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, May 14, 2019 **6:30 PM** **RM 102 | First Floor Conf. Room**

Opening

Roll Call

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

Present 7 - Chair Kayla Prestwood, Jared Brown-Rabinowitz, Laura Cowan, Anne Hoole, Dawna Jones, Mary Jean Seyda, and Jim Yamin

Absent 2 - Vice-Chair Tai Huynh, and Letitia Davison

Approval of Agenda

A motion was made by Brown-Rabinowitz, seconded by Jones, that an agenda item be added to discuss the UNC Health Care Eastowne Development Agreement and the agenda be approved as amended. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. April 9, 2019 Draft Action Minutes **[19-0462]**

A motion was made by Seyda, seconded by Hoole, that the draft Minutes for the April 9, 2019 HAB meeting be approved as written. The motion carried by a unanimous vote.

New Business

2. 2312 Homestead Road Concept Plan **[19-0463]**

Key points made by members of the Housing Advisory Board during its review of a concept plan for 2312 Homestead Road include:

- Strongly advocate for affordable units on-site consistent with the Inclusionary Housing Ordinance requirements; this development represents a rare opportunity to gain additional affordable homeownership homes and the Board opposes losing out on the opportunity to increase the affordable homeownership stock in the community
- There are limited opportunities left to develop affordable units in Town and with every instance we need to look hard at seeing what we can do to include affordable units in developments
- Believe the shared driveway makes sense and it would be ideal to have the applicant and Town work closely together on their development plans to generate a cohesive development between the two sites and realize the efficiencies available for having the Town's project and this project moving forward at similar times
- The project itself is providing additional housing options in Town by creating new homeownership townhomes, but is lacking the affordable housing component on-site
- Would like to see a proposal for affordable housing on-site and if not, have the applicant clearly demonstrate through financial records why the provision of on-site units is not feasible
- Would like to see a breakdown of how many of the units fall into the $250,000 selling point range vs $350,000 range

Additional Notes:
Two residents signed up to speak and shared concerns about traffic, connectivity, and how the project might impact their neighborhood

3. Land Use Management Ordinance Text Amendment for Blue Hill Stormwater Management and Affordable Housing **[19-0464]**

A motion was made by Seyda, seconded by Hoole, that the Blue Hill Text Amendment related to affordable housing be recommended for Town Council approval. The motion carried by a unanimous vote.

The Housing Advisory Board also requested that the Council consider taking out the Inclusionary Zoning Ordinance exemption currently in place in the Blue Hill District.

4. Appointment of Housing Advisory Board Members **[19-0465]**

A motion was made by Hoole, seconded by Yamin, that Mary Jean Seyda and

Jared Brown-Rabinowitz be recommended for reappointment to their Housing Advisory Board seats based on their experience and contributions to the Board. The motion carried by a unanimous vote.

Old Business

5. Payment-in-Lieu for Rental Housing Discussion **[19-0466]**

The Housing Advisory Board refined their recommendation for Guiding Principles for Considering Affordable Housing in New Rental Housing Development to include:

Goal

- The goal is to provide 15% of units on-site in new rental developments as affordable units for households with an income at 60% of the Area Median Income (AMI) and below.

Principles

- Strong preference to receive the units on site rather than payments in lieu

- On-site Units
  1. Units should be physically indistinguishable from and comparable mix to the rest of the development and interspersed throughout the development
  2. Affordable for at least a 30 year period
  3. Properties to accept housing vouchers
  4. May seek partnerships with affordable housing developers to create affordable housing on-site or pursue other creative solutions to create affordable housing on-site

- Payments-in-Lieu
  1. A payment-in-lieu of affordable units on site may be considered when:
     - § The applicant is able to clearly demonstrate that providing units onsite would create an unreasonable financial hardship; or
     - § The applicant is able to clearly demonstrate that the payment-in-lieu would directly provide an equivalent or greater amount of affordable units in a way that better achieves the Town's affordable housing goals than providing units on-site.
  2. The payment should be based on the cost to provide an equivalent number of affordable housing units off site to households at 60% AMI and below.

6. UNC Health Care Eastowne Development Agreement **[19-0514]**

Brown-Rabinowitz provided an update to the HAB on the first Council Committee Meeting on the Eastowne Development Agreement. The HAB agreed that affordable housing should be a priority for the site. The HAB discussed drafting a letter for the Council to lay out the HAB priorities for the site, and decided to discuss the draft letter at the June HAB meeting.

7. Affordable Housing Updates from Staff **[19-0467]**

Staff provided updates to the HAB on the following projects:
1. Town-initiated development projects
2. The Housing Displacement Assistance Program
3. The Draft Affordable Housing Preservation Strategy
4. The HAB decided to meet at 6pm at their June meeting and to hold an affordable rental housing panel

Adjournment

Next Meeting - June 11, 2019

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.