

Affordable Housing Advisory Board

300 W. Tryon Street - Room 250
Hillsborough, NC 27278

Minutes of the February 13, 2018 Meeting

Members Present: Doug Boemker, Mae McLendon, Noah Oswald, Ellie Kinnaird, Allison Mahaley, Keith Cook, Chair, Tammy Jacobs, Vice Chair

Excused Absence: Jenn Sykes, N.V. Parlikad, Cain Twyman

Unexcused Absence: Joshua Brown, Adrian Moreno, Kolby Herndon, Alex Nickodem

Staff Present: Sherrill Hampton, Director; Angela Rockett, Administrative Assistant; Renee Holmes, Housing Program Coordinator; and Sarah Nott, Housing Intern

Welcome/Introductions

Keith Cook called the meeting to order at 6:11 p.m.

Sherrill Hampton introduced Sarah Nott, intern for the Housing and Community Development Department. She is finishing her last semester in the Master Program for City and Regional Program at UNC Chapel Hill. Mr. Cook inquired about her work in the Housing and Community Development Department. Ms. Nott is working on a data framework for the HOME Program, Affordable Housing Bond Program and also devising a log for the various State and local housing programs, including the Urgent Repair Program. Ms. Hampton shared that Bristol Bowman is the other Intern working in Housing. She is working more with Section 8. She has a Master's in Social Work.

Approval of Minutes

Mae McLendon made a motion that the minutes be accepted with any necessary corrections and to approve the January 9, 2018 minutes, seconded by Ellie Kinnaird and approved unanimously.

Updates from Board Members

Ms. Hampton shared that Mr. Cook wanted to allow members to share items and that it will be on the agenda going forth. Ellie Kinnaird talked about the application process at Greenfield Place. She stated that she had a hard time making contact, but finally got an answer. Ms. Kinnaird wanted to know how people in the community who need low income housing access a place like that. Ms. Hampton stated that Greenfield Place is phase one of a development by DHIC out of Raleigh. Greg Warren is the director and this is a tax credit project. The initial move in was in October/November. Tax credit deals have to lease up very quickly. They will

lease up on a first come first serve basis. Ms. Kinnaird noted that Ms. Hampton provided her with the contact information for the property after the January meeting.

Departmental/County Report

Ms. Hampton invited the Board to attend all of the upcoming department events. There will be another landlord meeting in April or May.

Spring Break is coming and the Housing department is trying to provide activities for children in the HCV Program during both school district's break. The Orange County Housing Authority is collaborating with Orange County Parks and Recreation in order to offer slots for the Spring Break Camps. Many of the families with multiple kids can't afford \$62 per child. Orange County Housing Authority will provide up to 32 slots. This is the first time providing this opportunity. This is for children who live in Section 8 households and gives them the opportunity to attend activities during Spring Break. In Chapel Hill/Carrboro we are looking to do something a little different. Ms. Hampton has written Chapel Hill/Carrboro Parks and Recreation department to do a similar deal with them. There may be activities at Chapel Hill/Carrboro for two to three days. This will also be on a first come, first serve basis for the slots.

Update on the County's Mobile Home Park Initiative:

There may be two park closures. One is the Lakeview Park on Weaver Dairy Road in Chapel Hill; this is in the Town's jurisdiction. The developer came before the Advisory Board and Town Council in January/February as it relates to the concept plan. There are 33 families in the mobile home park that are in danger of being displaced. The second mobile home park is the Homestead Mobile Home Park within the County jurisdiction and is located on Highway 86 South above New Hope Church. There are only 9 mobile homes in this mobile home park. The property changed owners and none of the residents have a lease. The owner has asked them to vacate the property. There will be a meeting on February 24, 2017, 10 am to 1 pm at New Hope Camp and Conference Center to gather input from the residents and identify their needs.

The Land Banking/Mobile Home Park Work Group continues its work on this initiative. The BOCC approved four recommendations as shared earlier. These approved recommendations will establish the basis for the County's Mobile Home Park Initiative. One recommendation is to take a portion of the funding that was allocated to develop a revolving loan fund so that individuals who own mobile home parks can get low interest loans to expand and enhance their parks, including making applicable infrastructure improvements. The second recommendation involved using existing funding under the County's Urgent and Single-Family Rehab programs. Many of the mobile homes are not in condition to be moved. There will be some funds to replace them and the owners would have to sign an agreement to make sure affordability continues. The County has also created a Rapid Response Team that will also assist. Many of the residents are undocumented, have language barriers, elderly and have children in the school district and would like to stay in the district. The BOCC approved County staff

conducting due diligence to determine if a portion of the Millhouse Road site is a viable site for a mobile home park.

Tammy Jacobs feels that the mission of the board is to let the people know the end is near and that all 33 mobile home residents be helped. The board should be right there to hand them the necessary information they need to be able to make careful and wise decisions about their next steps. Ms. Hampton stated that the County is working with the Towns of Chapel Hill, Carrboro and Hillsborough, as applicable. The Towns share information and will combine it and create a plan. Interpreters will be available and the Navigators from Family Success Alliance is assisting with resident outreach. Ms. Mahaley stated that if the families know that El Centro will be there, they will come out.

Update on the Orange County Local Government Affordable Housing Collaborative:

Orange County Residents want the County, Hillsborough, Chapel Hill and Carrboro to think strategically and work collaboratively. The County Manager, outgoing Town Manager for Chapel Hill and the Town Manager for Carrboro and Hillsborough meet jointly on a monthly basis with staff around affordable housing and other applicable issues. In addition, given the resolution adopted that expanded the role of the HOME Review Committee and renamed the group, the new Orange County Local Government Affordable Housing Collaborative met on January 11, 2018. The Collaborative looked at a number of matters, reviewed information on current housing programs and also identified some topics for future meetings, including related intersections with housing as zoning/land use, health and transit. The Collaborative will meet in February to review applications for FY 2018-2019 HOME funds.

HOME Program 2018-2019 Application Cycle:

Renee Holmes shared that the deadline for the HOME applications was February 6, 2018. Five applications were received. They were from Community Home Trust, Empowerment, Habitat for Humanity, Inter Faith Council and Rebuilding Together of the Triangle. The total amount requested is \$390,000. They will operate on last year's budget until the final amount is received from HUD. Received was 289,693 and the HOME match was estimated at \$39,782. The total amount available for projects is \$394,356. The Collaborative will review the applications and make their recommendations. There will be a tentative public hearing March 20, 2018.

Other Housing Program Activities:

Ms. Hampton mentioned that there is a Housing Preservation Coalition that consists of the Department of Aging, Department of Housing, Rebuilding Together, Habitat for Humanity and the Jackson Center, along with Orange County. The Coalition is working to enhance the coordination between the entities that conduct housing rehabilitation activities in the County.

Annual Advisory Board Action Plan

Ms. Hampton will send the information electronically to all the AHAB members.

Request for a 2018 Affordable Housing Tour

The Chair asked about the Affordable Housing Tour. Ms. Hampton commented on the budget and that there are several other groups that are proposing tours. The last tour was in 2016. Mr. Cook stated that they asked for another tour because of the new members. The AHAB members shared with their new colleagues what they experienced on the former tour. Ms. Hampton stated that if the Affordable Housing Coalition is planning a tour, the Board could possibly participate in that one and have to do a separate tour. She will bring back information at the March meeting.

Other Business

Ms. Hampton stated that Ms. Kinnaird invited a speaker to come to the March meeting and present on a proposed Master Leasing Initiative. Ms. Kinnaird stated that she clarified with the presenters that Advisory Boards did not have any monies to fund the proposal. The group's proposal involves master leasing units on an ongoing basis every year. Ms. Hampton explained that they are looking to rent apartments within market-rate developments.

Adjournment

There being no further business, the meeting was adjourned at 7:37 p.m.

Respectfully Submitted:

Angela Rockett, Administrative Assistant
Housing and Community Development Department