



Affordable Housing Advisory Commission Meeting REMOTE*

June 17, 2020
Remote Meeting



Present: Quinton Harper, Betty Curry, Amy Singleton, Cain Twyman, Council Liaison Damon Seils, Staff Liaison Rebecca Buzzard, Anne-Marie Vanaman, Management Specialist, Lori Gershon, MPA Intern

Absent: Terri Buckner, Pamela Atwood, Gabe Vinas

Guests: Teska Associates: Scott Goldstein, Benito Garcia; UNC Dept. of City and Regional Planning student, Anna Whitus; and community member, Barbara Barnes

I. Welcome

Quinton Harper asked for everyone to introduce themselves.

II. Affordable Housing Year in Review Presentation and Discussion

Lori Gershon gave the annual presentation to the AHAC, explaining that an annual review is one component of the charge for the Commission. First, Gershon discussed the Affordable Housing Special Revenue fund and its impact on Carrboro affordable housing in FY20. She noted the application components, the projects funded, and families impacted. Second, she presented how the Land Use Ordinance served as tool to support affordable housing. Specifically, she mentioned the text amendment to the LUO which will allow the Cobb Street project to move forward.

Gershon paused her presentation for Teska Associates to introduce themselves and their role in the Town's Comprehensive Plan process. Betty Curry spoke about race and culture and asked about how we will better unite the community and improve housing for people of color. Teska responded that they will be looking at impediments to fair housing, examining the facts in the community. They will also use a GARE racial equity lens, and acknowledged they may need help making sure people feel welcome participating in any way they can.

Cain Twyman joined the meeting and Gershon resumed her presentation, covering overarching housing goals and the income levels of our community. She reviewed the year in terms of reaching the identified goals.

Gershon noted that one hundred percent of AHAC members responded to the survey about the pilot application process, and reviewed the results of the survey, including areas of satisfaction and dissatisfaction. Gershon next presented priorities identified for the coming year and asked Harper to lead the discussion on the priorities. He noted that three voices were missing from the table.

One of Harper's takeaways from Gershon's presentation was that Fair Market rent increased by 10% since the previous year. Harper would like to focus on ways to be equitable in the allocation of funding and to engage the community around affordable housing. Curry connected housing with education and would like to have additional workshops in the community. Amy Singleton said that the prior identified priorities should remain – such as utilizing town owned land – and that these other priorities can be addressed in conjunction with previously identified priorities.

Barbara Barnes, a community guest, said that seniors need additional education about how to connect with affordable housing information. Harper added that those who have been most deeply impacted by COVID will have the greatest issue with housing.

Council Member Damon Seils stated that the Goals and Strategies document is the single policy document approved by the Council. He encouraged the AHAC to tie their priorities to the document, noting that it is helpful to the Council because they can see how their goals and strategies are being met by the work the AHAC is doing.

Twyman stated her preference for the education priority and to find other partnering organizations to work with. Curry was interested in engaging for-profit developers in the affordable housing conversation.

Singleton supported tiny home exploration and the use of town owned land. Harper concurred with Curry and Singleton. He said he has seen creative utilization of vacant buildings.

The Commission thanked Gershon for her presentation.

Anne-Marie Vanaman asked for additional feedback on the application scoring rubric. Curry said she would like to have more members present for the discussion. However, the members present said that projects don't fit easily into the scoring criteria and that there is not enough guidance on scoring. Some members use the rubrics, some use it occasionally, some never use it. Harper said that a score doesn't help him determine how much of an application should be funded, but he's struggling for an option to replace the rubric. Harper felt that reviewing application three times a year was too much, but Twyman countered that she would prefer quarterly reviews, noting that timing matters to projects. Singleton felt three times a year was sufficient. Vanaman said that staff will be asking the non-profits for their input as well.

III. Fair Housing Remote Workshop Update

Rebecca Buzzard said that there will be two sessions and Activate IFC will be included as a sponsor.

IV. Consider Approval of May 2020 Meeting Minutes

Singleton asked to amend the minutes to reflect that she volunteered to serve on the Comprehensive Plan Task Force. Motion to approve minutes as amended by Singleton that she will be the AHAC Comprehensive Plan representative. Seconded by Curry. All in favor. 3 absent.

V. Additional comments/questions

- a) **Emergency Housing Assistance** - Buzzard explained that the calls to the housing helpline have been steadily increasing. Local funds are depleted but Council has prioritized the use of CARES Act funds to support emergency housing assistance.
- b) **Next meeting 8/19/20**
 - HR-MU discussion
 - Goals and Strategies Review (Buzzard mentioned that next meeting should go through goals and strategies lines 1 by 1 and tie in priorities.)
 - Preparation for Council meeting in September.

Motion to adjourn made by Twyman. Seconded by Singleton. All in favor. 3 absent. The meeting was adjourned.