



# 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  
Robert Dowling  
Anne Hoole

Alice Jacoby  
Rex Mercer  
Brandon Morande  
Anthony Parrish

**Tuesday, August 9, 2022**

**6:30 PM**

**Virtual Meeting**

#### Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

လၢတၢ်ကတိကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢ်အဂီၢ် ၂ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

#### 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: ###-####-####

**Present** 5 - Chair Sue Hunter, Robert Dowling, Anne Hoole, Rex Mercer, and Brandon Morande

**Absent** 2 - Vice-Chair Dustin Mills, and Anthony Parrish

#### Opening

#### Roll Call

#### Approval of Agenda

A motion was made by Hoole, seconded by Mercer, that the Agenda be approved as amended to switch the order of agenda items 2 and 3. The motion carried by a unanimous vote.

**Announcements****Petitions****Approval of Minutes****1. June 14, 2022 Draft Action Minutes**[\[22-0581\]](#)

A motion was made by Morande, seconded by Dowling, that the Action Minutes be approved. The motion carried by a unanimous vote.

**Old Business****New Business****2. Lullwater Park Concept Plan**[\[22-0582\]](#)

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

- Interest in exploring the applicant's ability to provide a higher percentage of affordable units in exchange for serving households at higher income levels (i.e., up to 80% of Area Median Income).
- Desire to see the project meet the HAB goal of 15% of units set aside as affordable.
- some of the homeownership units to be affordable to households earning less than 80% of AMI and some of the rental units to be affordable to those earning 60% or less of AMI.
- Consider reducing the amount of parking given the proximity to transit and to encourage the use of public transportation.
- Appreciation for efforts to create a connected community, which decreases living expenses related to transportation.

Members of the public expressed concerns about the impact of the added impervious surface on flooding and stormwater runoff on the surrounding community. Community members also indicated they were happy to hear that the proposed roads will accommodate bike paths and praised the applicant for accepting vouchers.

**3. Stanat's Place Conditional Zoning Application [\[22-0583\]](#)**

A motion was made by Dowling, seconded by Hoole, that the conditional zoning application be recommended for approval by the Town Council. The motion carried by the following vote:

Reason for Nay Votes:

- Project does not meet the 15% requirement of the Town's Inclusionary Zoning ordinance.
- Site plan has not addressed HAB's comments expressed at concept plan about wanting to see more variety in the size of units in order to serve more of the community's housing needs AND to provide more affordable units.

**Aye:** 3 - Chair Sue Hunter, Robert Dowling, and Anne Hoole

**Nay:** 2 - Rex Mercer, and Brandon Morande

**4. Review Proposed Revisions to HAB Guiding Principles for Affordable Housing in New Rental Housing Development [\[22-0584\]](#)**

HAB members reviewed the proposed revisions to the HAB Guiding Principles for Affordable Housing in New Rental Housing Development. HAB members proposed additional revisions related to who can access on site affordable units and the installation of site infrastructure. Staff will finalize the revised principles and convert the document to a checklist for the HAB to discuss again at their September meeting.

**5. Proposed 2022-23 HAB Member Professional Development Plan [\[22-0585\]](#)**

The HAB provided input on the draft professional development plan.

**6. Elect Housing Advisory Board Chair and Vice-Chair [\[22-0586\]](#)**

A motion was made by Dowling, seconded by Hoole, that Chair Hunter be re-appointed as HAB Chair and that Brandon Morande be appointed as HAB Vice-Chair. The motion carried by a unanimous vote.

**7. Town Staff Housing Updates [\[22-0587\]](#)**

Town staff provided updates on the updated timing for the release of affordable housing funding, recruitment for vacant HAB seats, and upcoming HAB and Council agenda items.

*Adjournment*

Next Meeting - September 13, 2022

A motion was made by Hoole, seconded by Mercer, 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](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.*