

# Chatham County Affordable Housing Advisory Committee

Meeting Minutes for September 5, 2024 | 6:00 pm

The Farm at Penny Lane | 263 Penny Ln, Pittsboro, NC 27312

## Mission Statement

Relaunched in fall 2017, the Chatham County Affordable Housing Advisory Committee will make recommendations to the Chatham County Board of Commissioners for procedures and policies around affordable housing. The Committee will be instrumental in implementing the Chatham County Affordable Housing Strategy Toolbox, as well as administering the Housing Trust Fund application review and award process.

## Attendance

### Committee Members

- Tiffany Stuflick
- Alirio Estevez
- George Cianciolo
- Gail Friedman
- John Foley
- Sharon Gray
- Andrea Wiley
- Dave Morton

### County Staff and Central Pines Regional Council

- Sarah Martin, Community Development Planner, Siler City
- Theresa Thompson, Assistant Planning Director, Town of Pittsboro
- Jonathan Franklin, Town Manager, Town of Pittsboro
- Jamie Andrews, Housing and Community Development Officer, Chatham County
- Jack Watson, Planner II, Central Pines Regional Council
- Hunter Fillers, Housing Program Manager, Central Pines Regional Council

### Guests

- John Dunning
- Lexi Potter
- Amy Blank Wilson
- Doretta Johnson
- Lee Bowman
- Taylor Thompson

# Meeting Proceedings

## Review of Past Minutes

Motion to table minutes to October for review passed unanimously.

## Update of HTF Materials

Jamie: Sent out earlier today, solicitation for applications in an email, have 1:1 meetings set up if you have any questions about it. Have last year's app and scoring criteria for comparison.

## Tiny Homes at Penny Lane Presentation

Amy and Lee talked about the process of constructing Penny Lane, and answered AHAC members' questions. Some highlights from the presentation are below:

The first academic paper on Penny Lane is in progress

Penny Lane's mission is clear that the homes are "permanent affordable housing," meaning they are meant to be long-term for residents rather than short-term shelter. This is different from the model more common in the homelessness services space.

Amy and Lee highlighted that the size of the homes did not immediately make them cheaper. Regular costs, such as design, permitting, and infrastructure, add up and increased costs. The group had to move from a model of building one-by-one to a "blitz build" model to benefit from economies of scale.

Building the homes "from the ground up" cost about \$700k total. This excludes water and other infrastructure costs.

XDS and the farm focus on "supportive therapies" and "assertive community services"

David asked about clientele and the primary recipients of services. They typically focus on people with severe mental health issues and veterans.

There are federal funding limits on the number of homes that can be in a community designated for people with severe mental health issues. The limit is 17 homes, and Penny Lane is designed to accommodate 15.

Resident applications and selection is supposed to start in the next month.

The units are primarily envisioned for individuals living alone but may include partners over time. School Impact Fees exclusions required deed restrictions prohibiting residents under 18.

The county's investment through HTF demonstrated the legitimacy of the project and encouraged support from other funders. In Amy's words, "I am writing grants for over a million dollars that mean less than the tens of thousands I got from the Housing Trust Fund."

Developers can often "control costs at the expense of time," heavy interaction between the two and when the right time is to get something done.

Parakeet landed on Pittsboro Town Manager Jonathan Franklin's head.

CASA is working to provide housing services for residents.

Infrastructure is really expensive! Running water lines cost more than the construction of the units themselves. How can we make this better while protecting quality? "Overdesign" is something we must consider - when do we need "good enough" rather than something to last indefinitely?

Important to consider how we facilitate conversations between local governments, schools, developers, and others in a public-private partnership.

The design of Penny Lane homes was revised based on the feedback of intended clientele and occupational therapists to ensure that the spaces would be functional, along with feedback from the builders on ways to reduce cost without sacrificing function. For instance, the builder suggested slightly widening the units, which slightly increased square footage while reducing building costs. Clients emphasized the importance of privacy for mental health. The homes are laid out such that each unit has a outdoor porch area, but the porches do not all overlook one another.