

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

Tuesday, March 10, 2020 at 6:00 PM

Whitted Human Services Building

300 W. Tryon Street, Hillsborough, NC 27278

**Members Present:** Tammy Jacobs (Vice Chair), Mae McLendon, Arthur Sprinczeles, James Eichel, Allison Mahaley, Jenn Sykes, Cain Twyman

**Members Absent:** Keith Cook (excused), Douglas Boemker (excused), Blake Rosser (excused), Adejuwon Ojebuoboh, Noah Oswald

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

- I. **Call to Order/Introductions** – The meeting was called to order at 6:05 PM.
- II. **Approval of Minutes** – On a motion by Ms. McLendon, seconded by Mr. Eichel, the AHAB approved the minutes of the February 11, 2020 AHAB meeting, with an amendment from Mr. Eichel clarifying the mechanics of Community Home Trust in Section V of those minutes.
- III. **Board Member Updates** – Ms. Sykes said that many municipalities, including Hillsborough, are updating their zoning processes due to a change in state law intended to create more uniformity in zoning across the state. This will impact housing development.

Mr. Eichel provided several news updates: The University of Virginia has committed to fund 1,000 affordable homes over the next decade; the U.S. House of Representatives passed a “Yes in My Backyard” act to promote high density residential zoning to improve affordability; and Charles Barkley is selling memorabilia with proceeds going to affordable housing in his hometown. He also reported that Deanna Carter with Community Home Trust has had a life-threatening event and is in intensive care.

Ms. McLendon mentioned several housing developments in Chapel Hill, including high-rise apartments near the University and costly new senior living units. Ms. Mahaley asked whether UNC is engaging on affordable housing, particularly around the impact of student housing. Ms. Sutton mentioned that there is a UNC representative in the Orange County Affordable Housing Coalition and that UNC had an affordable housing summit in the fall. Mr. Eichel added that UNC invested in the Northside Neighborhood Initiative.

The AHAB discussed several other affordable housing efforts, including potential affordable housing development on land owned by Ms. McLendon’s church, Habitat for Humanity homes in Hillsborough, and partnerships with Orange County schools to provide teacher and workforce housing.

Ms. Twyman mentioned that Carrboro is holding a Fair Housing workshop on Saturday, March 28.

**IV. Department of Housing and Community Development (DHCD) Updates** – Ms. Sutton reported that Ms. Kinnaird has resigned from the AHAB in order to focus on the Club Nova Capital Campaign and that Ms. Beecham is no longer with DHCD. The Rehabilitation Specialist position has been filled by the HCV Inspector. DHCD is now hiring for the Inspector position as well as a Coordinated Entry and a Rapid Rehousing position.

**V. Introduction of Kimberly Sanchez, Executive Director of Community Home Trust** – Ms. Sutton let the AHAB know that Ms. Sanchez was unable to join and sends her apologies. She will attend a future meeting.

**VI. Old and New Business** – Ms. Brandt explained the affordable housing funding landscape infographic and Ms. Sutton went over the summary of local housing plans and boards/coalitions.

**a. Outside Agency Funding Scores** – Ms. Brandt reported the scores given to the Outside Agency funding requests on March 5, 2020. These scores will be sent to the Finance Department and Ms. Sutton will meet with the applicants in the coming weeks.

Ms. Jacobs expressed a desire for the AHAB to play a more active role in advising the Board of County Commissioners (BOCC) on affordable housing. Ms. Mahaley agreed, adding that the AHAB needs a new charge from the BOCC. Ms. McLendon said that since many Commissioners ran on affordable housing platforms, they may be interested in hearing from the AHAB more. Ms. Twyman added that there is opportunity to explore more innovative housing solutions. Ms. Sykes and Ms. McLendon echoed that the AHAB could look into policy tools for building housing and keeping prices down, perhaps in conjunction with the Planning Department.

Mr. Sprinczeles requested monthly updates on DHCD activities. Ms. Sutton affirmed that staff will provide an update at the next meeting.

**b. AHAB Lunch & Learn Member Orientation, June 2020** – The AHAB decided to hold the orientation on Tuesday, June 9. It will be an evening meeting, starting at 5:30 PM, rather than a lunch meeting, and will be held at the Whitted building. Ms. Jacobs suggested that the AHAB can come up with a new charge to suggest to the BOCC.

**VII. Adjournment** – The meeting was adjourned at 7:33 PM.

Submitted by Erika Brandt, Community Development Manager