



# TOWN OF CHAPEL HILL

## Housing Advisory Board

### Action Minutes

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

Chair Mary Jean Seyda  
Jared Brown-Rabinowitz  
Laura Cowan  
Letitia Davison

Anne Hoole  
Tai Huynh  
Kayla Prestwood  
Jim Yamin

---

**Monday, September 24, 2018**

**6:30 PM**

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

---

**This meeting was rescheduled from September 11, 2018**

#### **Opening**

#### **Roll Call**

Staff: Sarah Vinas, Assistant Director for the Office of Housing and Community  
Nate Broman-Fulks, Affordable Housing Manager

**Present**          6 - Chair Mary Jean Seyda, Jared Brown-Rabinowitz, Laura  
Cowan, Letitia Davison, Anne Hoole, and Tai Huynh

**Absent**          2 - Kayla Prestwood, and Jim Yamin

#### **Approval of Agenda**

A motion was made by Hoole and seconded by Davison to approve the agenda as amended. The motion carried unanimously.

#### **Announcements**

#### **Petitions**

#### **Approval of Minutes**

A motion was made by Brown-Rabinowitz, seconded by Huynh, that the minutes be approved. The motion carried unanimously.

1. Housing Advisory Board Draft Minutes for August 14, 2018

[\[18-0724\]](#)

#### **Old Business**

2. Special Use Permit - Homestead Road Active Adult Apartments

[\[18-0725\]](#)

A motion was made by Huynh, seconded by Cowan, that the Housing Advisory Board recommend approval of the proposal with an amended payment-in-lieu of providing affordable housing in the amount of \$315,000; and that although the HAB recommended payment-in-lieu formula for rental developments would result in a payment-in-lieu of over \$2.3 million for this project, because of the cooperation from the applicant, the demographic this project would serve, and since the housing would fill a need for the Chapel Hill community, the HAB recommends a payment-in-lieu of \$315,000 in order to subsidize 14 permanently affordable homes, half of the 28 units that would be expected by the inclusionary zoning ordinance, at an average of \$22,500 of subsidy per unit, and that the town not accept a payment-in-lieu of less than the \$220,000. The motion carried unanimously.

A second motion was made by Cowan, seconded by Hoole that in light of the significant resources, time, research, education, and debate that went into the Housing Advisory Board's recommendation for a payment-in-lieu formula for rental housing development, the Housing Advisory Board requests specific comments and feedback to be provided from Council on the Housing Advisory Board's proposed formula by the end of the calendar year. The motion carried unanimously.

### **New Business**

3. Election of a Chair and Vice Chair and Appointment of an Applicant to the Affordable Housing Advocate Seat [\[18-0726\]](#)

A motion was made by Cowan, seconded by Davison, that Huynh be appointed as Vice-Chair. The motion carried unanimously.

A motion was made by Hoole, seconded by Brown-Rabinowitz, to recommend appointment of Dawna Jones to the Affordable Housing Advocate seat based on her national experience in affordable housing as both an advocate for affordable housing and homeless residents, her experience as a case manager for shared housing programs, a connection to the University of North Carolina at Chapel Hill as the Assistant Dean of Students in the Office of the Dean of Students, and increase in diversity her appointment would bring to the Board. The motion carried unanimously.

4. Affordable Housing Development Reserve Application [\[18-0729\]](#)

A motion was made by Hoole, seconded by Huynh, that the Housing Advisory Board recommend approval of the Town's application for future development

planning in the full amount requested (\$150,000) to create more affordable housing in Chapel Hill. The motion carried by a unanimous vote.

5. Affordable Housing Video and Bond Discussion

[\[18-0730\]](#)

*Adjournment*

Next Meeting - October 9, 2018

A motion was made by Davison, seconded by Huynh, 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.*