

## **Orange County Affordable Housing Advisory Board Minutes**

Tuesday, February 11, 2020 at 6:00 PM

Chapel Hill Public Library

100 Library Drive, Chapel Hill, NC 27514

**Members Present:** Keith Cook (Chair), James Eichel, Ellie Kinnaird, Allison Mahaley, Mae McLendon, Adejuwon Ojebuoboh, Noah Oswald, Blake Rosser, Jenn Sykes

**Members Absent:** Douglas Boemker (excused) Tammy Jacobs, Arthur Sprinczeles (excused), Cain Twyman

**Public Present:** Olivia Fisher, Jean Hamilton, Caroline Presley, representatives of Hart's Mill Ecovillage

**Staff Present:** Emila Sutton, Housing and Community Development Director, Erika Brandt, Community Development Manager and Diane Beecham, Community Development Specialist

- I. Call to Order/Introductions** – The meeting was called to order at 6:09 PM.
- II. Approval of Minutes** – On a motion by Mr. Eichel, seconded by Mr. Ojebuoboh, the AHAB approved the minutes of the January 11, 2020 AHAB meeting, with one amendment that Ms. Fisher was not in attendance.
- III. Board Member Updates** – Mr. Eichel attended a Committee on the Environment meeting during which the Greene tract was discussed. He said there will be an environmental impact statement before a final decision is made on the tract's development. Ms. Kinnaird stated that the tract has been discussed at two prior Assembly of Governments meetings. The three jurisdictions have yet to agree on the amount of land to be devoted to schools, parks and recreation, and affordable housing. Carrboro and the County agreed on the amount of land to go toward each use, but Chapel Hill requested the environmental impact statement before making a decision.

Jenn Sykes reported that a proposal for a 64-unit affordable housing project near the Sportsplex was brought to the Hillsborough Planning Commission. The Commission would like a financial impact study on the proposed project and for the developer to partner with an affordable housing organization. The AHAB would like more information about the proposed development.

After Corey Root's presentation on the Partnership to End Homelessness, Ms. Kinnaird wants more information about the jurisdictions' efforts to combat homelessness in tandem with the Partnership's focus on Rapid Rehousing.

Ms. McLendon reported that this year's Project Connect was held at the United Church of Christ in Chapel Hill, but the space was not large enough and the event will need a new space next year.

Mr. Eichel reported that the Community Home Trust has a new executive director, Kimberly Sanchez. The AHAB will invite her to a meeting.

- IV. Department of Housing and Community Development Updates** – Ms. Sutton stated that the Department is currently hiring for the HCV program, and temporarily closing the Department's satellite office in the Southern Human Services Building until the program is fully staffed. The Department is also hiring a Rapid Rehousing position and another Rehabilitation Specialist.

Ms. Brandt reported that the Orange County HOME Consortium is updating the Consolidated Plan, which guides the use of HOME funds for the next five years. There will be a series of meetings and webinars for residents to participate in the process.

- V. AHAB Presenting on the Board's work and Leading Community Dialogue on Affordable Housing Issues** – Mr. Cook stated that the AHAB has identified the following priorities for the upcoming year: gentrification; Rural Buffer review; Greene tract; potential manufactured home park closures; acquiring new funds for affordable housing; expanding utility assistance programs; continued funding for local housing voucher programs; and attracting more landlords to accept housing vouchers.

Mr. Cook opened up the meeting for questions from community members.

Paul Voss, a representative of Hart's Mill Ecovillage, asked if there is a County-wide community land trust. Mr. Eichel responded that Community Home Trust (CHT) was created by the County 20 years ago and owns homes in Chapel Hill and Carrboro that are sold to residents with low incomes. CHT retains ownership of the land and provides a ground lease to buyers for 99 years. If the resident wants to sell, they are required to sell to CHT, who then re-sells to another qualified buyer. The seller receives limited accrued equity.

Mr. Voss said that he is part of a group that will be developing land near Efland. They want to develop part of the parcel as affordable housing. Since they are new to the process, they want to know what funds are available, how different departments interact (e.g., housing, planning and zoning), and how to connect with non-profit affordable housing providers.

- VI. Adjournment** – The meeting was adjourned at 7:32 PM.

Submitted by Diane Beecham, Community Development Specialist