

## Minutes of the November AHAC Meeting, 11/2/2023

Quorum was not met, so the meeting was informal and the consent agenda was tabled.

### Housing Trust Fund:

Jack Watson gave an overview of projects that the housing trust fund had assisted in funding in the past, along with the general categories that score points. He explained that applications would be coming in over the course of this month, that staff would be doing preliminary scoring of objective measures, and that AHAC members would be asked to weigh in on the subjective scoring categories in advance of the December meeting. Members will vote on which projects to recommend for approval for funds in December.

### Strategic Plan Updates:

Leah Dyson gave an update on the strategic plan and how AHAC members would be helping to achieve the goals laid out from the strategic plan. The goals are:

improve efficiencies of new services/programs.

Hire and retain adequate/appropriate staff.

Develop and strengthen funding sources that meet the need. This is a goal that AHAC will be helping with. Staff at the county and at Central Pines Regional Council are working on finding new funding sources and how they would join with existing ones. One possibility currently being explored, for example, is a HOME Consortium.

Next goal is communicate/increase understanding and generate support. This goal is about increasing support from public sentiment, advocacy, and from private sectors.

Reducing development barriers and creating usable incentives. This is another goal that AHAC will be championing, especially because of its representation from the municipalities.

Finally, collaboration and layering all the other efforts together, decreasing duplication.

Once we have the final report out, we can put together a brief presentation, what that means for AHAC, our role is so important. Lots of our role comes from the fact that we're official advisors to the counties.

Minnesota Housing Partnership, who helped coordinate the strategic plan, will stay on and provide technical assistance through March of 2025.

### Securing Topics for future meetings:

Alirio Estevez mentioned that several people have brought up Javiera Caballero's work in Durham, and that she would make an excellent speaker at future AHAC meetings. Caballero is a Durham City Council member, and is on the council's housing committee. She is currently seeking reelection, and has proposed a second housing bond to pair with the current housing bond in the amount of 95 million.

Tiffany Stuflick mentioned Biden's new initiative to convert existing commercial real estate to residential. There are 25 billion dollars in the bill that was signed, and it is set to be available as early as 2024.

Leah Dyson provided several examples of people within Chatham county that are already working on adaptive reuse. Jack Meadows at Siler City has done preliminary assessment of several sites, how well they'd be adapted to residential, and potential barriers.

Mary Gillogly mentioned TrueHomes, a developer that is working with LOVE Chatham to create a second transitional house. The developer is eager to talk to AHAC about what they can do.

#### UDO Suggestions to the Board:

Due to lack of quorum, AHAC was not able to officially endorse the suggestions that had been made over the past two meetings. Ex officio members to the UDO board discussed how to best incorporate the suggestions that had been made at upcoming UDO meetings.

The UDO board has also approached AHAC for notes on the Affordable Housing section of the UDO, so that some feedback may be incorporated prior to the public meeting on the subject. The ex-officio members that attend UDO meetings will meet prior to the public meeting to create suggestions.

The UDO also has a Health and Equity assessment, which includes some suggestions surrounding affordable housing. AHAC will be coming up with some suggestions to update this document as well.

#### Mobile Home report:

Jack Watson gave an update about the topic of Mobile Homes, and what AHAC members had been discussing in smaller groups on the subject. That report is attached.

#### Community Updates:

Pittsboro: Working on extending Roberson Creek Trail, From downtown to The Plant. Will go through Habitat land. Even around town, we're painting, doing popup park. The park will be there about five years. On the topic of Sewer, the city of Sanford got a 55 million dollar grant from Golden Leaf foundation to connect Pittsboro to Sanford. They've hired a construction manager, which means Pittsboro has 18 months before sewer capacity is expanded.

Some developers are already building in anticipation of the increased capacity. Chatham Park is annexing 1400 acres into Pittsboro, that's the biggest annexation they've done so far. They're announcing about 300 units, workforce, etc. Turkey Creek and Robeson Walk, Turkey Creek is about 200 acres, Robeson is about 250. Those are back now that there's sewer, and they're going through approvals. Both have affordable housing included. Pittsboro is also working on partnering with Mosaic to provide town employees with subsidized housing.

Chatham: Vickers' Village will have about ten new affordable units, using a community land trust model.

Wallick is interested in doing another LIHTC project in Siler City, though that is in the very beginning phases.