

# Chatham County Affordable Housing Advisory Committee Meeting

| March 2, 2023 | 6:00pm-8:00pm |

Cooperative Extension Conference Room, Chatham County Ag & Conference Center (1192 US-64 BUS,  
Pittsboro, NC 27312)

## Attendance

- Members: John Foley, Kent Jones, Kyle Shipp, Chip Price, Richard Poole, Susan Levy, Pam Baldwin
- Staff: Sharon Hartwell (TJCOG), Jack Watson (TJCOG), Jamie Andrews (TJCOG), Lindsay Whitson (TJCOG) Leah Dyson (Chatham County), Bryan Thompson (Chatham County)
- Community: Katie Kenlan (Chatham County Commissioner)

## Public Comment

- Katie Kenlan is joining as AHAC liaison from the County Commissioners. Her comments:
  - AHAC has wide latitude to research, identify AH opportunities, and make recommendations.

Adopt Meeting Minutes from February 2, 2023

Motion to Approve

## Allocation of Housing Trust Fund Dollars

1. Brick Capital
  - a. Marked down in the readiness categories because a majority of their funding was uncertain at the time of application, still waiting on NCHFA funding. They received partial points in project innovation and in special populations served.
  - b. Full marks in repair type, household income range, and rehab experience
  - c. They agreed to add a 30-year affordability policy and already have one in place that has been in place for 13 years – but they would have to enter into another contract for 30-years
  - d. If Brick Capital doesn't receive NCHFA funds, they will scale back proposed projects to focus only on emergency repairs, including new HVAC, new floors, and new water systems.
  - e. Discussion of whether we need future presentations or reporting, and whether we'd require audits and what those requirements/models may look like
2. Rebuilding Together
  - a. Rebuilding together had a mix of emergency repairs, major system replacement, and other improvements. Household income varied substantially. They have several other grant and funding sources prepared and committed; they don't necessarily *need* HTF money to do this project. They have a running list of people who need support and they indicate that they will serve all special populations. They have experience and are relatively standard in this process so no project innovation points.

3. Recommendations
  - a. 50,000 for Brick Capital
  - b. 100,000 for Rebuilding Together

moved by Kyle Shipp

#### Assignment of Action Items/Creating a Timeline (Homework session!)

1. Hoping that some of our work will lead to this board being more educational!
2. AHAC subcommittees should be revisited. Jack will look into adjacent work to think about.
3. We should start thinking about housing for veterans and seniors.
4. Mobile home parks:
  - a. We found the latest report and can update some of it pretty easily, but some of it will take more time because it requires 1 on 1 contact.
  - b. Our current concern is around gentrification/displacement and we need a better sense for the quantity and location of mobile home parks throughout the county.
  - c. It's especially important to identify parks/communities so we can work to preserve more spaces with the same effort and help communities move towards land ownership. Orange County has a good reference system in place for keeping records of MH parks, we should consider seeing how to implement some of that.
  - d. Several parks/communities will need investment in their infrastructure and repairs.
  - e. Siler City allows construction of new mobile homes, unclear on unincorporated areas.

The Planning Department is going to come to talk to AHAC about the AH discussion in the new UDO. This advisory board is significant and valued in this process. Our priorities:

- Mobile home parks protections and guidance
- Cottage Court plans need to have adequate density to preserve affordability. Current plans don't propose nearly enough density.
- Sewer and water concerns to encourage density.
- Transportation access
- Tiny homes
- Accessibility
- Small rental units (especially for seniors)
- Accessory Dwelling Units
- Code enforcement research and information
- Adaptive reuse of commercial/industrial buildings like they do in Mebane

Highlight to focus on:

- Mobile home parks
- UDO changes

Updates:

- Kyle: Pittsboro is trying to hire a manager and working with Sanford on the water alliance partnership. Just got funding from DEQ to fill out gaps in systems. Got grant funding for a couple

projects for filtration and sewer. Also recently established a contract and working with City of Sanford to regionalize utilities.

- Chip: Siler City has been under a sewer moratorium, they now have an MOU with DEQ, signed an agreement with them to shore things up but this has to go through public comment or other steps. Still have 1400 acres left at the campsites for future development, recently purchased some land and got it worked out to get rail access. We either have to upgrade water treatment or something else. Still about a year out from the sewer treatment plant being completed. Remodeling town hall is nearly done, parts of it are open and they're opening more as they go. Separated public works director and utilities director.
- Kent: Thinking about adaptive reuse
- Leah: Some information about new developments and such, update on UDO.
- Bryan: DSS rapid rehousing person has been hired. Invited to attend Duke University leadership forum on affordable housing in the area.

**Next AHAC Meeting (In Person):** April 6, 2023, at 6 pm. Cooperative Extension Conference Room, Chatham County Ag & Conference Center, 1192 US-64 BUS, Pittsboro, NC 27312