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, February 12, 2019 **6:30 PM** **RM 102 | First Floor Conf. Room**

Opening

Roll Call

Council Liaison: Karen Stegman
Staff: Sarah Vinas, Assistant Director
Nate Broman-Fulks, Affordable Housing Manager
Emily Holt, Affordable Housing Development Officer

Present 8 - Chair Kayla Prestwood, Vice-Chair Tai Huynh, Jared Brown-Rabinowitz, Laura Cowan, Letitia Davison, Anne Hoole, Dawna Jones, and Jim Yamin

Absent 1 - Mary Jean Seyda

Approval of Agenda

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

Announcements

Petitions

Approval of Minutes

1. January 8, 2019 Draft Action Minutes **[19-0111]**

A motion was made by Jones, seconded by Davison, that the Minutes be amended to reflect Jones' vote on the HAB FY19-20 Priorities as a no vote, and for the Minutes to be approved as amended. The motion carried by a unanimous vote.

New Business

2. 1200 MLK Concept Plan **[19-0112]**

Key points made by members of the Housing Advisory Board during its review of a concept plan for 1200 MLK include:

- Would like a formal commitment to keep lot rents at an affordable level - 50% AMI and below
- Recommend the developer to continue holding meetings with the residents to address resident concerns
- Believe it's a positive if all the homes can stay on the land
- Concern with a 3-story building in close proximity to the homes
- Critical to establish fencing or some type of separation between the self-storage and residential area
- Recommend only allowing access to the building on the MLK side of the self-storage building
- Recommend looking in to whether there is a need for self-storage in this location

Additional Notes:

- 30+ residents in attendance; 3 residents signed up to speak. The speakers expressed concerns around: keeping the rent affordable on the site, renewal of lease contracts, longevity of being able to stay a resident of the site, safety and security of residents, particularly families with children if there is open access to the community from the self-storage facility, and incorporating fencing and buffers between the storage facility and the homes.

3. Exploration of Affordable Housing Strategies in the Blue Hill District **[19-0113]**

Staff presented an update on their exploration of strategies that could assist in reaching the Blue Hill District affordable housing goals and received feedback from the HAB.

Old Business

4. Affordable Housing Bond Application and Evaluation Process **[19-0114]**

Staff provided a presentation to the Board and received feedback on a future application and evaluation process for affordable housing bond

funding.

5. Housing Advisory Board Priorities for Fiscal Year 2019 - 20 **[19-0115]**

A motion was made by Vice-Chair Huynh, seconded by Hoole, that the below list of HAB FY19-20 Priorities be approved. The motion carried by a unanimous vote.

1. Continue to build the Board's expertise on local/current affordable housing issues.

a. Research and learn about national best practices around affordable housing strategies.

2. Assist with the development of guiding principles for payment-in-lieu for rental housing formula.

a. Assist with the establishment of affordable housing guiding principles for development projects.

3. Evaluate and monitor performance measures to assess affordable housing strategies and goals, as well as for the Housing Advisory Board.

4. Increase education and training opportunities for HAB members and the community.

Adjournment

Next Meeting - March 12, 2019

A motion was made by Vice-Chair Huynh, 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.