



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, June 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** 6 - Chair Sue Hunter, Vice-Chair Dustin Mills, Jared Brown-Rabinowitz, Laura Cowan, Anne Hoole, and Mary Jean Seyda
- Absent** 3 - Letitia Davison, Dawna Jones, and Mark Shelburne

Approval of Agenda

A motion was made by Vice-Chair Mills, seconded by Brown-Rabinowitz, that the agenda be amended to move the 101-111 Erwin Road Conditional Zoning agenda item after the 101 East Rosemary Street Concept Plan agenda item and be approved as amended. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. May 11, 2021 Draft Action Minutes

[\[21-0510\]](#)

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. HAB Membership Interviews [\[21-0511\]](#)

The Housing Advisory Board interviewed candidates to fill the Affordable Housing Advocate, Resident/Tenant, and Non-Market Rate Housing Resident seats. The applicants that were able to attend the interviews were Alice Jacoby, Brandon Morande, Rex Mercer, Eleanor Howell, and Erin Carter.

New Business

3. 101-111 Erwin Road: Conditional Zoning [\[21-0512\]](#)

A motion was made by Seyda, seconded by Hoole, that the 101-111 Erwin Road Development (Summit Place Townhomes) Application be recommended for approval by the Town Council with the condition that the applicant provide the affordability levels presented at the HAB meeting: 4 units at 80% AMI and 3 units at 65% AMI. The motion carried by a unanimous vote.

4. 1604 Purefoy Drive St. Paul Community Village: Concept Plan [\[21-0513\]](#)

The key points made by members of the Housing Advisory Board during its review of the concept plan focused on encouraging the applicant to accept rental subsidies in the development and to consider targeting deeper levels of affordability that fall below 60% of the Area Median Income.

Two members of the public spoke on the concept plan. Feedback included expressing support for the project and its substantial contribution of affordable units, encouraging the Town to implement an expedited review to meet the project's schedule needs, and encouraging the applicant to consider serving households with incomes below 60% of the Area Median Income.

5. 101 East Rosemary Street: Concept Plan [\[21-0514\]](#)

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

- Encourage applicant to consider including units that would be affordable to households below 80% of the Area Median income (AMI), including households below 50% or 60% of the AMI.
- Given that the Town is paying for the construction of the adjacent parking deck that the project will use for parking, would like applicant to consider contributing that savings to affordable housing.
- Encourage applicant to accept rental subsidies in the development.
- Inquired about how the applicant would keep the project from being filled by students,

given its close proximity to UNC's campus.

Two members of the public spoke on the concept plan. Feedback included targeting units at 60% and below AMI to better meet the need for rental units at that price level, asking the applicant to consider accepting housing subsidies, and dedicating 15% of the units as affordable for at least 30 years.

6. HAB Membership Recommendations

[\[21-0515\]](#)

A motion was made by Hoole, seconded by Cowan, that Anthony Parrish be recommended for appointment to the Non-Market Rate Housing Resident seat. The motion carried by a unanimous vote.

A motion was made by Vice-Chair Mills, seconded by Hoole, that Alice Jacoby be recommended for appointment to the Affordable Housing Advocate seat.

A motion was made by Hoole, seconded by Seyda, that Brandon Morande be recommended for appointment to the Resident/Tenant seat.

7. Housing Updates

[\[21-0516\]](#)

Town staff provided updates on the Aura development project and Town-initiated development projects at 2200 Homestead Road, Jay Street, and Trinity Court.

Staff and HAB members thanked Laura Cowan for her service on the Housing Advisory Board.

Adjournment

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