

Mary Gillogly

Gail Friedman

Susan Levy

Tiffany Stuflick

Andrea Wiley

Jason Smith

Jack Watson

Hunter Fillers

Tiffany called meeting to order. No public comments.

For minutes, Mary asked for clarification on two points: what was meant by “the county has funds”, and what was going on with the county redoing its’ UDO. Jason clarified that in the future, we want to develop all funding sources together and show off a “menu” to developers, so that the conversation isn’t new every time.

The developer manager position is posted, and is set to close tomorrow. The official title is “Community Development Officer”. Really they will be focused on pre-planning. At least got 14 applications.

Confusion over if the UDO is done. “Recode: Chatham” sent an email that meetings are done. Is it done? UDO is not done, they haven’t been reviewing things that are relevant to us, waiting for the housing chapter to come up. We made a load of recommendations. We need to determine how we are going to advocate for that.

Our primary function is to sit in meetings and present the group’s recommendations. Waiting to see how it’s been presented. Once we have recommendations.

AHAC does not have any actionable items with the UDO at the current goal. Our focus needs to be the housing chapter. Would like to know where the AH chapter is going to go through. Then find out when the planning board is going to do the line-by-line review. Develop a plan for advocacy once that is coming up. Most UDO conversations have been about Pittsboro. All of this is layered, and in Pittsboro they’re looking to get some more density. That’s all that developers seem to be interested in. There’s a new development in the Pittsboro ETJ, it requires a rezone. We have some actual leverage there. Met with developers to try to make the policy something that is attractive to them.

--

Tiffany did introduce herself to the County Commissioners. Went well, nothing to report. Just introduced herself as chairperson and shared passion for the committee. Gave an update on the strategic plan that is coming, and they were aware.

Also going to be there this coming Monday when the strategic housing plan will be briefed to them. Will be there for that as well. They will start seeing us a little bit more, getting some layering in. Jason will be there as well, and Susan will be coming too. Mary may be there as well.

The Mobile Home Subgroup met today about what we can do to communicate about the Mobile Home survey results. If AHAC has any suggestions or recommendations, any time we can get more face with the public it certainly won't hurt.

Jason overviewed the strategic plan, and what would be the AHAC responsibilities. He has been meeting bi-weekly with Erika about the strategic plan. What he wanted to discuss was the last ten pages of the strategies that we're pursuing. Wanted to talk about the action plan, and touch on where each thing is living within it and specifically discuss what AHAC is working on and what lanes we're supposed to be in.

So, we can dive into each one and see where AHAC fits in. There are things that we had direct input on, some we didn't. Things we like and things we don't.

First goal is to reduce development barriers. A lot of that falls under manager's office. Broadening zoning, engaging with developers at an earlier state, etc. Maps out the activities. AHAC is not listed as a champion on that, and we can have a role but that's not something we have to focus on.

Under goal one, increasing engagement with developers. Creating a County-town strategy. That's already started, we're interested in having global incentives. We also want to increase efficiency for development review process. How do we streamline approval for affordable housing or incentivize developers being involved?

Goal two: developing a framework for collaboration. This is where we're at right now, with the United Way, the CHC, and service providers. How do we have our numbers, and where are the services? We've known for years who provides the services, but not at a granular level of what is going on. More importantly, what are the outcomes? That's what's important when it comes to development and strategies. We can sell these outcomes to people who want to invest in this community.

The CHC is focused on creating that dashboard, working with partners to collect the data, and Katie's position that starts later this month will be entirely focused on that.

Still under collaboration, come up with a shared community action plan. That's a lot of what this is.

Third goal: Communicate to increase understanding. AHAC CAN be a part of this. Can we create something, how do we communicate to different sections of the population? How do we increase that communication? That is something that is listed, and AHAC could be a partner in that. How do we communicate as a county with clients so that they know what's available, with service providers so they know who is doing what, and with the community so they know that this is something we take seriously? We have to make sure that everything is absorbable.

Increase communications and collaboration with the public/work force. How do we let people know that these opportunities are available to people that need it?

In terms of communication, we not only need to show that things are happening, but the level of need that is in our community. That's part of the data piece. Once we can see who we are serving and who we are not, we can communicate the need more clearly. If we're going to stand as an advisory committee in front of the commissioners, we need to have the hard data to show the impact. Thinking of growth and development, people assume things are being taken care of when they are not. Housing is one of those "out of sight out of mind" things for a lot of community members.

The county has paid out about 135k in eviction prevention, and that's 87 families. Most of those are single moms with two kids. That shows what is happening with the money, and who we are serving. Once we take that and go to RRH, go to street outreach, and extrapolate this into a holistic product, we can really tell this story.

From AHAC's standpoint, we've always focused on housing SUPPLY in meetings with the commissioners. It's very focused on things that are our purview. It could be good to include service provision and housing supply data in the same presentation, because the affordable housing data doesn't show behind the curtain of the homelessness problem.

This is a fluid situation when we look at the big picture. We're now feeling the effects of COVID. There was some homelessness before, and now we have this. Then you also have Chatham growing at a massive rate. It's two things colliding. The numbers we saw with RRH, they've doubled or tripled since last year. Has sent CPCA into a tailspin because we're having to adapt to a drastic uptake in the amount of need. Would love to see courts to do something about evictions.

The united way is working on a couple of narratives that aren't just numbers. They are finding success stories so we can show the effect of our collaboration. For instance, there was a client that was housed because of a collaboration between six partners in the CHC. Showing that result is powerful. Wouldn't mind seeing visualizations from AHAC, of firefighters, teachers, the essential community members and showing them fitting into the community.

There's a common temptation to look at homelessness as an addiction or behavioral health issue, and it's important to remember that functional people become homeless too. Most of Andrea's clients are working people. One of the first clients was a mother of five, the landlord sold the property. She was staying in a storage unit. Her job helped her too, they sent her to school while she got housed. It is good to put a face on it. Even with mobile home park situations. When developers come in, they talk about units but there's families being actively displaced.

--

Goal four: improve efficiencies and effectiveness of existing programs. How do we look at our existing programs, and how do we improve them? One of the first things in my last roles, when someone needs something from the CoC, let's look at what is missing. Versus duplicating existing efforts. Lots of this has already happened with the housing collective. A lot of this comes down to where services are doing well and where they can be improved.

Increase access to programs and services through outreach. How do we become more active about outreach? Melissa should not be our one stop shop approach. We need to make it more standardized, more robust.

Goal five: develop and strengthen funding sources that meet the need. Connecting with donors and funders/fundraising. Particularly about flexible spending. HUD is great at telling you how you cannot spend your money. You can have a program running, but if you can't spend the money where it needs to be spent, you still have a gap. Part of the strategy will be creating more sustainable funding. This is a really hard thing across programs, it takes a long time for nonprofits to become stable. Mature nonprofits have a variety of sources, and there's a lot of strategies to expand capacity.

Goal six: hiring and retaining staff. Getting staff in the right places. That's done across all sections. We're a growing community, there's going to be a lot of need. Everyone is jockeying the same makeup for a person, and it's going to be a lot more competitive. We need to be competitive of what we're offering and find people who can hit the ground running.

There are some things already in motion about the strategic plan. It's clear that this is a working document, that this will live and grow as we go. It's a good starting point and help us pick our lanes.

There were some things in there for AHAC. Primarily developing presentations to specific audiences. For instance, something explaining to employers why it's in their best interest to pursue AH.

Community Updates:

Spoke with Thava, moved the penny lane meeting to September. Penny Lane wasn't available at all in June, August was also hot. He said it should be up and running, they should have in residents by then as well. Should plan on having sept meeting there as well. Potentially have Thava as a guest speaker in the adjacent meeting (Aug or Oct). They can show us how they're doing things, how every part of care is built into the facility, where the funding came from. Will have people there to answer questions, they said that we can use their community house or Yoga room to meet for any regular items.

Potential guest speaker, from Eden homes. TrueHomes as well. Could see if we could set something up for one of our AHAC meetings. Could do an email intro, see what works. One was a developer, so it could be good to have their ear to see what effective communication/collaboration for them would be.