



## Affordable Housing Advisory Commission Meeting

February 20, 2019

7:00 PM

Town Hall



Present: Chairman Quinton Harper, Terri Buckner, Tyran Hill, Amy Singleton, Gabe Viñas, Cain Twyman  
Also present: Board Liaison, Barbara Foushee, Staff Liaison, Rebecca Buzzard, Anne-Marie Vanaman, Management Assistant, Trish McGuire, Planning Director  
Absent: Vijay Sivaraman  
Visitor: Delores Bailey, Director of EmPOWERment

### I. Consider Approval of January Meeting Minutes

Motion to approve the minutes was moved by Amy Singleton and seconded by Tyran Hill. Motion passed all in favor.

Before moving on to addressing the specific changes suggested by the Board of Aldermen (BOA) to the Affordable Housing Special Revenue Fund Application and Scoring Rubric, Chairman Harper asked commission members who attended the BOA February 5<sup>th</sup> meeting for their comments about the meeting.

Commission members felt the presentation of the application and rubric was strong but were both frustrated by, and in agreement with, some of the feedback from some Aldermen. The AHAC strongly felt funding cycles were necessary for budgeting available funds and to create a more equitable application process. Gabe Viñas also noted that other municipalities have funding cycles.

The AHAC discussed the Board feedback about private landlords receiving repair and rehab assistance from the fund. The only rental community funded to support rehab was The Landings which is owned by Community Home Trust, a non-profit – not a private individual or for-profit company. Rebecca Buzzard said that all beneficiaries of Affordable Housing grants or loans must sign a contract that with the Town or non-profit provider that ensure a term of affordability for the residence.

Singleton noted she was pleased by the turnout of AHAC members at the BOA meeting and that the new application process was close. Harper concluded the discussion by noting that three Aldermen offered constructive criticism but that he felt the majority of the Board were comfortable with the changes.

### II. Review of housing fund application and rubric changes suggested by BOA on 2/5/19

#### a. Put a limitation on for-profit developers:

Hill countered that if the market is suggesting affordable housing is a viable development project, why are we restricting them or blocking them from our processes? This will hinder affordable housing.

The AHAC discussed the favorability of a for-profit developer creating all affordable units versus a portion of units. It was suggested that any affordable housing units built by a for-profit

developer could be required to engage a non-profit to manage those units. They also raised the concern of for-profits taking advantage of both density bonuses and affordable housing funding, leaving less funding for non-profits.

Buckner suggested removing for-profit eligibility now, noting funds were limited and that a for-profit opportunity doesn't exist at this point, but staying open to the concept and reviewing it when they reevaluate the application process in a year. The AHAC agreed to the removal of for-profit eligibility this year but felt strongly the Board of Alderman needed to hear Tyran Hill's rationale for the inclusion of for-profits, especially given his expertise in the affordable housing sector.

- b. Remove the reference to historical locations in rubric (or add as bonus point)

This item was discussed and the AHAC decided to recommend deleting it from the rubric for now. They will consider bringing it back to the Board, more clearly defined, once the Town's Comprehensive Plan is complete and historical areas and preservation goals are better defined.

- c. Ensure the schedule/cycles are not in conflict with other deadlines and meet the needs of non-profit enterprises.

The AHAC discussed the item, noting that they have already researched the dates. They revisited the idea of off-cycle applications for urgent acquisition needs. The AHAC noted they do not have the funding levels now to accommodate off cycle, urgent acquisition needs. They decided to recommend maintaining the funding cycles but add language in the preamble of the application stating as the Affordable Housing Special Revenue Fund is built, the AHAC will review providing short track acquisition funding. They also agreed to revisit the issue in one year.

- d. Reconsider three funding cycles in favor of continuously accepting applications.

The AHAC reiterated that they believe three funding cycles should remain for purposes of equity and budgeting.

- e. Make it clear that rehab/repairs must ensure 20-year affordability as outlined by the Special Revenue Fund.

Buzzard stated that this was never an issue in terms of funding but noted the application will clarify this point, and contract language will be reviewed to ensure there is no ambiguity. To receive funding for rehab/repairs, the applicant must be a homeowner or nonprofit.

Given the recent federal partial shutdown, Buzzard asked if the application can also address emergency situations in the housing stabilization portion of the application. She shared drafted language used by Orange County. The AHAC approved recommending this addition.

She also shared that one non-profit asked if completed projects qualify for funding. The AHAC determined that completed projects were not eligible.

### III. **Planning Department Q&A – Director, Patricia McGuire**

Trish McGuire joined the meeting to discuss and answer questions regarding the planning process, the reading of development plans, inclusionary zoning, and the affordable housing review process. Because earlier agenda items took longer than anticipated, Harper asked if McGuire would return to a future meeting for further discussion.

### IV. **Oakwood update**

#### a. Meeting 1/25 Quinton, Cain & Rebecca

Harper said the meeting went well. He noted that the Oakwood community wished to see more police presence in their community and that they requested support for a proposed cultural event. Cain Twyman noted that the community is seeking a space to hold their event. Buzzard suggested Carrboro Recreation and Parks can assist if brought in early enough in the planning process. It was decided to add this event to the April AHAC agenda. AHAC members were also going to look at dates to volunteer to assist one resident in Oakwood with a small project.

#### b. Food bank request

At the meeting, there was a request for assistance with the creation of a food bank collection point. The AHAC determined this was not a function of their commission but will refer the request to the Orange County Food Council.

### V. **Funding Requests: 4+ on the horizon**

Buzzard stated there are at least 4 proposals that will come before the AHAC if the application process is approved by the Board of Aldermen on March 5, 2019.

### VI. **Additional comments/questions**

- a. Sherrill Hampton, Orange County Housing Director, will be invited to the next meeting to discuss lessons learned in application reviewing. Harper encourages the AHAC to think about their questions regarding evaluation.
- b. The Affordable Housing review for Beaumont did not take place at the recent BOA meeting.
- c. 2 terms complete this month (Sivaraman & Viñas) – The BOA will vote on new members on February 26, 2019. Harper reported he received 5 applications and is forwarding 2 to the BOA. He also noted that Vijay Sivaraman was appointed to the Human Services Board.
- d. Buzzard raised a comment from a non-profit regarding awarding points to the number of people served in a project on the application. The AHAC reiterated their earlier decision that they do not want to hold household demographics to a point system but prefer to gather the information and review it in context of the whole application.
- e. Next meeting 3/20/19  
The next AHAC meeting is March 20, 2019. Hill made a motion to adjourn the meeting. Singleton seconded the motion. The meeting was adjourned.