

**Minutes of the Affordable Housing Advisory Committee of Chatham County on December First, 2022.**

Minutes of the prior meeting were approved as amended.

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Focus of the meeting is to decide which housing trust fund projects to fund, and at what level. Began with a brief overview of the various projects, and their scores.

Anna: We have five total applications;

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|--------------------|--|---|---|--|--|
| Applicant          | LOVE Chatham   | Chatham Habitat   | Wallick   | XDS  | Sandra Bell  |
| Amount Applied for | 60,000   | 65,000  | 278,054   | 22,562                                     | NA   |
| Score              | NA   | 98  | 133   | 135  | NA   |
| Other information  | Rehabbing a home that has yet to be identified as transitional housing for people experiencing homelessness. | Similar application to the past; meant to cover four units. | Meant to cover increased construction costs, primarily the discovery of rock on the site. | This will be their last request for funds. | Not a lot of clarity was provided in the application about whether the final product would be rentals or ownership, or its level of affordability. |

There is currently about 300k available in the trust fund, which is less than the sum of what was applied for. Folks at the scoring sessions generally agreed that we should defer LOVE Chatham and Sandra Bell’s applications because they aren’t quite ready to apply yet.

We’re also wondering if this is the best fit for what LOVE Chatham is trying to do, since it’s different from what we typically see. But we may invite them to apply again and help them develop their plan and a path for funding in the future.

Asked wallick if they’d be willing to defer this payment until later.

They replied that some fit and finish things could be changed without this funding, but they’d like this by spring 2023. They would be grateful what they can get.

Wallick is looking at their budget, and they're monitoring the gap and how big it is, and it's bigger than expected because of the rock. They want to know if they can complete it with the finishes that they anticipated, so they're specific in what they're asking for.

We anticipated pushback, and we recognize that if we give the full award, it leaves very little room for the other two what they need. One option is to defer. It would let time for those numbers firm up and for them to come back later.

There's something else at play, and that's that we didn't get RTT's application on time. We still want that work to happen.

If we defer wallick, we could open another round in Jan/Feb. The benefit of that is that we'd have a better fix on what article 46 sales tax is, and we could advocate for commissioners to put some of that in housing trust fund. It also gives more wherewithal to meet Wallick somewhere where RTT, Habitat, Wallick, AND XDS could all get what they need.

If the thought is to defer wallick, we have over 200k left on the table and we know we don't want that. There's opportunities to move forward. If we do this, it'll be a tight turnaround. We don't want to be getting money out the door in June, when the fiscal year is over.

That puts the RFP in February, and in April we make a recommendation, then in May we sign contracts.

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Wallick has already done things that affect long term maintainability. There's value in being on time and scoring well. We could give wallick, say, 100k, and then still go forward with a second round.

That is another benefit of having a second round.

So what do we say, 100k to Wallick, XDS and Habitat get what they asked for? Then we defer the rest of the sum?

If we do that, there's 112,438 remaining in the current fund. Without Wallick, 212,438 left over.

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If we fund in this way, it's possible that we could do another round even without article 46. But it all depends on what that sales tax ends up being.

We've talked about running more than one cycle before, but we've never had reason to do it. This could be a good test run, to see if the timing is too calamitous.

Article 46 is the difference there.

When will we find out about that? January?

We won't know the real performance of that until the year closes. Sales tax is difficult to project, but we can speak to what we've received already, midway through the year.

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Motion to fully fund habitat and XDS, giving wallick 100k, and deferring the remainder of their requested funding until a second round is opened for application. Motion passes.

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So for LOVE Chatham and Sandra Bell, if we're doing a second round, do we want to talk to them and tell them the issues with their application and invite them to reapply?

I think it can be anything from an email to a meeting with AHAC.

May as well give them the option, and we'd be willing to listen to them.

Probably would have to be January.

I'm kind of biting my tongue, but this is a perfect opportunity to leverage HUD funds as well. We could provide them some technical assistance to help them figure that out.

With respect to LOVE Chatham, we're talking to them in other ways, whether it's ARPA funds, operating support, etc.

Their problem is that they are looking for real estate, and this market is tough. They want a property that has a house on it.

We've got some opportunities we're exploring, but nothing is finalized yet.

We'll start by giving them an email, we'll let them know we're available to speak in more detail.

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Do we need to think about the schedule now for the next round?

It'll be a quick turnaround. It is possible in January, we're going to move into next cycle. A key part is an allowance of time that we'll give applicants; is it 30 days? And how long will we give ourselves to score and approve?

Jaime has been really helpful in increasing capacity for TJCOG, so we can probably do a two week turnaround. We can have a second round open on January 1<sup>st</sup> and have a tighter turnaround, so long as we give plenty of notice.

Even if we don't get article 46.

New commissioners come in on Monday of next week. (December 5<sup>th</sup>)

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Updates:

Siler City: Still hammering away on DEQ. Making some progress with them.

Pittsboro: Still interviewing for a town manager. Those are going well. Talking about wastewater. Utility merger, possibly with Sanford. We've got a lot going on. But we have clean water!

Pittsboro task force is something we've talked about. We put a timeline on for that, it's a priority once we get a new manager.

County: Got the job ad open for basically Stephanie Watkins-Cruz replacement. Get that out to your networks!

Homelessness working group: Had a great meeting yesterday. Partners for Impact, a consulting group, has walked us through some visioning and values for that group. TJCOG is hoping to get a job description out before Christmas. If you know anyone looking for a part-time job, we're looking for someone with lived experience. We're also preparing for the point in time count on January 26<sup>th</sup>. HUD uses this as a measure particularly for unsheltered individuals.

Where is this being done?

This one is just for Chatham. They wanted us to do the entire region, Person, Rockingham, Alamance, Chatham, and Caswell. We said no. We got 40k from HUD and 10k from the county, we haven't even gotten the grant yet and they want us to serve the entire region. We're already thinking about what a sustainable plan for funding this work is.

The ultimate goal for this committee is to find homes for people to live? What's the goal?

The largest goal immediately is to find what the need is. But the goal on an individual level is to get people housed.

The biggest thing is trying to count people.

A big part of the street outreach is establishing those connections, rather than just going out Jan 26<sup>th</sup>. We pay for a lot of rooms, especially after floods.

That's one of the goals as well, to work with churches better, providers better, to better understand the need holistically, and to be able to make a better ask for money in the future. Because many people won't count "officially" for point in time, but they are unhoused in a practical sense when it comes to Chatham county's perspective.

In October, we helped 8 families, and they stayed a minimum of a week. These are families with kids. We're just helping that many, and we're just one small church.

Is that being collected?

It is, but it's not being put together. We have two active subcommittees. One is the service providers, one is the data subcommittee. The service providers are now meeting regularly to do case conferencing. They were trying to use NC CARES 360. HMIS licenses are expensive on an individual level, it's like 2 grand a year if you have it outside of a grant.

The money for consultants, it came from the county? Yes.

That was my first exposure to the group, I was impressed by how many entities were represented, and how many people were committed.

Credit to Katie Childs, she's led and continued this committee.

On a personal note, I know AHAC has done quite a lot of work on values and visioning. I thought the consultants were particularly strong in getting a diverse group talking in a meaningful way in a short period of time.

We don't HAVE to talk about this today, but we have some vacancies. One in district five, one for Goldston, and two at large. Gail is applying for the committee.

Planning on doing visioning for the next year, and what we want. Talked about a few initiatives, transitional housing, landlord engagement, etc. We said it would be helpful to have a session planned specifically for that.