



# Chatham County, NC

## Meeting Minutes Board of Commissioners

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Thursday, October 1, 2015

9:00 AM

DSS Conference Room

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### Affordable Housing Retreat

#### **BOARD PRIORITIES**

**Present:** 5 - Chairman Jim Crawford, Vice Chair Mike Cross, Commissioner Diana Hales, Commissioner Karen Howard and Commissioner Walter Petty

[15-1429](#)

Affordable Housing Retreat

**Attachments:** [Draft agenda for Oct 1 and Oct 8 BOC affordable housing retreat Sept 18 version](#)  
[Day 1 Affordable Housing Retreat PowerPoint Presentation](#)

*Renee Paschal, Assistant County Manager, introduced Peg Carlson and Marcia Perritt, both with the UNC School of Government. Ms. Paschal stated Ms. Carlson will facilitate the retreat and Ms. Perritt will present as a consultant and former member of the Affordable Housing Task Force. Another person who helped with this endeavor who is not present is Robert Downing with the Community Home Trust. Ms. Paschal also introduced the staff who worked on the project; Mike Zelek and Sarah Weller Pegna with Public Health, Nick Haffele with GIS, Lisa West with Budget, Jason Sullivan and Hillary Pace with Planning, and Lisa Gentri with the County Attorney.*

*Ms. Carlson used a PowerPoint Presentation to facilitate the retreat. (Presentation Attached)*

*Ms. Carlson reviewed the retreat objectives and gave an overview of the agenda.*

*Ms. Perritt continued the presentation by giving some background on the role the Affordable Housing Task Force played in Chatham County.*

*Vice Chair Cross clarified that the RFP process was not used because the Board of Commissioners appointed Empowerment and Habitat for Humanity to be the County's Affordable Housing agents.*

*Commissioner Petty asked for examples of unfunded mandates. Mrs. Perritt stated homelessness was an issue and there was no funding to address the issue. The County Manager stated there were no mandates but there was no funding to follow any particular avenues for the group. It was an unfocused vision. Affordable housing has so many different meanings.*

*Hillary Pace, Planner, continued the presentation by discussing the Chatham County Comprehensive Plan.*

*Jason Sullivan, Planning Director, continued the presentation by discussing Land Use Regulations and Permitting Costs.*

*Vice Chair Cross stated at some point he would like the Board to discuss incentives for builders.*

*Ms. Paschal continued the presentation by discussing the Online Survey Results.*

*Chairman Crawford stated the Board decided to set aside the need of repairing homes at this time not because it is not important but because it had to prioritize the needs and it felt the other needs were more critical.*

*Ms. Perritt continued the presentation by discussing an overview of affordable housing in Chatham County.*

*The County Manager asked if the unemployment rate included farmers. Ms. Perritt stated she would look into that.*

*Commissioner Petty asked what incomplete plumbing means specifically. Ms. Perritt stated she would look into that.*

*Commissioner Howard asked if there was data on the soundness of Mobile homes. Ms. Perritt stated she would look into that.*

*Ms. Perritt continued the presentation by looking at in depth issues in Chatham County; transitional, emergency and supportive housing.*

*Commissioner Howard asked if homeless included a family doubling up with another family. Ms. Perritt stated it does not.*

*Commissioner Howard stated she would like to know more about the 1,700 people who receive emergency rental assistance. She would also like to know more about resources for men in the county.*

*Ms. Perritt continued the presentation by discussing affordable rental housing.*

*Commissioner Howard asked what qualified as elderly. Ms. Perritt stated she believes it is 65 but she will clarify.*

*Ms. Perritt continued the presentation by discussing affordable housing for homeownership.*

*Ms. Perritt continued the presentation by discussing tools and strategies.*

*Vice Chair Cross stated reimbursement of fees would be a good incentive for developers.*

*Ms. Carlson asked for the Board's reaction to the retreat.*

*Commissioner Howard stated the retreat was very helpful and it was well done. She asked that the Board receive the slides before the next session of the retreat. Staff stated they would send the slides as soon as possible.*

*Commissioner Hales stated access to water and sewer is very important. Outside of the towns there is very limited water and sewer. If water and sewer drive where affordable multi-family housing can go, that limits the options. She thought the retreat was very helpful and has given her a lot more to think about.*

*Chairman Crawford stated he is glad to see the County doesn't have to start from*

*scratch, that there are already experienced players at the table. He would like a map of water and wastewater and where there might be expansion.*

*Vice Chair Cross was struck by the high rate of income required for rentals in Pittsboro and Siler City. He would like to do an inventory of what rental housing is already available and what is coming online and have a meeting with the towns.*

*Jim Elza asked for staff to research the process for acquiring and selling tax parcels.*

*Commissioner Petty thanked the staff for putting together the presentation as he thought it was very helpful. He believes that there is a parallel to increasing regulations and seeing a decrease in affordable housing. He agrees it makes sense to focus on areas with water and sewer. He is more passionate about the elderly population with this issue.*

*Ms. Carlson asked the Board to think about what the key issues are they want to focus on so that they can discuss them at the next session.*

*The County Manager stated he would be asking the town managers about the water and sewer systems but it will be more difficult to find out where the towns would be willing to put affordable housing without discussions with the Town Councils.*

## **ADJOURNMENT**

**A motion was made by Vice Chair Cross, seconded by Commissioner Hales, that the meeting be adjourned. The motion carried by the following vote:**

**Aye:** 5 - Chairman Crawford, Vice Chair Cross, Commissioner Hales, Commissioner Howard and Commissioner Petty