

Chatham County Affordable Housing Advisory Committee Meeting

| August 4, 2022 | 6:00pm-8:00pm |

Cooperative Extension Conference Room, Chatham County Agriculture & Conference Center

Present: Richard Poole, Anita Badrock, Alirio Estevez, Carolyn Huggins, Stephanie Watson-Cruz (Chatham), John Foley, Susan Levy, Anna Blanchard (TJCOG), Erika Brown (virtual-TJCOG), Linette (virtual), Sharon Hartwell (Public)

1. Welcome and Ice Breaker: What is your favorite AHAC/community group moment?

2. Public Comment

Sharon Hartwell, a member of the public, was present. Interested in the 7% set aside for Chatham Park, tiny homes at farm at Penny Lane.

Stephanie: Can connect you with more folks who know more about both of these topics- Farm at Penny Lane was funded twice by this group through the Housing Trust Fund cycles in 2020-21 and 2021-22.

3. Adopt Meeting Minutes from June 16, 2022

Meeting minutes from June 16, 2022 were adopted with the below corrections:

From June/May meeting minutes: should be 450,000 instead of 45,000.

Carolyn moves to approve with slight corrections. Richard seconds. All in favor.

4. Adopt Calendar of Meeting dates for 2022-2023

Due to the NC state of emergency ending, our AHAC meetings must be held in person. Must be on a calendar in advance and we will have to make a motion if want to change the calendar in the future. Will just have to be updated for the public to know if there are any changes to the calendar. Members can attend online but will not be able to vote if attending virtually.

AHAC will be meeting in the Ag Center conference room each month except for September 8th which will be in the Holmes meeting room because the Ag Center room is not available.

The work session will meet on Sept. 5th. Workgroups get together to discuss applications to the housing trust fund to read and discuss applications before the meeting all together. These will likely be virtual this year or possibly have one in person. During the November and December meetings the recommendations for HTF will be public. Stephanie is talking with the budget director to come give an update on Article 46 in November. Right now, Article 46 funds a variety of programs including: education, affordable housing, agriculture and conservation, and parks and recreation and its steadily growing. But we don't get all the revenue at once- we can discuss that process another day.

Motion to approve calendar: Richard, Anita seconded, all in favor.

5. Receive Presentation on Chapel Hill Mobile Home Plan Draft

Postponed until September 8th meeting.

6. Final Comments about HTF Application & Scoring

Stephanie: Each year we update the amount available in the HTF: total is \$300,000. \$100,000 comes from article 46 and \$20,000 is a general allocation. This year the HTF applications will be available Monday, August 8th. Website pages are already updated with new information. There is an online form where the organizations can submit their application and all their documents will be attached. All the applications are due by 1pm on October 17th. We will be doing press release and former funded, previous applicants, and others will be sent this information. We don't have a LIHTC project right now that's in the wings, so we might have a gap year but there may be support or additional support for additional developments- possibly Penny Lane or Baker's Village. I foresee the same people applying- likely that Rebuilding Together, Habitat for Humanity will apply. Stephanie has also gotten an interesting amount of communication from some small-scale developers. Not sure how feasible or how ready their plans are- so might be a small-scale developer- someone who is an individual contractor leading a developer. Forsee an increase in scattered site projects in smaller scale developments but might be a challenge for scoring criteria. All dates were updated. Review and evaluation will happen after October 18th- AHAC members will get scoring criteria and applications well in advance of the last meeting. By December 1st- decisions need to be made. Since we don't have a LIHTC- technically have more time but still good to get agencies funding in the Spring. If we decide on funding in November, then it would be brought to the board by Brian Thompson or someone from TJCOG like Anna. They will take it to the board and recommend funding for HTF. The board is aware of Stephanie leaving and transition plans.

Stephanie: I've added some specifics about the contracts getting developed with staff in the spring and disbursement processes. We added some additional application submission instructions. Sometimes when applicants upload them, sometimes they upload the whole application package so we are just asking them to upload just the pages they need to. Added a priority to the HTF priorities to support high impact or innovative models to affordable housing- this will be in addition to the five that we already had. With the addition of Article 46 and wanting to look at creative models, that high impact is important and is a way to value that higher.

Stephanie: Reporting- part of awardees responsibility is coming to AHAC and telling AHAC how the money is being spent and used. We've focused on spending this time to hear from the folks on the ground instead of additional paperwork. Grantees have said this is their preference.

Post-award process: Added additional information that the grantees will know by the end of February. Funding is distributed until the contracts are executed. Everything else is the same. Asked them to check a box if they received housing trust fund funding in the past. We didn't

want to penalize people for applying more than once, but it is good to know how much we have invested in certain areas. Asked people to align with a specific priority.

Added a section on the application for innovation- asked them to describe how the project is innovative- is it an innovative product or an innovative project for them. Does it include specific services, amenities, etc. Ask people to provide an explanation of how their project is innovative.

Added a question of when a proposed project needs funding by- we need to know if people have a deadline for which you need funding so we can work with them on that.

Due to some of the requests we've had in recent years, it was important to add that no matter what their relationship is, they are not guaranteed funding or reimbursement for anything. For sake of respecting the process, it is explicitly written that this project is not guaranteed funding for anyone.

Richard: Do we need to have that language reviewed by county legal?

Stephanie: They are okay with it- and it matches the language we have with other non-profit information. These forms are available online and as a word document. Staff are hoping to make the form such that it auto-calculates the scoring so that AHAC can discuss nuances rather than numbers that can be automatically calculated. Since the scoring criteria is administrative- that doesn't have to go to the board, but the application changes were agreed upon by the board and passed.

Richard: Have we agreed that as applications come in, we can review, or do we need to wait?

Stephanie: Yes, you can review but you would not make any recommendations before all of them are done. Although in my four years, I've never seen them come in more than 1 day early.

Richard moves to approve these changes, John seconds, all in favor.

7. Updates

a. Towns

- i. UDO Update: Richard Poole: has been voted in as an ex-officio member of UDO but most of the discussion has been on farmland. Website with information about the UDO did not even have the meeting that he attended on it. Since people are asking UDO questions, that needs to be current, and the minutes need to be posted. Unsure who is responsible for the website, County or consultant?
 1. John: Is there a goal for when UDO will be approved? Richard: It's clear to me that it will be the end of next year.
- ii. Home share: Richard: The Home share operations are focused, are not broad-based. Silvernest is focused on seniors, and they have a small number of offerings within 25 miles of here. Co-abode is serving single mothers- they

appear to have more operations in North Carolina, but they were not able to give Richard specifics.

1. Alirio: Remind me what is home share? Richard: Say there is a single mother with a boy and a girl are not able to afford 1500 two-bedroom. But is there is another single mother with a boy and girl can share a 2500 home. All examples Richard have found tend to be single women who would like to have someone living with her. Companies he mentioned are matching services- have books on how to look for a roommate, negotiate contract, who pays for what, etc.
 2. Susan: Sharon might know about this with her experience.
- b. Chatham Homelessness and Instability Work Group: Full work group as well as subcommittees. TJCOG supports the data subcommittee, Stephanie is a part of the long-term housing solutions, and there is also a service provider subcommittee. Recently, the data subcommittee has been working on an ESG grant from HUD. Currently there is a very poor Point in Time Count (method is flawed to begin with). Homelessness in Chatham looks different than in large urban areas. The grant will focus on street outreach, which would improve engagement, help with data collection and resource distribution. This could help in the long term with proving the need for more resources to support homelessness.
 - c. Richard: Do we know the level of mental health needs for the homeless population in Chatham? Stephanie: From the point in time, we don't know, but we know there's a lack of data.
 - d. John: Point in Time- did it in Durham and it was eye opening. The majority of people we encountered were mentally challenged.
 - e. Richard: Problem you have with people who ask for help, are by definition a little further up the scale than people who you don't see.
 - f. Stephanie: Anna and Erika are looking at putting together an ESG application- increasing PIT data collection will increase the amount of potential funding in the future. Affordable housing and homelessness butt heads within the same housing crisis- one is right now, and one is medium and long-term. Natural dynamic and tension can make it hard for advocates to work together as there is a gap between crisis and longer-term solutions.
 - g. Susan: Her church has been providing rooms when people call and need it.
 - h. Richard: Received an email today and guessed that we have a gap of about 2000 units- Stephanie- We know it's about 2300- 2500 and made an estimate that we are addressing it at a rate of about 1%. Stephanie: We must consistently develop our queue of affordable units- easier each year for Habitat to be in the queue and harder for LIHTC. Wallick is a 72 unit development that finally closed and will be going behind the Chatham hospital in Siler City and will be gorgeous. Will be called Oak View. We met them and started talking about that in 2019. Building the queue- working with them, they didn't get the award the first year, and then they just started construction this year. Stephanie thinks Chatham will struggle since there are concerns around density, and as a region the LIHTC units are not allowed to be over 86 units since we are a rural area. John: If you divide 23000-25000 by Wallick- we would need 15 of those to meet

the need. Stephanie: Even though LIHTC is the largest producer of affordable housing, it's not going to solve it. We need the duplexes, we need the 10 Habitats, it's more about slowing the growth of the gap than pretending we can build 2,000 units at an affordable rate.

- i. Carolyn: That's not even workforce- we lost teachers this year and the schools are expected to increase double in size in the next 10 years and don't know where people are going to go. Don't have a place they can afford to live.
- j. Alirio: If you go to West Siler city there is no housing for teachers there.
- k. Carolyn: Teachers are tired of driving a half hour, 45 minutes, are losing teachers. North Chatham elementary lost 25% of teachers this year.
- l. Stephanie: We can get to the point of saying yes, we are so far away. At the same time- the units we are preserving, preserving through rental assistance, through foreclosure prevention is making an impact. With Article 46 continue growing AHAC and our programming can fill in some of those gaps where construction cannot meet it. There's a reckoning coming- it's affecting the folks that it needed to affect for more people to affect for people to pay attention to it. COVID exposed cracks that were already there and made them larger. We can remain as nimble as possible. We can remain as creative as possible. If we can allow the understanding of how far we are away from building all these units to get in the way of our funding decisions then it will . I think land banking is making a huge comeback and will be a saving grace here. And the UDO and other policy structures will bring hopefully room and space for some of those additional units. At some point, we will be LIHTC'd out. We can't concentrate poverty. Texas got sued over putting LIHTCs just in one part of the state- they were concentrating tax credit developments.
- m. Susan: Important to figure out how to have affordable housing in new developments. Chatham Park, only 7% will be affordable and only affordable to the people who need it the most. Ways we can provide subsidies to units there that can become affordable? Maybe there are ways.
- n. Alirio: The school central services building behind the sheriff's office belongs to the county- may be used for a big development. Stephanie: Yes, they are hoping to do a feasibility study of putting particular uses on that site. Could be affordable housing, there's been a desire for commercial. Schools are a common model for converting to affordable housing- if it is affordable, then what kind? LIHTC: minimum is 26 units and there can't be market rate units there too. They are looking at different ways to put in community space or affordable housing there.
- o. Carol: Is there county-owned land by the city-center? Stephanie: hasn't heard about that. John: There's other county owned land near here too. Stephanie: Site- analysis is helpful for county-owned land. It's more challenging with privately owned land and more costly. There's no shortage of potential projects- it just takes time.
- p. Richard: Any sense of how many of the housing authority vouchers are going into the LIHTC projects? Stephanie: No, but we know that the LIHTC developments will accept vouchers because it's part of the HTF funding requirements. Richard: We should never assume that the total number of vouchers is separate and apart from the number of units. Stephanie: As soon as I know the leasing number is available- it's sent out to

organizations. Maybe a dozen or so might double dip but a lot were on the waitlist for vouchers or were living far away and commuting here to work, Henry Siler is 50% from the chicken plant. Several folks for various reasons don't qualify for vouchers. Double-dipping probably isn't huge YET. Older LIHTCs that we haven't funded in recent years might be vouchers vs. The newer ones.

- q. Anita: Do you know how long the waitlist is? Stephanie: I don't. Anita: I know in Orange County its 3 years. Stephanie: Our housing authority is going through a restructuring and the county doesn't have jurisdiction over that but hopefully after restructuring the data transparency will be improved. Richard: The county commissioners do appoint the housing authority? Stephanie: Yes, some of them do. I would have to double-check the original charter though.
- r. Susan: Want to talk more about Stephanie's departure.
- s. Stephanie: Have talked to her boss and would like to start a housing department- the timeline is uncertain but they are looking at different ways to build capacity with ARPA, and splitting Stephanie's job to have dedicated capacity with affordable housing and emergency rental. Brian is onboard and supportive with everything.
- t. Staff
- u. Erika: Erika resigning- her last day will be September 9th- will be in person at September 8th meeting as her last AHAC meeting.

Motion to adjourn. All in favor.

Next AHAC Meeting- {In Person}

September 08, 2022, at 6:00pm at Holmes Meeting Room, Chatham Community Library

Staff Contacts:

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Chatham County

Affordable Housing Advisory Committee Meeting Schedule 2022-2023

AHAC will meet every 1st Thursday of the month unless specified otherwise in the calendar below OR on the following webpage: <https://www.chathamcountync.gov/government/appointed-boards-and-committees/affordable-housing-advisory-committee>

Date	Meeting or Event Type	Location
August 4, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
September 8, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Holmes Meeting Room Chatham Community Library 197 NC-87 Pittsboro, NC 27312
October 6, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
November 3, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
December 1, 2022 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
January 5, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
February 2, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
March 2, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
April 6, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
May 4, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
June 1, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312
July 2023	NO MEETING	
August 3, 2023 6:00pm-8:00pm	Regular AHAC Meeting	Cooperative Extension Conference Room Chatham County Ag & Conference Center 1192 US-64 BUS, Pittsboro, NC 27312