



Affordable Housing Advisory Commission Special Meeting

REMOTE*

January 19, 2022

7:00 PM

Remote Meeting

Meeting Minutes



Present: Quinton Harper – Chair, Amy Singleton, Betty Curry, Bobby Funk, Heather Nash, Lindsay Griffin, Anne-Marie Vanaman –Staff Liaison, Zequel Hall – Administrative Assistant

Absent: Damon Seils – Council Liaison

Guests: Thurm Bowen – KB Homes

I. Welcome

Chair Quinton Harper opened the meeting and welcomed all. Vanaman informed the Commission that member Brandon Tubby has relocated to another state and resigned from the Commission.

II. Consider Approval of November 2021 Meeting Minutes

The November 2021 meeting minutes were considered, Griffin made a motion to approve. The motion was seconded by Singleton. Voted all in favor (6). None opposed. None absent.

III. Review of Concept Plan for Hogan Ridge (Old 86) – KB Homes

Thurm Bowen (KB Homes) gave an overview of the concept plan for the Hogan Ridge project. Singleton asked Bowen about their experience in the affordable housing sector and if affordable housing is being considered for this project. Bowen stated that Bridgepoint, located in Chapel Hill, is their first venture into developing affordable units and that affordable options are being considered for this project. Harper asked Bowen to discuss what Town and community input he plans to share with the KB Home concept team. Bowen explained that he has updated his team about possibly working with Community Home Trust (CHT) by selling the designated affordable units to CHT. This would relieve the responsibility of qualifying home buyers, one of the company's significant concerns. He has met with Community Home Trust and had just received preliminary financial projections from them. Bowen also stated that they are seeking input from the Town on possible relief from the size restricted unit requirement. Funk asked for the average price point, unit ratio and the affordable housing contribution (payment in lieu, if no affordable units are built). Bowen stated that units will be priced between the upper \$300,000s to the upper \$400,000s, with a 50/50 ratio ranging from 1100sf to 2600sf. The affordable housing contribution has not been determined. Griffin requested that KB Homes provide feedback on incentives the Town could provide to help create affordable units and asked Town staff what incentives have been typically utilized. Vanaman said that the density bonus has been used in the past; Bowen added that due to environmental constraints, the density bonus would not fit this project. Curry asked if the Town's action plan to increase affordable housing for low-income households would be incorporated into this project. Bowen stated that the design team will develop several options to produce a model that works best for everyone. Nash spoke about her concerns of developer commitment to providing affordable housing, in general.

IV. Final Review of Carrboro Connects – Town of Carrboro's Comprehensive Plan

Harper gave an overview of the comprehensive plan for AHAC's final review, and Singleton requested final input from the Commission. Curry supported creating housing for extremely low-income households and using the Racial Equity Lens when developing and implementing affordable housing programs. Funk added

that the Town should communicate clear options to developers to help them evaluate ways to underwrite projects to meet the Town's goals.

The AHAC also discussed Goal 6: Expand resources targeted to affordable housing and expressed their support of the affordable housing bond and accessing grant funding when possible. The AHAC expressed concern that those with the lowest incomes and most affected by the housing gap may be impacted by a housing bond.

Discussion turned to easing zoning restrictions for ADUs as one strategy to increase the affordable housing stock. The AHAC discussed the benefits of ADUs as well as the difficulties of ensuring affordability on privately owned land, of monitoring compliance, and the use of public dollars on private land.

Vanaman stated that the Comprehensive Plan will go before Council in February. A motion was made by Curry to recommend approval of the Town's Comprehensive Plan by Town Council. The motion was seconded by Nash. Voted all in favor (6). None opposed. None absent.

V. Review of Revised Strategy to Use Town-Owned Land for Affordable Housing

Vanaman gave an overview of the revised draft, based on AHAC feedback, and asked for any additional input. No additional comments were provided. Vanaman stated that the draft strategy will go before Town Council in February.

VI. Additional Comments/questions

a. Officer Selection

Vanaman gave an update on officer terms, asking if the officers would consider extending their terms to realign with December officer elections; Singleton and Harper agreed. Harper requested information on additional re-election months to consider since December meetings are often not held. Vanaman said that she would discuss with the Town Clerk.

b. Manufactured Homes

Vanaman gave an update, stating that the Home Collaborative is reviewing the Manufactured Home Strategy and it will go before Council after the review is complete. Harper asked for an update on Pine Grove. Vanaman stated nonprofit discussions are ongoing and the owner has continued to show interest in keeping the property affordable and not displacing residents.

c. CDBG-CV Update

Hall provided an update on the Town's CDBG-CV grant. Harper asked if funding was limited to 30% AMI. Hall stated that the Town's grant was revised to prioritize funding for 30% AMI. Harper asked how residents can access this funding; Hall provided EHA information. Vanaman added that the County will use its ARPA funding once the grant is depleted and that staff plans to request ARPA funds to continue supporting the EHA program. Harper asked about the AHAC's role in making recommendations for ARPA funding. Vanaman replied that the ARPA allocation process has not yet been defined.

d. Next Regular Meeting on February 16, 2022

A motion was made by Singleton to adjourn. The motion was seconded by Funk. Voted all in favor (6). None opposed. None absent. The meeting adjourned at 8:42 p.m.