

**DRAFT SUMMARY MINUTES OF A WORK SESSION
OF THE CHAPEL HILL TOWN COUNCIL
WEDNESDAY, OCTOBER 19, 2016, AT 6:30 PM**

Council Members Present: Mayor Pam Hemminger, Mayor pro tem Donna Bell, Council Member Jessica Anderson, Council Member George Cianciolo, Council Member Sally Greene, Council Member Ed Harrison, Council Member Nancy E Oates, Council Member Maria T Palmer, and Council Member Michael Parker.

Staff members present: Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Assistant Town Manager Bruce Heflin, Town Attorney Ralph Karpinos, Assistant Housing and Community Director Sarah Vinas, Principal Planner Judy Johnson, Housing Development Officer Ed Barberio, Police Officer Rick Fahrer, and Communications and Public Affairs Director and Town Clerk Sabrina Oliver.

AGENDA ITEMS

Mayor Pam Hemminger called the work session to order at 6:30 p.m. She opened the meeting by reading thank you letters from local third grade students. Mayor Hemminger then outlined the purpose of the session—to receive updates on affordable housing initiatives and review the findings of the Comprehensive Affordable Housing Analysis.

1. Housing and Community Updates on Key Initiatives. (no attachment)

Town Manager Roger Stancil introduced the topic by emphasizing that ongoing affordable housing work represents a long term partnership with Orange County and reflects a sustained community commitment. Mr. Stancil noted that Chapel Hill had previously developed an Affordable Housing Strategy, which staff had refined to align with neighborhood needs and ensure that residents do not feel threatened by policy discussions.

Housing and Community Assistant Director Sarah Viñas provided an overview of current affordable housing efforts. She reviewed the Town’s standing commitments, including implementation of the 2011 Affordable Housing Strategy and continued work under the 2012 Northside & Pine Knolls Community Plan. Ms. Viñas highlighted outreach efforts, neighborhood support efforts, and the progress of the Mayor’s Committee on Affordable Housing, which developed key programs such as the local funding source known as “the penny for housing.”

Ms. Viñas also summarized recent milestones, including collaboration on the 2015–2019 Consolidated Plan, use of CDBG funds for repair and renovation projects, and the launch of tools such as performance measures, quarterly progress dashboards, and departmental assessments. Ms. Viñas then outlined next steps including appraisals of Town owned properties, affordable housing gap and economic analysis, resource identification, and work with the consultant David Rosen & Associates (DRA) on strategy development.

Council discussed public input processes, community preferences, and how to ensure affordable housing investments reflect actual needs. Council raised questions about the demographics of the outreach sample, the role of neighborhood associations, and how market shifts influence

development strategies. These topics guided a conversation about balancing the need for more units with community character and infrastructure.

2. Presentation from David Paul Rosen and Associates (DRA).

David Paul Rosen and Associates Consultant Nora Lake Brown presented the findings of the Comprehensive Affordable Housing Analysis. She reviewed demographic trends, income distribution, rental supply, and the widening gap between market rents and what low and moderate income households can afford. Ms. Brown explained that DRA recommends targeting new development sites, focusing on households earning 60% AMI or below for rental housing, and targeting 80% AMI for affordable homeownership.

Ms. Brown summarized the analysis of five potential priority sites: public housing properties, Ephesus Fordham, Sunrise Road, the Greene Tract, and the Legion Road property. She explained opportunities for leveraging tax credits, using public land strategically, and employing tools such as density bonuses, tax increment financing, and partnerships with nonprofit developers. Ms. Brown also noted where certain sites may be less competitive for 9% tax credits due to scoring criteria.

Council members engaged in a wide ranging discussion about potential development models, the role of private partners and UNC, the feasibility of mixed income development, and barriers posed by land prices, infrastructure, and financing options. Council raised questions about rental assistance demonstration (RAD) programs, local borrowing capacity, and regional partnerships. Council emphasized the need for clearer steps toward implementation and expressed interest in deeper conversations about sites, including Greene Tract and mobile home park preservation.

Town Manager Roger Stancil concluded the discussion by noting that staff would continue appraisals of public housing sites, develop a public housing master plan, and present a set of specific next steps once data analysis is complete.

**REQUEST FOR CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT,
PROPERTY ACQUISITION, PERSONNEL, AND/OR LITIGATION MATTERS**

**COUNCIL MEMBER SALLY GREENE MOVED, SECONDED BY COUNCIL MEMBER
MICHAEL PARKER, TO ENTER INTO CLOSED SESSION AS AUTHORIZED BY
GENERAL STATUTE SECTION 143.318-11(A)(5). THE MOTION WAS ADOPTED
UNANIMOUSLY (9-0).**

The Council Recessed into Closed Session at 8:27 p.m.

**COUNCIL MEMBER ED HARRISON MOVED, SECONDED BY COUNCIL MEMBER
JESSICA ANDERSON, TO APPROVE A MOTION TO ADJOURN THE CLOSED SESSION
AND COUNCIL MEETING. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).**

The meeting adjourned at 9:45 p.m.