



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

Thursday, April 8, 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	7 - Chair Sue Hunter, Laura Cowan, Letitia Davison, Anne Hoole, Dawna Jones, Mark Shelburne, and Mary Jean Seyda
Absent	2 - Vice-Chair Dustin Mills, and Jared Brown-Rabinowitz

Approval of Agenda

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

Announcements

Petitions

Approval of Minutes

1. March 9, 2021 Draft Action Minutes

[\[21-0284\]](#)

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

Conditional Zoning Application Review**2. 2200 Homestead Conditional Zoning Recommendation [\[21-0285\]](#)**

A motion was made by Jones, seconded by Hoole, that the 2200 Homestead Road Conditional Zoning Application be recommended for approval by the Town Council. The motion carried by a unanimous vote.

Seyda was recused from voting due to a conflict of interest.

Concept Plan Review**3. Aspen Heights [\[21-0286\]](#)**

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

- Like providing affordable units onsite
- Glad to see the affordable units are two-bedroom units
- Would appreciate the applicant to seriously consider accepting housing vouchers for all units

New Business**4. Affordable Housing and Land Use Policies Discussion [\[21-0287\]](#)**

The Housing Advisory Board decided to focus their policy efforts over the next year on three areas:

1. Expedited review for affordable housing projects
2. Housing voucher non-discrimination
3. Expanding housing choices/small multi-family in single family districts

5. Recommend HAB Champion on Planning Commission [\[21-0288\]](#)

A motion was made by Hoole, seconded by Jones, that Stephen Whitlow be recommended for reappointment as the HAB Champion on the Planning Commission. The motion carried by a unanimous vote.

6. Consider Federal Community Project Funding Support Letters [\[21-0303\]](#)

A motion was made by Jones, seconded by Davison, that the HAB write a letter of support for EmPOWERment's PEACH Apartment project for Federal Community Project Funding. The motion carried by a unanimous vote.

7. Staff Updates [\[21-0289\]](#)

Staff provided updates on:

1. Greene Tract Memorandum of Understanding approval

2. Jay Street affordable housing development project
3. Community Development Block Grant fiscal year 2022 Program Plan
4. Manufactured Homes Strategy implementation
5. HAB recruitment - will be recruiting for three seats, Affordable Housing Advocate, Homeowner or Tenant, Non-Market Rate Housing Resident

Adjournment

Next Meeting - May 11, 2021

A motion was made by Hoole, seconded by Davison, 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.