

Chatham County Affordable Housing Advisory Committee Meeting

| April 6, 2023 | 6:00pm-8:00pm |

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

Attendance

- Members: Alirio Estevez, Susan Levy, Kent Jones, Richard Poole—**NO QUORUM**
- Staff: Sharon Hartwell (TJCOG), Lindsay Whitson (TJCOG), Jamie Andrews (TJCOG), Leah Dyson (Chatham County), Bryan Thompson (Chatham County)
- Community: Bobby Duke

Public Comment

- Individual from new development came to discuss a new workspace and event center in the area.

Adopt Meeting Minutes from March 2, 2023

No quorum

~~1. Adopt Meeting Minutes from March meeting (consent item)~~

2. UDO updates

- a. We're looking to learn more about what affordable housing topics, initiatives, and interests can be included in UDO updates.
 - b. Lindsay, Jack, and some others talked with staff from City of Raleigh based on his experience in Raleigh, Apex, and other prior work experiences.
 - c. Looking to invite consultants and planning staff to attend future AHAC meetings. Consultants have been working more in Moncure to develop priorities in that area, but they are looking to engage more with AHAC.
 - i. Leah and Bryan discussed constraints on the consultant contract related to attending more meetings to learn about affordable housing issues and priorities.
 - ii. Future consultant/planning committee open house/listening session related to Moncure planning issues on April 27th, with time to be shared later.
 - d. Looking forward to having the planning department come to AHAC meetings to share priorities and the like.
 - e. Contract with Minnesota Housing Partnership to develop some recommendations for the UDO. Work on the UDO may not be immediate, but the conversation will be developing.
 - i. Bryan suggests it may make sense to first talk with MHP, generate some suggestions, then talk more concretely with Chatham Planning. It is probably good to keep advising the county and creating recommendations through that time.
 - f. Recommendations for two primary routes to develop more affordable housing, the density version and the affordability incentives. Unclear on which/whether we can pursue on that.
 - g. UDO is estimated to be complete in January 2024. The group is discussing prioritizing conversations earlier on.
- ### 3. Questions of whether affordable housing is genuinely a topic of concern for legislators and government and the like. Kent, Alirio, and Richard underline the limited action being taken

on the topic. Bryan and Leah discuss the relevance of the topic in Chatham County government and importance among government of adding these concerns to the UDO. Lindsay shares reflections from APA conference including extensive interest in affordable housing.

- a. Raleigh staff shared that Apex and other places can take action including inclusionary zoning related to home sales rather than rentals.
4. Overview of Affordable Housing Incentives from Apex and Raleigh. Lindsay and some others spoke with this group and will share powerpoint after the meeting.
 - a. In both Apex and Raleigh, four main things guided his work.
 - i. Plan and assessment—5- or 10-year plan and assessment of needs and missing resources, zoning, possibilities, etc. Setting quantifiable goals and reasonable timelines. The plan allows for prioritization and should serve as an evaluation tool to later report results. Raleigh is on par to hit their goal in terms of affordable housing construction/offerings.
 - ii. Create committees to create diverse buy-in: renters, developers, landlords, families, government officials, other groups. This helps to generate support before approaching governing boards.
 - b. Financial aspects—read General Statute 157, County information on 153.
 - i. Most municipal and county governments are related to some housing authorities. Define persons of low income—households below 60% AMI according to HUD figures. Housing projects defined in many ways, including projects that provide housing for anyone as long as some of the housing is available to persons of low income. These provisions are available to support developers who are willing to provide 20% of units as affordable to 60% AMI. Units must be available for 15 years in some jurisdiction, 30 years in other places.
 - ii. County provides money from the housing trust funds, Susan is seeking to clarify what portions of units are available to whom in terms of AMI. Consider clarifying the rules around HTF to ensure that we're prioritizing this kind of project.
 - iii. Richard recommends ensuring that there is some body (could be this one) that focuses on bringing folks from many backgrounds together (builders, realtors, nonprofits, etc).
 - iv. Grantor typically must prove that they're getting more value in terms of affordable housing than they're giving in terms of grants and the like.
 - v. Apex also provides an expedited review process for affordable housing projects.
 - vi. Raleigh passed a housing bond to support 4 and 9 year LIHTC projects.
 - vii. Raleigh is seeking to provide bonuses for density especially around transit and such. Their strategies include relaxing requirements for green space, height, and parking in exchange for increased units. Increasing accessibility of ADU development, flag lots, and other development tools.
 - viii. Chapel Hill created priority zoning areas where there are minimum affordability rules for both ownership and renter opportunities.
 - ix. Raleigh is looking into strategies to finance affordable development, including financing for ADUs and support for lot owners building ADUs as they become property managers.
 - x. Support with floorplans, costs/financing, and property managements.
 - xi. Expedited review processes in Raleigh may be worth considering, more resources are available on Raleigh websites.

- xii. Allows for a substantial increase in density of developments for things like cottage courts, townhomes, etc.

Open-ended conversation

- ADUs
 - It's unclear whether relaxing ADU development leads to development of ADUs in the first place and whether the ADUs are affordable.
 - We're limited in how much we could actually fund in ADU development. HTF is not open to homeowners so HTF support for ADU development would likely be limited too.
 - Sewer tends to be an issue in expanding density in the area.
- Parts of nearby towns and cities are annexing parts of unincorporated Chatham County to expand development, including Apex and Cary among others.
- Consider reducing parking requirements, perhaps especially in areas related to affordable housing. This is more doable in areas with more public transit which we currently lack
 - Alirio suggests expanding transit systems
- Chatham County Housing Instability and Homelessness Working Group is now the Chatham Housing Collective.
- What is included in the UDO draft?
 - Cottage courts are, tiny homes aren't, ADUs are being considered
- Hoping to get discussions with planners, MHP, other groups like that that know more about what's being considered and how the plans/UDO are developing.

Vacancy information

- We can have two reps from each district, two from Siler City, one from Pittsboro and Goldston, and one at-large member. We're now considering how to fill those vacancies.
- There are a number of current applicants. Few districts had competition for a seat, many vacancies will be able to be filled.
- Concern that too many people will join and this space may no longer be big enough. We can consider moving to the library or at the old ag building.
- List of recommendations for new appointments:
 - District 2
 - Sharon Taylor Gray: born and raised here, helpful to have this perspective. Masters in Public Administration, licensed real estate agent but currently doing different realty related work
 - District 3
 - Sharon Hartwell. She's a social work student and works with TJCOG. She's been coming, in fact she's here tonight!
 - District 4
 - Mary Gillogly: started a nonprofit to encourage development of tiny homes across the state. Has attended several planning board meetings.
 - Tiffany Stuflick: works for Interpid Build (local developer).

Updates

- Towns
- Staff

- Housing and Homelessness working group

Next AHAC Meeting- {In Person}

May 4, 2023 – 6-8pm, Cooperative Extension Conference Room, Chatham County Ag & Conference Center, 1192 US-64 BUS, Pittsboro, NC 27312

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