

**MINUTES
PLANNING BOARD
MAY 4, 2016
REGULAR MEETING**

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MEMBERS PRESENT: Lydia Wegman-At-Large Chapel Hill Township (Chair); Tony Blake, Bingham Township Representative (Vice-Chair); Paul Guthrie, At-Large Chapel Hill Township; Lisa Stuckey, Chapel Hill Township Representative; Maxecine Mitchell, At-Large Bingham Township; Kim Piracci, At-Large; James Lea, Cedar Grove Township Representative; Patricia Roberts; Cheeks Township Representative;

MEMBERS ABSENT: Andrea Rohrbacher, At-Large Chapel Hill Township; Buddy Hartley, Little River Township Representative; Laura Nicholson, Eno Township Representative;

STAFF PRESENT: Craig Benedict, Planning Director; Michael Harvey, Current Planning Supervisor; Ashley Moncado, Special Projects Planner; Meredith Pucci Administrative Assistant; Audrey Spencer-Horsley, Housing, Human Rights and Community Development Director;

OTHERS PRESENT: None

AGENDA ITEM 1: CALL TO ORDER

AGENDA ITEM 2: INFORMATIONAL ITEMS

- a) Planning Calendar for May and June

Lydia Wegman reviewed Calendar for next meetings.

AGENDA ITEM 3: APPROVAL OF MINUTES

- a) April 6, 2016 Regular Meeting
- b) April 6, 2016 ORC Meeting

MOTION by Lisa Stuckey to approve the minutes. Seconded by Paul Guthrie

VOTE: UNANIMOUS

AGENDA ITEM 4: CONSIDERATION OF ADDITIONS TO AGENDA

Craig Benedict: We will not be presenting item 8 tonight.

AGENDA ITEM 5: PUBLIC CHARGE

Introduction to the Public Charge

The Board of County Commissioners, under the authority of North Carolina General Statute, appoints the Orange County Planning Board (OCPB) to uphold the written land development laws of the County. The general purpose of OCPB is to guide and accomplish coordinated and harmonious development. OCPB shall do so in a manner, which considers the present and future needs of its residents and business through efficient and responsive process that contributes to and promotes the health, safety, and welfare of the overall County. The OCPB will make every effort to uphold a vision of responsive governance and quality public services during our deliberations, decision, and recommendations.

Public Charge

The Planning Board pledges to the residents of Orange County its respect. The Board asks its residents to conduct themselves in a respectful, courteous manner, both with the

54 Board and with fellow residents. At any time, should any member of the Board or any
55 resident fail to observe this public charge, the Chair will ask the offending member to
56 leave the meeting until that individual regains personal control. Should decorum fail to be
57 restored, the Chair will recess the meeting until such time that a genuine commitment to
58 this public charge is observed.

59
60 **AGENDA ITEM 6: CHAIR COMMENTS**

61
62 *None.*

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64 **AGENDA ITEM 7: 2030 COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT**
65 **AMENDMENTS -** To make a recommendation to the BOCC on government-initiated
66 amendments to the text of the Comprehensive Plan and UDO regarding revisions to the
67 O/I (Office/Institutional) zoning district and establishment of a new permitted use type.
68 This item is scheduled for the May 23, 2016 quarterly public hearing.
69 **Presenter:** Ashley Moncado, Special Projects Planner

70
71 *Ashley Moncado reviewed the abstract.*

72
73 Tony Blake: Do you have to put a definition for distribution on page 39?

74
75 Ashley Moncado: The definition for distribution is the assembly and packaging. This is just a clarification since there
76 was some confusion of how distribution falls into the table of permitted uses. Assembly and packaging in Article 10
77 specifically calls out distribution so it's already in there.

78
79 Lydia N. Wegman: Did you hear any concerns expressed about this amendment?

80
81 Ashley Moncado: No. We sent out letters to everyone in the County who currently owns property zoned as O/I. We
82 had 11 people attend and it was a good discussion, but there was no concern among the attendees.

83
84 Tony Blake: Looking at the table in the land use and zoning matrix on page 43 I noticed that this is only in the
85 commercial/industrial transition, but not in the rural industrial. Is that something scheduled for later or is that initial?

86
87 Craig Benedict: The commercial/industrial land use category was limited to areas where there is public water and
88 sewer.

89
90 Lydia N. Wegman: What would you like us to vote on?

91
92 Ashley Moncado: In the past the board has done the statement of consistency and amendment package together.

93
94 Lydia N Wegman: We might as well do them together. If there are no more concerns or questions we can go ahead
95 and vote.

96
97 **MOTION** made by Lisa Stuckey to recommend approval to the BOCC on the statement of consistency and the
98 proposed amendment package. Seconded by Tony Blake.

99
100 **VOTE: UNANIMOUS**

101
102 **AGENDA ITEM 9: UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT -** To make a
103 recommendation to the BOCC on government-initiated amendments to the text of the
104 UDO regarding sign regulations. This item is scheduled for the May 23, 2016 quarterly
105 public hearing.

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107 **Presenter:** Michael Harvey, Current Planning Supervisor

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Michael Harvey reviewed the abstract

Paul Guthrie: Why did the attorneys make the decision to wait?

Michael Harvey: I think their concern is that there are other court cases pending that could clarify what Reed vs. Gilbert. I also believe they wanted more time to review the proposal to ensure we did not create additional legal hardships for the County. Finally there was a concern the proposal was becoming too complex and might create further compliance issues associated with the Reed decision.

Lisa Stuckey: Isn't this a nationwide problem?

Michael Harvey: Yes, we are not the only Planning Board reviewing this. A lot of communities are choosing not to deal with it and just wait to get sued or wait to see if another community adopts an ordinance that survives a court challenge to use as a model. There are several communities that are doing the same thing we are doing, specifically trying to figure out how best to address the implications of the Reed case.

Lydia N. Wegman: Why are the on premise commercial signs within the agricultural support enterprises being added?

Michael Harvey: They were supposed to be added when we originally created the zoning district but they were not and we didn't want to deny them signage. So as indicated within the footnote we are correcting a previous omission.

Tony Blake: Is there any attempt to align the two sign ordinance between the ETJ and rural areas?

Michael Harvey: No there is not currently a move to do so. Frankly I believe our policy with respect to signage is differently from our municipal planning partners and we should not necessarily be looking for parity.

Lisa Stuckey: On page 107 and 109 I found the language very confusing.

Michael Harvey: This is language that has been approved by the county attorney's office.

Michael Harvey: If you have any further questions outside of the meeting tonight I am happy to communicate further with you about this item.

Paul Guthrie: What if you regulate the structure or the materials in the structure of the sign?

Michael Harvey: We could do that and in certain aspects of this ordinance we can still do that.

Lydia N. Wegman: Will the results of these court cases are going to address content?

Michael Harvey: Possibly which is why we are waiting on revising the ordinance.

MOTION by Maxecine Mitchell to recommend approval to the BOCC on the statement of consistency and the proposed amendment package. Seconded by Tony Blake.

VOTE: UNANIMOUS

AGENDA ITEM 10: AFFORDABLE HOUSING STRATEGIC PLAN - To receive a presentation on the draft Affordable Housing Strategic Plan and provide input and comments on the draft plan.

Presenter: Audrey Spencer-Horsley

Audrey Spencer-Horsley reviewed the abstract

162 Patricia Roberts: I know your first responsibility is to get people housing but one of the things, and I'm a real estate
163 broker... People buy a house hoping to be upwardly mobile, to put equity in their house and the idea is when they
164 sell it they'll be able to sell it, move on to something more desirable for them because they increase their status in
165 life. What I've seen when you do a whole neighborhood of affordable housing they're not upwardly mobile. They don't
166 have the 10 percent turnover like you need in a strong neighborhood. So you're putting off your problem for maybe
167 10-15 years and their house has not increased in value because they can't sell it on the open market. I just pull an
168 MLS, the habitat home over on Richmond Hills, nothing sold. 5-10, not a single house has sold on the open market.
169 But they're not increasing their value, they're not building equity, they're not building wealth and that's what I think we
170 want these people to be able to do. That's the other thing; double wide's and single wide's depreciate. They do not
171 appreciate. So yes, they have a place to live but they're not building wealth. And that's the way out of poverty is to
172 help them build wealth. So normally a house in Mebane gets snapped up and no ones touched it. Because it's the
173 stigma of everyone in the whole neighborhood being... It's a habitat neighborhood. No one on the open market wants
174 to move into a habitat neighborhood. So what I'm trying to say is... keep that in mind. I think affordable housing is a
175 great idea, I'm suggesting every other house, every third house, a workforce housing so that you're spreading this
176 out and it's not a whole neighborhood.

177
178 Audrey Spencer-Horsley- So what do you define as a workforce housing?
179

180 Patricia Roberts: For firemen, a teacher in our community- a lot of our teachers can't afford to live in Orange County-
181 but they may not meet the level of poverty that you were thinking of. The other thing is you need somebody who
182 knows... Maybe if you've never owned a house before you don't know how to fix a \$400 repair, or how often to mow
183 the yard or what to plant, if you've never owned a house there's so much you don't know. So to have people that
184 maybe have been incorporated in the neighborhoods and then you don't have the stigma.
185

186 Maxecine Mitchell: In our neighborhood we have had people purchase homes that didn't come through the habitat
187 program but they still fell within the income guidelines for Orange County. They weren't eligible to do the habitat
188 program but habitat took and sold homes back into the neighborhood. And we all get along real well. And most of our
189 homeowners are, like myself, starting up our own businesses now. So it depends but I do understand your concern
190 because Richmond Hill is a beacon in the neighborhood and I actually tried to sell a house and the designs of the
191 home were a concern... And I know you can't go build something elaborate but... And then, like myself, I'm just
192 knowledgeable enough so I try to do some improvements, try to maintain my home to keep the value. Also, with
193 habitat homes we walk into there with some good equity, but they also had to put regulations because I also used to
194 work the empowerment doing affordable housing development and people would get those homes and they would
195 sell them if they didn't put certain stipulations and restrictions on them. And so you end up still losing affordable
196 housing stock that you have.
197

198 Paul Guthrie: Let me ask a question. On the edges of our neighborhood there are smaller houses and much more
199 modest price range, 2 of those houses were listed 10 days ago. The first one sold in 24 hours and the second one
200 sold to the owner at a contract offer the same day the sign went up. And I'm suspicious at least one of the sales is a
201 flipper. Is one of the problems in maintaining a steady market of modest homes the fact that the more modest homes
202 get flipped in an attempt to raise their price?
203

204 Patricia Roberts: Sure, it's on the open market. Someone can buy it... Say the house in that neighborhood is
205 \$400,000 and the smaller ones are like \$200,000, they go in and add granite, maybe stainless steel and they put
206 \$25,000-\$30,000 and then they sell it for \$75,000 over what they paid for it and they've made a modest profit. Again,
207 that's the American way.
208

209 Paul Guthrie- It may be the American way but I think we ought to think about that as you're developing a strategy to
210 build a larger group of modest priced houses... If we're sitting here and thinking about what are some of the
211 alternatives that might be used to stimulate availability of modest housing for people with modest incomes, we have
212 to look at all the pieces of the puzzle and not just that one narrow thing that isn't enough and people don't make
213 enough money to live in. We've got to look at the market, we've got to look at what's going on from a larger policy
214 stand point, and then you can get a good, strong, long-term thing. Otherwise you're going to spin your wheels for the
215 rest of your life.

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Patricia Roberts- I think another thing is that affordable housing has to include rentals.

Tony Blake: But by state law you can't put a rent control or rent cap on anything. And so therefore Chapel Hill with an almost zero vacancy rate is an artificially distorted rental market. And I brought a couple of little facts in here because when I read this report one of the biggest missing pieces to me was the students. University of Chapel Hill has 29,135 students according to US News and World Report, 47 percent of those students live off campus. I went and looked at the Carolina Demography site and it has really amazing... In North Carolina, statewide, poverty rate was 17.2 percent in the 2009-2011 ACS. Among college students living off campus 57 percent fell below the poverty line. Statewide poverty rate declined 16.4 percent when off campus students were excluded from the poverty rates. They go on to say Chapel Hill, home of UNC, had a poverty rate decline from 23.7 percent to 11.5 percent, the decrease of 12.2 percent was the largest among all North Carolina places examined in the study. That's what's missing to me from this study, is the impact of students.

Audrey Spencer-Horsley- And students are excluded so when you look at the demographics that's included, and students were in fact one of the first things... The data takes the student numbers and takes that out of the calculations... I'll get you the data. It's data that's produced by HUD, that's one of the very first things they do, and that's why we use the HUD data because we cannot serve students with our programs. But let me just say a few things because you all have brought out several points. Regarding the students; that was one of the first things that I talked to the non-profit community about and some of the advisory boards, I think there has to be a conversation with the university. When you talk about the free market, I think to tell students, "You can't live off campus"- to me that's a college or university policy but I think if you allowed that policy you are impacting the community. So how do you compensate for that? I think it's more adversely affecting your seniors and people at the lowest end of the spectrum. I did some outreach so I talked to groups of seniors at the Seymour Center and at the Hasmor Center as well as just residents. I went to some classes that the County offers and I went to different parts of the County talking to folks and one of the consistent things is they feel like at this point seniors are not welcome and are being pushed out of the County. And it's not just because of the market taking over, that's a big part of it but also they're concerned about the taxes. And with those 2 things it really doesn't leave them anywhere to live in this County and they did talk about... and they talked about it in particular relative to Chapel Hill and they said they feel like the County's becoming one of privilege and part of that in Chapel Hill and the neighboring is it's an attractive community and it's doing what the market should do but I think the County along with the jurisdictions have to figure out how you strike the balance between allowing students to live off campus and still have affordable housing for everybody else, if you want a diverse community. That's one side. I want to go back to the habitat homes. It depends on whom you're talking to and who you're trying to reach, because many of the residents specifically ask about being able to own a habitat home. So to a segment of the market, no, that's not an option but it really wasn't made for that segment of the market. It was made for people who have limited incomes. It at least provides them an opportunity to become home owners, and one of the things that I say to people who want to be upward mobile and I encourage that and we're trying to provide all the resources and support we can to allow people to be upward mobile. But that is really more on the employment and job side, which is another issue that was discussed. So, it's not just about the housing, it's about the neighborhood, it's about access to opportunity, it's about transportation so that you do have the opportunity to get a better job or work 2 jobs if you desire, because you want that next house. And so there are pros and cons but one of the primary reasons that keep habitat homes from being marketful is the restriction and the restriction is there because of what Maxecine says. That's the only way you can keep them affordable, so you don't want putting public investment or private investment in something that's supposed to be affordable and then some flipper comes in and takes advantage of that investment and makes big bucks and moves on, you still don't have affordable housing and you still have a problem in the community as far as having a range of housing to meet a range of incomes. That's the challenge of a community when you're talking about inclusiveness and workforce housing is a part of that and I think what this plan has tried to do is to talk about the range of housing. It's to build a range of rentals.

Patricia Roberts- Neighborhoods need to be mixed. Just not all one size house and people do need to be able to sell your house. Because if not you have put a millstone around our neck. Someone that needs to move out- like one that Maxecine was trying to sell, those people have moved out but they're stuck with a house payment but they've moved on because they found another job somewhere else. You have to make sure that their houses are sellable.

270 Maxecine Mitchell- Also, one of the things is they're trying to have the people sell their house back to another low-
271 income family. That's what it's designed for. So, for me, and I do agree with you, jobs do matter... But the desire is
272 for affordable housing to keep it within the affordable housing community. Not to go outside of that. Unfortunately, in
273 Carrboro they got bought up and they all turned on to students. All I saw was college students. What happened to the
274 families? Whether they were renting or owning they're gone. And you're not going to get them back.

275
276 Tony Blake: And the students move in where the transportation is and people who are in poverty need public
277 transportation to get to work.

278
279 Audrey Spencer-Horsley- And one of the things that was very clear, as I was talking to people that need the housing,
280 is transportation is king. And it's almost synonymous with affordable housing and if you provide an affordable unit for
281 somebody that doesn't have access to jobs or service you're really locking them into poverty.

282
283 Lydia Wegman- Is the \$5,000,000 going to be building housing in the towns or only in the County?

284
285 Audrey Spencer-Horsley- It's intended to be Countywide; it's not limited. Because the non-profits that are probably
286 going to be the primary developers work in the entire county.

287
288 Tony Blake: But you can't really build the density you need without water and sewer, right?

289
290 Audrey Spencer-Horsley- Right, and that's a challenge too. One of the things we're looking at or we considered was
291 where there was infrastructure or where the infrastructure was planned.

292
293 Patricia Roberts: Because one of the problems with Chapel Hill and Carrboro is it takes so long to go through the
294 process.

295
296 Audrey Spencer-Horsley- And I heard that too. And I was at a meeting with the developers and that was their pet
297 peeve was that it takes too long and it costs money when you take that long.

298
299 Lydia Wegman- Audrey, with the \$5,000,000 who is deciding where the non-profits are going to build? Is that up to
300 the non-profits? What's the decision process?

301
302 Audrey Spencer-Horsley- Most of the non-profits have their own strategic plans and their pipeline of the type of
303 housing that they do, and the interesting thing that I found have their niches. Like Habitat primarily does home
304 ownership for low income persons, and then you have Community Home Trust that is a little higher end, it's more of
305 what you would consider the workforce housing, and then you have those that do more of the rental housing that
306 serve the very lowest of income which is not much produced annually, and then you have somebody like Cossa
307 that's kind of in the middle, that does have experience and has done larger developments but they don't do as much
308 new construction large scale as large scale acquisitions. But to answer your question, one of the things that we will
309 be working with the Board and having public comment on is where the housing goes and looking at the design
310 criteria. And one of the things that the Board said is they don't want impacted areas, for example. They don't want
311 large developments where you're going to have all of your low income in one place and we want to make sure that
312 they are designed standard, has universal design so that it could accommodate somebody that has a disability or a
313 senior that wants to age in place. Those are the kind of things we will be looking at. Then we will probably put out a
314 request for proposal and it will be based on a competitive process and who best needs and leveraging other funding.

315
316 Tony Blake: Yeah, the USDA has funding for this and funding to help people build businesses to provide
317 employment. But what's your input on this place where Chapel Hill's doing a 99 year lease on the land next to the old
318 cemetery down by Legion Road. I thought they were going to build affordable housing apartments there?

319
320 Audrey Spencer-Horsley- They're initially doing 80 units and then they're proposing to do 60 units. We have a little bit
321 of funding in that project already.

322
323 Kim Piracci- In this time and this place it seems like there's very little student housing.

324
325 Lisa Stuckey- And that's true. When I went to NC State only freshmen were guaranteed student housing on campus.
326 With everyone else it was a lottery and maybe 10 percent got in. So the local community had to absorb the rest of
327 them.
328
329 Tony Blake: But the students definitely skew the statistics and I would recommend that you at least put a statement in
330 there about students because when I read it...
331
332 Kim Piracci- There are empty dorms?
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334 Audrey Spencer-Horsley- There are empty dorms.
335
336 Tony Blake: There are a lot of empty dorms that UNC has said are too expensive to refurbish. The big one is down
337 near the Friday Center, it's huge.
338
339 Lisa Stuckey: I know there was a policy because I was on the Carolina North Committee and there was a lot of
340 pressure on the University from the community, a bed for every head, and that if they were going to grow they were
341 going to build dorms. And they built them.
342
343 Audrey Spencer-Horsley- And I can tell you that I've talked to the faculty, I've talked to students that actually attended
344 the University and the dorms are not being utilized.
345
346 Lisa Stuckey: I think that's a conversation that needs to take place because the University has said they've been very
347 supportive of having the kids live there.
348
349 Audrey Spencer-Horsley- And the policy is the first year they have to live on campus. The students want the
350 amenities... And if a group of students live together they can live cheaper than on campus.
351
352 Craig Benedict: What's being discussed is supply and demand and the potential of upward mobility and mobility to
353 take that equity with you and do more. What's happening with the students is there's such a demand that the housing
354 prices go up and that diminishes the housing availability right there. And so it's an uphill battle for that affordable
355 housing element, whether it's workforce or lower, the market's going to control that and it's going to make it more and
356 more difficult.
357
358 Tony Blake: I'm all for paying taxes to have a pluralistic society and a diverse community and all of that. On the other
359 hand, I object to my taxes going to support the student whose parents are well off and able to afford dorm rooms.
360
361 Lydia Wegman: So I don't understand the strategic plan. What is it, what role does it play? It seems to be identifying
362 land use as the key problem... The first 2 things are the overgrowth and exclusionary zoning practices. Those are the
363 2 things where you say yes, they're impediments. But, from everything I'm hearing they're far greater impediments
364 than the opportunity to build way out in the County where there's no transportation, people can't get to work easily
365 and the density issue doesn't strike me as the main... So I'm expressing concerns of the strategic plans and how it
366 fits in with all the other things...
367
368 Audrey Spencer-Horsley- Those observations came out of the analysis of impediment. So, that's looking at
369 something slightly different than affordable housing. That's looking at fair housing. That's looking at where land use
370 practices can discourage inclusive communities and so that's where it's coming from. The part about the rural buffer
371 doesn't mean that the rural buffer isn't a good thing because that's a local decision. But it's like anything; it has pros
372 and cons. If you're going to have the rural buffer it's just like Patricia was talking about the market. If you're taking
373 certain land off the table.. what's left you drive the price up on. So once again, it's a supply and demand. So that's
374 really what it's speaking to.
375
376 ----- Just to throw this out, one of the problems that's been discussed a whole lot in the town of Chapel Hill is the cost
377 of maintaining affordable housing. That's been a really expensive, unexpected concern over the years. They bought

378 affordable housing units but then the folks that live in them can't afford to maintain them. And it's really become a
379 huge issue.

380
381 Audrey Spencer-Horsley- Well again, it's not a simple answer but if I got a choice between me and my family living
382 out here on the street I'm going to live in a cruddy house. And I would encourage anybody that dares to go to one of
383 those mobile home parks, you can see.. I said to me when I first moved here and everyday it killed me to ride up and
384 down 85 and look over into the mobile home park and look into the conditions. I said, " How can people just pretend
385 that this doesn't exist?" and I was just looking at it from the outside in but I talked to some of the people there and
386 one of the things that they talked about is not having sanitary sewer and they were saying how the smell in the
387 summer is nauseating. And sometimes they have to leave because you can't even bear the smell, and the owners
388 are taking advantage of the fact those people have nowhere to go. That's the part that sickens me the most because
389 those people, they've shown me some of the documentation. They're getting letters like you own \$4,000 for water
390 and we'll set up a monthly payment plan for you. They brought me some of their documents.

391
392 Tony Blake: More than that, I was a volunteer firefighter and first responder in the rural county and I can tell you that
393 a lot of these trailers are old, they've passed the number of duty cycles they should have and they're fire traps.
394 There's something call the burn belt in North Carolina and it is primarily focused on trailers that are older than a
395 certain vintage and they have old aluminum wiring and they catch fire very easily. It's something else that's got to be
396 done. It's a public safety problem.

397
398 Lydia Wegman: So let me ask you one more thing Audrey... Is there anything that the Planning Board can provide to
399 you? Should we have a continuing dialogue? What...?

400
401 Audrey Spencer-Horsley- Absolutely, a continuing dialogue. One of the things that the staff here provided was some
402 of the existing standards that are allowed that I know in other communities I've worked for have been very
403 controversially so it's amazing to me that some of the things are... Which I think is great. Then, I'm wondering... Do
404 people really know, and so how well, and do you all have a problem letting people know that there is the opportunity
405 to do some... Like the accessory unit, and other types of housing. And so how comfortable are you, I would assume
406 that if it's here that it's something that you would want people to take advantage of?

407
408 Craig Benedict: There are some things that are ongoing. We've made some changes already with allowing more
409 people related by blood living in one house, co-housing opportunities, allow people to have a little more affordable
410 option. We're going to take a look at what Michael's working on. Kind of like a tiny home. We have existing density
411 bonuses now for affordable housing, but people haven't used them. We're going to analyze it to see why doesn't the
412 private sector think it's feasible. In the past we haven't had the water and sewer within our planning jurisdiction make
413 work but now we do. Most likely, I think the mind set a lot for affordable housing over my 10 year here has been
414 single family. And I think it has to move to a multi-family, whether it's multi-family ownership or multi-family rental, to
415 get those densities to where they can be.

416
417 Lydia Wegman: So based on what Audrey's saying it sounds as though it will be helpful if we could make some effort
418 to inform people about these additional uses and some of the additional uses that you were thinking about.

419
420 Craig Benedict: And I think what we'll set up is, in maybe 2 or 3 months from now, a little review committee that will
421 just have a little work session for us to talk about...

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423

424 **AGENDA ITEM 11: ADJOURNMENT**

425
426 Motion to adjourn made by Patricia Roberts.

Lydia N. Wegman, Chair