monitored and enforced.

Members of the public expressed concerns the traffic the project would create, that the development isn't transit oriented, and would like for the project to supply something neighbors would walk to.

A motion was made by Vice-Chair Mills, seconded by Shelburne, that the Aura Development Application be recommended for approval. The motion carried by a unanimous vote.

3. University Place Special Use Permit Modification

[\[21-0172\]](#)

HAB members expressed their belief the project follows the Town's affordable housing ordinances, an interest in seeing reduced minimum parking requirements, and unbundled parking if there are for-sale units.

A motion was made by Shelburne, seconded by Hoole, that the University Place application be recommended for approval. The motion carried by a unanimous vote.

Concept Plan Reviews

4. Peach Apartments

[\[21-0173\]](#)

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

- This looks like a great project
- May want to consider adding in one or two more parking spots, if feasible and needed
- Impressive to take on this type of small-scale affordable rental development project

5. Flats @ Chapel Hill

[\[21-0174\]](#)

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

- The affordable housing proposal is an interesting idea, but could be

- difficult to identify which property the contribution would work for
- If the affordable housing proposal does not end up working, could consider using some units for Housing Choice Voucher holders

Old Business

6. Annual Priorities Discussion

[\[21-0175\]](#)

A motion was made by Hoole, seconded by Vice-Chair Mills, that the following priorities be approved. The motion carried by a 4-1 vote with Shelburne voting against.

HAB Priorities:

1. Focus on assisting the Town in updating its land use and affordable housing policies to better address the housing needs of the community.
2. Include a focus on communication and engagement with the residents and advocates living in affordable housing.
3. Strategic development of the HAB's expertise on affordable housing at least quarterly.

The HAB plans to have further conversation on which policy areas to focus their land use and housing policy recommendations.

Adjournment

Next Meeting - Thursday, April 8, 2021

A motion was made by Shelburne, 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 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.