

Affordable Housing Advisory Board

300 West Tryon Street
Hillsborough, NC 27278
Minutes of Tuesday, May 19, 2015

Members Present: Patsy Barbie, *Chair*; Arthur Sprinczeles, *Vice Chair*; JonZella Bailey-Pridham; Tammy Jacobs; Jason O'Quinn; Diane Beecham; Brian Finch and Daniel Bullock

Excused Absence: Nannie Richmond; Sully Jaffer; Andrew Shannon; Traci Wooten; Noah Oswald; Eleanor Kinnaird and Vivian Herndon-Latta

Staff Present: Audrey Spencer-Horsley, Director; and Crystal Coble, Administrative Assistant

Welcome/Introduction

The Chair, Patsy, called the meeting to order at 6:21pm directly following a new member orientation. Introductions were made and the new members were welcomed by Patsy and Audrey.

Approval of Minutes

Diane made the motion to approve the minutes of March 10, and April 14, 2015 and Arthur seconded the motion and the minutes were approved unanimously. JonZella made a motion to approve the minutes of December 9, 2014 and Diane second it and the motion was approved unanimously.

Department Report/County Report

Audrey updated the members of the status of the 2015-2020 Five year Consolidated and Annual Action Plans (HOME Program). She explained that a Five year Consolidated and Annual Action Plan are required by HUD for Orange County to receive Home Funds that are used for affordable housing. An updated draft of the 5 year Consolidated Plan was given to the board members as well. Audrey informed the board of the upcoming public hearings in May and encourages the AHAB to attend as a board or as orange county residents. Audrey informed the board that the online surveys that the public responded to for input for the 2015-2020 5 year Consolidated Plan, would also be used in the Analysis of Impediments document. Also that the department's LEP Specialist had the online surveys translated to Spanish in order to be accessible to more county residents. Audrey also informed the AHAB that in August the Analysis of Impediments would be available for the AHAB to review and that it would be presented to the BOCC in September. She explained that it is a document that addresses the various barriers of affordable and fair housing needs in the County. Audrey informed the AHAB that if a draft was ready she would bring to the next meeting. Audrey also informed the members that the County Manager would be presenting the County's 2015-2016 Budget and making recommendations for affordable housing at the BOCC meeting later that evening. There was a question raised about why the AHAB was not asked to submit budget recommendations. Audrey purposed that it is still possible that the AHAB and the public will be asked by the BOCC, about what affordable housing priorities should be and how funding should be allocated and used. Audrey informed the AHAB that the county has created task forces to investigate the viability of Tiny Houses Task Force and County Facilities and Land Task Force to look at opportunities to increase affordable housing in the County. Both of which

she will be sitting on. It was purposed that the AHAB be involved in both task forces in some capacity from the beginning. Audrey agreed to share with the task forces the AHAB's desire to be included.

Work Plan 2015-2016

Audrey informed the board of several ideas that her and Patsy discussed during their 2015-2016 Work Plan Development meeting. The list included:

- Bus tour(s)-with the board deciding:
 - Fall and/or Spring
 - Weekday evening or Saturday morning
 - Visiting different locations or one location and having a sit down with the developer and/or tenant
- Inviting Speakers to meetings-with board deciding:
 - County Planner – Land Use & Plans
 - Tiny Houses Task Force
 - County Facilities and Land Task Force
 - Looking in to Laurel Ave was suggested
 - 20 minute Q&A at the beginning of each meeting
 - Developing a Speaker Bureau
 - Developing a speaker series based on AHAB members interest
 - i.e. Private Developers and/or Non Profit Organizations
- Affordable Housing Info Kit
 - Main discussion question
 - Informational cue/fact cards for conversation and myth busters used for education and outreach
- Looking at mixed income developments
- Devising ideas to help increase Section 8 Housing Choice Voucher Landlords
 - Highlighting successful/long term landlords was suggested
- Look into the elder that is over housed or can no longer afford the mortgage
 - Live in companion(s)
 - Creative solutions to helping the elder keeping their homes
 - Shared housing

Other Business

The remaining Volunteer Appreciation gifts from, The BOCC were distributed. The AHAB requested the BOCC budget minutes be forwarded to them. The board was reminded that the next meeting would be Tuesday, June 9, at 6:00 p.m. in Chapel Hill at 2501 Homestead Road, Conference Room D.

There being no further business JonZella motioned to adjourn and Tammy seconded the motion and the meeting was adjourned at 7:30pm.

Respectfully Submitted:

Crystal B. Coble, Administrative Assistant

Audrey Spencer-Horsley, Director

Housing, Human Rights and Community Development Department