



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, May 11, 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

Present 6 - Chair Sue Hunter, Vice-Chair Dustin Mills, Laura Cowan,
 Dawna Jones, Mark Shelburne, and Mary Jean Seyda

Absent 3 - Jared Brown-Rabinowitz, Letitia Davison, and Anne Hoole

Approval of Agenda

A motion was made by Seyda, seconded by Jones, that the agenda be approved. The motion carried by a unanimous vote.

Announcements

Shelburne spoke about his concern the Town Council did not seek HAB input before signing on to a letter sent to the League of Municipalities in opposition of Senate Bill 349, Increasing Housing Opportunities. He stated his belief that the bill is one of several changes necessary to address the housing affordability crisis and that local control is an important part of urban areas' overall failure to allow the market to meet housing needs.

Petitions

Approval of Minutes

1. April 8, 2021 Draft Action Minutes

[\[21-0409\]](#)

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

Old Business

2. Aura Conditional Zoning Review

[\[21-0410\]](#)

A motion was made by Mills seconded by Seyda, that the 1000 Martin Luther King Blvd Development (Aura) application be recommended for approval by the Town Council with the condition that the applicant will determine a path that will allow some amount of affordable homeownership opportunities on site. As a concession there could be a reasonable reduction in the number of total affordable housing units on site.

Aye: 5 - Chair Sue Hunter, Vice-Chair Dustin Mills, Laura Cowan, Dawna Jones, and Mary Jean Seyda

Nay: 1 - Mark Shelburne

Concept Plan Reviews

3. Jay Street Affordable Housing

[\[21-0411\]](#)

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

- Project is vital to addressing affordable housing in Chapel Hill
- Great location with bus stop and Tanyard Branch Trail connection
- The project must get developed and it is going to take many affordable housing developments to begin to make a dent in what is an affordable housing crisis
- Grateful the Town identified this parcel and that Council approved identifying a development partner
- The development partner selected on this project is one of the elite developers in the field
- Strongly encourage the applicant to accept housing vouchers at the site

Six members of the public spoke on the concept plan. Feedback included being in favor of the proposal to create more affordable housing, appreciate serving lower incomes, and it is positive the site will be connected to Tanyard Branch Trail. Concerns on the project focused on the destruction of the woods, potential dislocation of wildlife, the project having too much proposed parking, an increase in traffic, and the parcel being overdeveloped.

New Business

4. Durham Expanding Housing Choices Project Overview

[\[21-0412\]](#)

Scott Whiteman, Policy and Urban Design Manager for the City of Durham presented on Durham's Expanding Housing Choices (EHC) amendment to the City's Unified Development Ordinance. The presentation focused on the changes created through EHC to allow for small scale density and infill in the City's urban core.

5. Land Use Management Ordinance Re-Write Project Overview

[\[21-0413\]](#)

Alisa Duffey Rogers, Land Use Management Ordinance Rewrite Project Manager for the Town update the HAB on the status of the project and adoption of an updated Future Land Use Map. Alisa highlighted the planned next phase of the project to re-write the Land Use Management Ordinance.

6. HAB Membership Application Review

[\[21-0414\]](#)

The HAB reviewed applications and decided to invite all applicants to the June meeting to discuss their interest and qualifications for serving on the HAB.

Adjournment

Next Meeting - June 8, 2021

A motion was made by Jones, seconded by Vice-Chair Mills, 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.