

Chatham County Affordable Housing Advisory Committee

Draft Meeting Minutes

Thursday, May 25, 2021

6:00 pm – 7:30 pm

Virtual Meeting

Committee members present: Carolyn Huggins, Susan Levy, Richard Poole, Kyle Shipp, Linette Tyson, John Foley, Chanel Hough, Bob Schmidt, Chip Price, Pamela Baldwin

Committee members absent: Victoria Navarro

Others: Stephanie Watkins-Cruz (Chatham County), Erika Brown (TJCOG), Roy ** (Siler City)

1. Welcome and Check-In

Susan Levy opened the meeting by welcoming those present.

2. Public Comment

There was no public comment.

3. Adopt Meeting Minutes

Richard Poole motioned for the Committee to adopt the minutes from the March 4, 2021 meeting, Carolyn Huggins seconded. The minutes for March 4, 2021 were adopted unanimously.

4. Staff Updates

- a) The new AHAC member was appointed to the Committee, Emilia Estevez. The representative for Goldston is still available.
- b) Article 46 Sales Tax Revenue – One year ago, Chatham passed the article 46 (referendum to levy .25 cent sales tax for four areas (affordable housing, agriculture, parks and rec, and education). After a cap of \$1M in funding for the school supplement, all of the additional/surplus funds, will be split equally between the additional three areas. If the budget moves forward, the HTF is likely to receive an additional \$150,000 to \$200,000. This will be determined upon approval of the budget by the Board of Commissioners. Only stipulation is that the funding decisions must go before Board of Commissioners. There will not need to be a new decision regarding supplemental funding annually. This is a process that will be in place for 3 to 4 years.
- c) CDBG-Neighborhood Revitalization Funding Update – Chatham had received \$750,000 for funding to build a shelter for homelessness/domestic violence, including \$400,000 of local



funding allocated for this project. The State was not able to support the acquisition of the property and recaptured their funds back in April 2021. As part of this process, Chatham could not utilize the \$400,000 they allocated for the project until it was released back by the State. The funding is being returned to be used for other initiatives related to housing.

- d) The federal American Rescue Plan Act (ARPA) will provide an additional pot of money that will be for eligible housing activities. So far, local governments have received very little guidance on these funds for non-entitlement communities. A final rule regarding regulations for ARPA funding has not yet been released. Staff will provide clarity to AHAC once they better understand what the funding could be used for.
- e) Triangle J COG applied for \$900,000 from US Department of Housing and Urban Development for a grant to provide funding for older adult households, specifically for repair and accessibility modifications. The grant covers Durham, Wake, Orange, and Chatham Counties. TJCOG has not heard back about the grant application yet.
- f) Triangle J COG is also finalizing their Federal Home Loan Bank of Atlanta Affordable Housing program request to be submitted in June 2021. The application is in partnership with Rebuilding Together of the Triangle for home repair specifically in western Chatham County. Funds for this grant application would be combined with Housing Trust Fund funding to support rehab for low-income households.

5. FY2021-2022 Housing Trust Fund Changes

The group was reminded that the Housing Trust Fund Guidelines were approved by the Committee at the March meeting and were then approved by the Board of Commissioners on May 17, 2021. AHAC spent time reviewing the scoring rubric for Trust Fund applications to be used this Fiscal Year.

Preservation Scoring Rubric – The Committee reviewed the type of preservation that could be done and scored through the rubric. Applicants could request funding for emergency repairs, major system replacements, accessibility, energy efficiency, or other long-term investments to help with affordability or aging in place.

Chanel Haugh wondered if staff have information on what the most common types of repairs requested are. Erika Brown mentioned that Rebuilding Together often repairs or replaces roofs, HVAC units, or improves accessibility for homeowners. Also, the group wondered whether the application or scoring should include a definition of an emergency repair. Staff will include the definition used for NC Housing Finance Agency emergency repairs to include in the application. Staff will also include more details about the types of energy efficiency improvements that would be appropriate to include in an application for funding. Carolyn Huggins questioned whether it would be difficult to define emergency. Richard suggested that a yes or no option be included in the scoring or application to identify this rather than qualify the level of emergency.

Susan Levy wondered if we should ask how about the pipeline of repairs or applicants that a Trust Fund applicant has. The group felt that simply understanding further about how applicants recruit their clients may be sufficient.



Within the preservation rubric, the word developer should be changed to applicant. The group also removed homelessness and supportive housing from the “special populations” served by proposed projects.

Richard Poole motioned to approve the preservation criteria with the proposed changes noted. Carolyn Huggins seconded the motion. The motion was approved unanimously.

Minimal changes were proposed for the new construction scoring rubric. The score for housing type will be changed to 15 for 2+ unit rentals and the other choice is 5 points, for a total of 20 points.

Additionally, above 10% ADA should be incentivized, not the minimum listed on the scoring rubric.

Applicants will get bonus points if the proposed property is further than .5 miles from existing income-restricted housing and mobile home parks, increased from .25 miles. ,

Staff will update the application for the Housing Trust Fund to conform with the changes proposed during the meeting for the two scoring rubrics.

6. Around the Table

No comments.

The meeting was adjourned at 7:30pm.

Staff contacts:

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