



Affordable Housing Advisory Commission Meeting

January 23, 2019

7:00 PM

Town Hall



Present: Chairman Quinton Harper, Terri Buckner, Tyran Hill, Amy Singleton, Gabe Vinas, Cain Twyman
Also present: Board Liaison, Barbara Foushee, Staff Liaison, Rebecca Buzzard, Anne-Marie Vanaman, Management Assistant, Marty Roupe, Development Review Administrator
Absent: Vijay Sivaraman
Visitors: Adam Zinn and Omar Zinn

I. Consider Approval of December Meeting Minutes

Minutes were passed as amended by Teri Buckner. Motion moved by Tyran Hill and seconded by Buckner. Motion passed.

Chairman Quinton Harper stated that in addition to including the recommendation rationale in the agenda abstract, future recommendations to the Board of Aldermen need to outline its rationale in the recommendation document itself. Buckner added an agenda item regarding the federal shutdown to the end of the meeting.

II. Affordable Housing Review - Beaumont

Harper introduced the item by stating the Affordable Housing Advisory Commission (AHAC) should look at the review process itself as well as the project before them.

The Zinns presented their project, Beaumont, a 12-unit proposed subdivision off Smith Level Road, behind University Commons. The total project is under 3 acres and the lot sizes are small, so the single-family homes themselves will be size limited. The 3 bedroom, 2 bath homes are expected to be between 1200-1400 square feet. The project requires a Special Use Permit from the Board of Adjustment.

Marty Roupe explained that the Board of Adjustment reviews projects of 12 units and below. He also noted that Carrboro has an affordable housing expectation but not requirement. Beaumont was referred to the AHAC because the project does not meet the affordable housing goals established in the Land Use Ordinance.

Omar Zinn stated that the size limited nature makes the homes more affordable. He also noted that in the future, they hope to provide some affordable housing north of town where they have a larger parcel of land. He said it is difficult to provide land trust/affordable housing and wished to work with the committee to talk about ways to create affordability and offer incentives for developers to create affordable housing.

Harper asked the sales price of the homes and Omar Zinn replied the mid-\$200,000s. Buckner believed the price may be higher given the surrounding market and noted that an initial affordable purchase price now does not guarantee affordability in the future.

Access to Beaumont was discussed briefly before questions returned to affordability. Harper asked the Zinns if they considered a payment in lieu. They had not as the project was small. Harper appreciated their willingness to discuss affordability in the near future and thanked them for their presentation.

The AHAC acknowledged their frustration with the Affordable Housing review process. They felt their recommendations had little impact as affordable housing is voluntary, not a requirement. However, Hill stated that the voluntary policy establishes a track record of pushing the goal of affordability. With each review, AHAC raises the question of affordability which over time creates the expectation of affordability from housing providers. The AHAC reiterated their need to explain their rationale in their recommendations to the Board.

Discussion turned to the recommendation to the Board of Alderman which will be presented at the February 5th, 2019 meeting. The AHAC developed the following recommendation:

1. The Affordable Housing Advisory Commission (AHAC) appreciates that the size-limited aspect of the Beaumont project contributes to initial affordability, but also recognizes that size-limited housing does not guarantee permanent affordability.
2. The AHAC acknowledges that an affordable housing payment in lieu, per the Town of Carrboro fee schedule, would amount to \$57,900.60 for the Beaumont project. As a result, we recommend the developers, Zinn Design Build, make a good faith donation of \$12,000 or donate one lot for the purpose of building permanent affordable housing.
3. The AHAC looks forward to meeting with Zinn Design Build to discuss housing affordability at a later date, per their offer.

Motion made by Vinas. Seconded by Hill. All in favor. Absent, Vijay Sivaraman.

III. Review draft housing fund application and rubric

The draft application and scoring rubric for the Affordable Housing Special Revenue Fund was reviewed. Buzzard reminded the Commission that the draft application process will go before the Board of Aldermen on February 5th and, if approved, the application process can be used in April.

Buckner noted that this is a pilot process and that it should be presented as such to the Aldermen. Discussion ensued about the nonprofit partner list which is part of the application. The decision was made to have the nonprofit partner list be a stand-alone resource guide for individuals applying for funding. This guide could be placed on the website and also be available at the front desk of Town Hall. The decision was made in part because of the desire to grow the list and update it frequently.

Buzzard reviewed the rubric, noting that two rubrics were needed to assess proposals fairly– one for urgent repair and rehab and one for development. Discussion ensued about whether or not to score points for the number of individuals each project will benefit, as there are scenarios where this may lead to inequity. It was decided to gather this important information and evaluate it with the proposal, but not to have the information as part of the scoring system.

Harper raised the question for a future meeting about evaluating the pilot application process.

IV. **Additional comments/questions**

- a. **Community Home Trust (CHT) Update** – Buzzard stated that the Board of Aldermen approved the AHAC recommendation of a grant to CHT for \$30,000 to replenish operating reserves and address future maintenance and repair work. CHT will come back to request an additional \$20,000 later in the year. Harper encouraged AHAC to be mindful as we approve applications that some organizations have other funding options or sources from the Town such the Human Services application process or through budgeted Town support.
- b. **Oakwood update** – Buzzard reminded AHAC that the meeting with Oakwood residents will be January 25th at 4pm. Discussion followed about whether translators would be on hand for non-English speakers (yes) and whether to invite outside members to the event. Although one or two former community residents will be invited, it was agreed to keep this meeting small since AHAC is being introduced to the community as a conduit to Carrboro.
- c. **2 AHAC terms complete in Feb. 2019** – Vinas is interested in serving another term and will submit paperwork to the Town Clerk. Harper asked AHAC to encourage passionate affordable housing advocates they know to apply.
- d. **Federal shutdown** – Buckner said she has heard questions about whether funds from the Affordable Housing Special Revenue Fund could be used to assist federal employees whose housing vouchers will soon be in limbo if the government shutdown continues. Buzzard said if external funds are contributed to vouchers, the individual’s ability to receive vouchers is jeopardized. However, she planned to meet with Orange County to learn their plan for addressing a shortfall of public funds. Hill affirmed that the County takes the lead on this effort.
- e. **Next meeting 2/20/19** – Harper suggested adding the Zinns to the next meeting’s agenda to discuss affordability, per their suggestion, and requested Roupe make a presentation about planning documents and process.

Motion to adjourn was made by Vinas and seconded by Singleton. All in favor.