

# Chatham County Affordable Housing Advisory Committee

## Meeting Minutes

August 5, 2021

**Committee members present:** Carolyn Huggins, Susan Levy, Richard Poole, Kyle Shipp, John Foley, Chip Price, Pamela Baldwin, Anita Badrock, Alirio Esteves, Linette Tyson

**Committee members absent:** Victoria Navarro, Chanel Haugh,

**Others:** Stephanie Watkins-Cruz (Chatham County), Erika Brown (TJCOG), Roy Lynch (Siler City), Bryan Thompson (Chatham County), Mallory Verez (TJCOG)

### 1. Welcome to New Members and Introductions

The group introduced themselves, as two new committee members joined AHAC, Anita Badrock and Alirio Estevez.

### 2. Public Comment

There was no public comment.

### 3. Adopt Meeting Minutes

Richard noted changes; Carolyn seconded to approve the May 25, 2021 meeting minutes with changes.

### 4. Staff and Committee Updates

- a) Calendar for 2021 AHAC Meetings: The committee reviewed the proposed calendar for the remainder of 2021 meetings. The group would like to meet in person if possible, but staff will keep everyone updated regarding virtual or in person meetings as we get closer to meetings.
- b) County Updates:
  - i. The UDO update is back on track and has been compressed to two years, rather than the previous four-year proposed timeline. While it is a shorter timeline, AHAC members are still able to provide feedback about the UDO. If you are interested, please reach out to Stephanie or Erika to get more involved in the process.
  - ii. Awards for Low Income Housing Tax Credit projects will be released in August. Staff will share information regarding the Wallick Communities project in Siler City once awards are announced.
- c) Town Updates: Kyle Ship, Pittsboro Town Council
  - i. Bryan Thompson and Kyle Shipp are helping start the Boys and Girls Club today in Pittsboro. On August 4<sup>th</sup>, they have surpassed the fundraising goal for the project and will get it up and running in a couple of months.
  - ii. Knight Farm Community Park opened in fall 2020, most recently also opened on Memorial Day. UNC Health Urgent Care is now open at Mosaic as well as a rheumatology there. Lowes Foods and Hampton Inn will be open this fall. Also, there are



about 500 residential units being built there right now and will continue to be for the next 10 years.

- iii. The Affordable Housing Element for Chatham Park will be submitted in the fall by Chatham Park developers and the Town will review at that time. In Pittsboro, the UDO was updated and has been approved. It did not include an affordable housing ordinance. The housing ordinance will be discussed on August 23rd, a public meeting will be held on September 7<sup>th</sup>, and the Town will vote on it October.
  - iv. New affordable housing – The Retreat at Pittsboro has been completed with 48 units of affordable housing (1BR/2BR units). It is income restricted with rents ranging from \$390-600 or \$465 - \$725 for a two-bedroom depending on a household's income.
  - v. The Town intends to set up a group related to affordable housing. The Corbett Landing Group is moving forward and paying \$85,000/lot for affordable housing which will equal \$595,000 total for that property. Property is currently in the process of being annexed currently and the funds will be coming into the Town.
  - vi. Susan Levy asked whether Chatham Park was submitting a final submission of the plan soon and how that relates to the development agreement. The development agreement is the overall agreement but does not affect the elements or other items that have not been decided yet. Chatham Park developers are limited to what they can build until the affordable housing element is passed.
- d) Town of Siler City Updates - Roy Lynch, Siler City
- i. Have a lot going on in the downtown area. Approximately 12-14 apartments are being developed downtown with other commercial construction. Units are near \$1,000 and located above the restaurant and are 1BR/2BR units. These are 1BR and 2BR units. This is opening up opportunities for development. Siler City was under an 80/20 moratorium and is not reduced to a 90/10. They have increased capacity for the sewer. In the process of reviewing potential developments/developers who are interested in bringing opportunities. It was lifted toward the end of July.
  - ii. Chip Price, Town Council, mentioned they are also working on updating the UDO and focusing on code enforcement for some of the blighted residential areas. The Town has demolished four properties at this point and strengthened the UDO standards for downtown, etc. Additional properties are planned for this coming year. They are also working with the property owners to remedy conditions. In addition, some of those properties may preserved with affordable housing in partnership with rehab funds or with partnerships with non-profit or other housing organizations. One of those is Community Home Trust, a land trust organization based in Orange County interested in branching out to Chatham County. They may come to a future AHAC meeting as well.
  - iii. Henry Siler School is still fully leased up and the property looks great. The property management company is interested in working with Wallick property as well as The Retreat at Pittsboro. They have a long history of working with Chatham County and are located in Greensboro. May want to get them on a future AHAC meeting.

## 5. TJCOG Housing Internship Presentation

TJCOG worked with an intern over the summer to conduct research on important housing issues affecting Chatham County, including inclusionary housing, heirs property challenges, the tax assessment gap issue for households of color, and eviction prevention best practices. More information about each of these topics are included in the presentation. Overall, the committee appreciated the presentation and research and is



interested in learning more about these topics in the future. The presentation will be shared with the committee for further review.

## **6. Around the Table**

No comments were made. The meeting was adjourned.

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