

# Chatham County Affordable Housing Advisory Committee Meeting

## DRAFT MEETING MINUTES

February 3, 2022 | 6:00pm-8:00pm | Virtual Meeting

### 1. **Welcome and Ice Breaker: What is your favorite genre of music?**

Susan Levy, Chair, welcomed all those present.

### 2. **Public Comment**

There was no public comment.

### 3. **Adopt Meeting Minutes**

Richard Poole motioned to approve the meeting minutes from January 6, 2022, Carolyn Huggins seconded. Motion passed. Minutes were adopted unanimously as presented.

### 4. **Looking Ahead**

#### ***Feedback on AHAC***

Susan Levy shared that the Commissioners had substantial feedback after the presentation given to the board on January 18, 2022. Staff will facilitate a discussion regarding what areas to focus on, ways the committee engages with each other and the public, and how the committee is structured moving forward. This is important to do prior to updating the Strategy Toolbox and data associated as we begin to revamp a strategic planning process

#### ***Commissioner Annual Presentation Feedback***

Commissioners provided input on what they would like to see AHAC work on in the future related to housing and other items. Areas of interest noted include: aging, unified development ordinance and involvement in that process, supportive and transitional housing, revolving loan fund for development, multi-year awards from the Housing Trust Fund or Article 46 for projects, homelessness, landlord engagement, and eviction prevention. Additionally, the Council on Aging is beginning to transition into a Department at the County level. It is important to consider what to focus on moving forward, particularly as the infrastructure around policy and programs has changed over the years. There is a new possibility that Article 46 funding source is the perfect time/place to ask ourselves: “what do we want to focus on”, “how to create a strategic action plan”, “what do we need more information about”, etc.

#### ***Structure & Activities (Poll)***

##### • **What areas interest you?**

##### ▪ **UDO (4 people selected)**

- **More affordable housing:** Chip Price mentioned that we need to revisit some of our original goals because there is more need for affordable housing now than there was when this committee originally began.

- **Emergency housing and homelessness**
- **Preserving existing AH:** preservation and redevelopment is a huge challenge right now. Seems like the cost benefit has a big return on it in terms of lesser investment. Naturally occurring affordable housing exists in Chatham County and should be considered an opportunity. Not just preserve homeowner housing but also NOAH rental housing.
- **Supportive housing (3x)**
- **Interjurisdictional programs and coordination of policies**
- **Senior housing**
- **Revolving loan fund/program**
- **Substandard housing / housing quality**
- **Workforce housing:** Carolyn Huggins mentioned that workforce housing is so critical because substitute teachers, for example, are not able to live and work within the community. Alirio Estevez also agrees, as a teacher in Siler City, they do not live in Chatham, they live in Randolph County because there is insufficient housing in Chatham and Siler City, specifically. Susan Levy was talking about Dare County and how they created affordable rental housing specifically for teachers.
- **What, if anything, would you like more information about?**
  - State and federal housing in non-legalese form (what as a committee can or can't be done re: General Assembly, Dillion Rule state, etc.)
  - What development applications are there in the pipeline (and opportunities for affordable housing)
  - Steps to approve a development (development review process)
  - Progress for referring people to emergency housing or any other program, website is still challenging
  - Affordable housing availability
  - Habitat for Humanity criteria for approval
  - A refresher on financing opportunities for affordable housing projects (what is available for builders from County, State, Federal, or private funding)
  - Policies for affordable housing that have worked across NC
  - Governmental barriers to affordable development
  - Innovative solutions for affordable housing
  - Unified development ordinance (UDO) process details
  - Naturally occurring affordable housing (NOAH) broader count including trends.
  - Updates on code enforcement policies and procedures
  - How supportive housing is designed to support adults, such as programs and services that go along with it? As well as how it works, what it costs, funding for supportive housing
- **What ideas or feedback do you have about the HTF evaluation process?**
  - Felt much more disconnected than in person (did not do enough analysis or discussion to feel like contributed, etc.)
  - Pre-fill a lot of score cards with those processes (more time discussing less obvious things, etc.)

- Primarily no changes to process
- Growing need for more affordable housing, add more weight to projects that propose more units
- Some issues with levels of income (...?)
- **Do you find the AHAC process and scoring to be effective and efficient?**
  - Yes (x4)
  - Somewhat (x6)
  - No (x0)
- **What types of housing areas or projects would you like the Housing Trust Fund AND/OR Article 46 to go to?**
  - Emergency housing (x2)
  - Workforce and affordable housing
  - Renovation projects / rehab of abandoned homes purchased by County or Housing Authority
  - Assisted housing or temporary/transitional housing for the homeless
  - Senior housing project
  - Senior housing for people with mental health issues
  - 1- 2- bedroom apartments
  - Non-traditional, high impact, high density, tiny home
  - Larger projects and especially ones that serve folks at 60% ami and below. Land acquisition in strategic areas. Projects that ensure permanent affordability. Housing for lower income seniors
  - Low-income rentals preserving existing housing supportive housing for adults with mental health issues senior housing for low-income seniors
  - Non-traditional, high-impact. Tiny home communities, 3D printed homes, Small-units/High-density. would like to see a senior housing project
  - All projects should be open to available funding
- **Are you interested in restarting/creating subcommittees or AHAC working groups?**
  - Yes (x5)
  - Somewhat (x2)
  - No (x0)
- **Choose from this list, the areas or possible working groups that interest you the most**
  - **New Development:** UDO, Policy incentives, acquisition, creation of units: **x5 interested**
    - Suggestion to have one person focused on UDO process. Another person engaging with developers interested in LIHTC. Another conversation around Sales Tax money.
    - Possibly one focused on engaging developers about existing incentives, etc.
  - **Housing Preservation and Rehabilitation:** Housing quality, minimum housing code, related services: **x2 interested**
  - **Emergency Housing Services:** Homelessness, services related to housing instability: **x3 people interested**
  - **Housing & Aging:** Looking at affordable housing models and services through the lens of aging: **x1 person interested**

- **Community Engagement:** Informing and engaging the community – including but not limited to – elected officials, community partners, community members, and others around programs, services, data, efforts, and barriers etc.: **x2 interested**

Richard noted that if people are interested, they should note what they are interested in, how much time can they commit (per week), and if they are willing to lead that effort. Staff will take this feedback and highlight priorities and next steps at a future AHAC meeting.

## **5. AHAC Elections 2022-2023**

Kyle nominated himself as being willing to be Chair or Vice Chair. Susan and Richard are ok to be still be Chari and Vice Chair moving forward. There are no objections to those roles.

## **6. Updates**

### **Towns**

Roy Lynch is leaving from Siler City to go to County to be their Finance Director. Will be looking for an interim Town Manager in the near future. Substandard housing continues and several projects are moving forward with being developed. Currently three demolition ordinances on the agenda for next week's Council meeting.

For Pittsboro, the Town passed the incentive package for affordable housing. There is a revision to the incentive policy to have the incentives apply to any affordable housing units being developed, even if there is only one unit out of many, the incentives will apply. That will be discussed at the Council meeting this coming week as well. There will be a couple of projects where the Chatham Park housing element will apply to in the next six months.

### **Staff**

No updates from TJCOG. Stephanie Watkins-Cruz mentioned that there is some pressure to create a homelessness taskforce for the County. If any committee member would like to be interested in conversations related to this, please reach out to Stephanie. Stephanie also mentioned that if there are people interested in reviewing documents for grant applications (5-10 hour volunteer commitment), please reach out as well.

## **7. Around the Table**

No one provided comments.

Adjourned at 7:34pm.

**Next AHAC Meeting: March 3, 2022**

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