



Affordable Housing Advisory Commission Meeting
May 15, 2019
7:00 PM
Town Hall



Present: Chairman Quinton Harper, Terri Buckner, Gabe Viñas, Betty Curry
Also present: Board Liaison, Barbara Foushee, Town Staff, Anne-Marie Vanaman
Absent: Tyran Hill, Amy Singleton, Cain Twyman

I. Consider Approval of April Meeting Minutes

A motion was made to approve by Gabe Viñas and seconded by Betty Curry. Motion passed all in favor.

II. Discussion of AHSRF Applications Process

Quinton Harper announced that the Board of Aldermen passed the AHAC recommendations on consent for funding applications at the May 7, 2019 meeting. He then asked the AHAC to provide feedback about the first application cycle under the pilot application process.

Terri Buckner indicated she had trouble discerning the organization and project questions of the application when reviewing. Viñas agreed that it was a little confusing. Buckner asked if Town staff could review the organization information so the AHAC could focus on the project request. She also suggested that organization approval last 1-2 years if nothing significant has changed with the organization. Others countered that the organization information was helpful, especially if a new commission member is reviewing, and proposed separating the supporting attachments in a folder so the amount of information was easier to navigate. Anne-Marie Vanaman said staff can review the application to look for ways to achieve the desired clarity.

Buckner did not feel the AHAC got accurate beneficiary income level data on the applications. Vanaman suggested defining beneficiary income levels in dollar amounts on the grid may help. The AHAC agreed. The AHAC liked the Share File platform for sharing applications but would like to see the applications better organized and suggested asking the applicants to label files consistently.

The AHAC discussed how to account for non-applicable scoring criteria in the rubrics and suggested scoring on a percentage, based on applicable questions. Staff will work on the rubrics. Others briefly noted it was important to have clear delineation between organization and project funding and to understand how a project would be impacted if partial funding is received.

Buckner asked if the AHAC wanted the nonprofits to present their applications to the commission. Alderwoman Barbara Foushee agreed that was feasible, and the AHAC agreed to try this during the pilot year.

Harper noted he hoped to see more acquisition proposals and more members of the community coming to nonprofits for assistance. Buckner noted that community engagement is not part of the

AHAC charge. However, Curry and Harper said the Oakwood pop up event is an opportunity to let residents know about opportunities to move on from public housing, with assistance from nonprofits.

III. Guest Non-Profit Speaker Schedule & Question List (7:30-8:20)

Before defining the speaker series, the AHAC discussed how to better engage for-profit developers in affordable housing. Viñas noted he wanted to hear from the developers regarding barriers to producing affordable housing and strategies to remove those barriers. Curry added that much of the resistance to building affordable housing, especially for those at 30% AMI, stems from racism and classism. Buckner suggested that a focus on keeping Carrboro affordable by protecting naturally occurring affordable housing (NOAH), and exploring the use of easements, may be a more effective approach.

The AHAC decided that initially they would like to receive presentations from: Community Empowerment Fund, Community Home Trust, Downtown Housing Improvement Corporation (DHIC), Habitat for Humanity of Orange County, Northside Initiative, Orange County Housing Authority, and Rebuilding Together. Orange County Housing Authority was requested to gain better understanding of what services and supports are available to people in need of affordable housing, especially those earning 30% of the AMI or less, and to learn where voucher properties are located in Carrboro.

The AHAC determined the information they wish to receive during these presentations: (1) comprehensive client demographics; (2) application process for clients; (3) criteria for client qualification; (4) commitment to sustainability (mechanisms of affordability) and community; (5) their mission; (6) ability to serve clients who earn 30% of the AMI or less.

III. Additional comments/updates/questions (8:20-8:30)

a. Oakwood Pop Up Event 5/17/19 Update

The Oakwood Pop Up event, hosted by Chapel Hill Public Housing, is scheduled for May 17 beginning at 4:30 p.m. Curry has invited groups to attend and the event will feature activities from the Carrboro Fire and Police Departments. AHAC will have a table.

The AHAC discussed the isolation of lower-income communities and again expressed desire to promote opportunities to help families move beyond public housing and achieve greater economic stability.

Harper and Foushee provided an update on the Shelton Station development.

Harper announced another event on May 17 at Artsplace in Chapel Hill: Prioritizing Diverse and Affordable Housing by NEXT Chapel Hill-Carrboro. Panelists include AHAC member Cain Twyman.

b. Next meeting 6/19/19

A presentation from the Orange County Affordable Housing Coalition will be included on the agenda. Buckner made a motion to end the meeting. Seconded by Viñas. Voted all in favor of ending the meeting.