



Affordable Housing Advisory Commission Meeting

REMOTE*

May 19, 2021

7:00 PM

Remote Meeting



Meeting Minutes

Present: Quinton Harper - Chair, Amy Singleton, Betty Curry, Ben Gear, Cain Twyman, Heather Nash, Anne-Marie Vanaman, Carrboro Staff, Zequel Hall, Carrboro Staff

Absent: Pam Atwood, Damon Seils – Town Council Liaison

Guests: Anna Whitus – Masters Project, UNC Chapel Hill, Department of City and Regional Planning

I. Welcome

Chairman Quinton Harper opened the meeting and welcomed all.

II. Consider Approval of April 2021 Meeting Minutes

The April 2021 meeting minutes were considered, Twyman made a motion to approve. The motion was seconded by Singleton. Voted all in favor (4). None opposed. Two absent (Atwood and Gear).

III. Affordable Housing Presentation and Discussion

Ben Gear joined the meeting. Anna Whitus presented her master's project on the use of town-owned land for affordable housing development, pinpointing applicable policies that can be used for the Town. Her project focused on the policies of the City of Asheville and the Town of Chapel Hill. Singleton asked Whitus to define the City of Asheville's working class housing income limits and affordability requirements/assurances. Whitus explained that the City's focus is at or below 80% AMI. In terms of assurances, she said development agreements are structured to revoke the land disposition contract and require subsidy repayments based on the land improvements if affordability requirements are not followed. Singleton asked Whitus to cite other NC cities that have a strong affordable housing policy. Whitus stated that Charlotte and Durham have strong policies and there is increased interest from other cities statewide to create such policies. Harper asked which of the towns included in the research have Affordable Housing Bonds. Whitus explained the towns that had municipal disposition of land policies also utilized an affordable housing bond; stating that in addition to land disposition, many affordable housing developers require further subsidies to make projects feasible at lower AMI levels.

Harper requested the timelines used to create the policies and to complete housing developments. Whitus explained that Asheville's initial disposition of land policy took several years to develop, with additional policies implemented in tandem and that they are continuing community engagement to develop a more cohesive policy. Whitus explained the RFP process, stating that the RFP is released and closed within a few months and the timeline for development varies according to Federal funds used and many other outside factors. The AHAC discussed parcel size and density bonuses and Whitus said density bonuses are used in conjunction with land disposition.

Harper opened the floor for any questions regarding the Carrboro properties identified for affordable housing. Vanaman reviewed three town parcels and said that staff is developing a draft policy for the use of town-owned land, including outlining the RFP process. The document will be reviewed by AHAC before it is

presented to Town Council. The AHAC discussed constraints of the parcels and Vanaman provided an update of the Pee Wee Homes variance request on the Hill Street parcel. She said if the project proceeds with the necessary variance the public hearing for a rezoning would likely occur in September. Vanaman commented that Housing and Community Services Director Rebecca Buzzard has been working closely with Pee Wee Homes and Planning staff to shepherd the project through the process, as well as conducting community engagement work, both of which are critical elements in the development strategies utilized by Asheville and Chapel Hill.

IV. Manufactured Home Park Update and Discussion

The AHAC returned to the manufactured home park discussion which was paused due to time constraints in the March 2021 meeting. Vanaman shared the May 4th staff presentation to Town Council on the development of a regional strategy to preserve manufactured home parks and prevent resident displacement. Vanaman added that the Town Council requested that staff focus on preserving and expanding the existing mobile home parks, collaborate with current owners to include affordable housing if development arises, research ROC communities, and explore nonprofit partnerships to purchase available mobile home park land.

V. Additional Comments/questions

a. Comprehensive Plan Update

Singleton reported on the two most recent topics, Affordable Housing and Transportation, noting that feedback from the AHAC's input on the Goals and Strategies draft document contributed to the discussions. Information from these discussions can be found on [Carrboro Connects](#). Harper stated that Task Force members will participate in GARE training.

b. Update on Hill Street Parcel and Pee Wee Homes

Vanaman recapped the information that was presented during the discussion on town-owned parcels earlier in the evening. Harper requested the timeline for the AHAC's Hill Street parcel donation recommendation to go before Town Council. Vanaman replied that staff looks to present the recommendation concurrent with the June 22nd request to set a public hearing, with anticipation of the public hearing occurring in September.

c. EHA / CDBG-CV Update

Vanaman reported that Carrboro has received approval from the NC Department of Commerce for funding release and met with Orange County to review compliance guidelines and reporting. Vanaman stated that the Town can reimburse funds allocated to Carrboro residents through the EHA program from the date funds were released.

d. Next Regular Meeting on June 16, 2021

Harper encouraged members to participate in Habitat for Humanity's Cobb Street project build days. Twyman informed commission members of her plans to relocate, thus making this her final meeting. The AHAC thanked her for her service. A motion was made by Curry to adjourn. The motion was seconded by Nash. Voted all in favor (5). None opposed. One absent (Atwood). The meeting adjourned at 8:45 p.m.