



## Affordable Housing Advisory Commission Special Meeting

REMOTE\*

February 16, 2022

7:00 PM

Remote Meeting



### Meeting Minutes

**Present:** Quinton Harper – Chair, Amy Singleton, Betty Curry, Bobby Funk, Heather Nash, Lindsay Griffin, Damon Seils – Council Liaison, Anne-Marie Vanaman – Carrboro Staff, Zequel Hall – Carrboro Staff

**Absent:** None

**Guests:** UNC-DCRP – (Professor) Andrew Whittemore, (Students) Eve Lattau, Henry Read, Jo Kwon, Lauren Prunkl

#### **I. Welcome**

Chair Quinton Harper opened the meeting and welcomed all.

#### **II. Consider Approval of January 2022 Meeting Minutes**

The January 2022 meeting minutes were considered, Griffin made a motion to approve. The motion was seconded by Nash. Voted all in favor (6). None opposed. None absent.

#### **III. UNC-DCRP Student Presentation – Zoning for Equity**

Whittemore introduced the students presenting the Zoning for Equity Class Project. Lattau gave an overview of the project that detailed research on zoning in Carrboro, outlining the mitigating factors that have influenced the development of affordable housing. Read reported on the local and national strategies that could expand housing opportunities which included revising parking regulations and density and dimensional requirements. Kwon provided further solutions; re-zoning to increase density near transit areas and amenities, streamlining administrative policies, and increasing property taxes to secure additional funding for affordable housing. Prunkl reported on broader strategies, suggesting the Town collaborate with other municipalities to promote inclusionary zoning and de-commodifying housing.

Harper commented that some of the ideas aligned with the Comprehensive Plan. Curry stated that strategies should include a distinction between affordable and low-income housing with specific prioritization for low-income housing. Seils noted that the Town has begun to implement similar strategies by securing funding for affordable housing through increased property tax rates and reviewing the Town's zoning policies. Griffin encouraged the students to continue to share ideas for potential zoning reforms. Harper provided insight on the decreasing affordable housing opportunities, stating that addressing the housing gap could help preserve the Town's character.

#### **IV. Presentation and Discussion – Tenant Rights/Education Strategy**

Hall gave an overview of the draft Tenant Rights/Education Strategy to gather AHAC input. She provided information on tenant's rights, renter experiences in Carrboro, and the Town's authority and limitations. Hall continued by outlining existing strategies that other communities have implemented, including the benefits and challenges of those strategies. Hall requested feedback from AHAC to identify gaps in community resources and ideas that could support tenant advocacy.

The AHAC offered several suggestions including: (1) a tiered civil penalty scale, which could be used to encourage landlords to maintain properties; (2) installing additional Town Information Centers in central locations to circulate resource information to tenants; (3) providing access to training for landlords who

are not required to participate in Fair Housing Training; (4) partnering with community advocates such as those with the Good Neighbor Initiative to disseminate information to tenants and landlords; (5) conduct an intensive campaign to recruit landlords to accept Housing Vouchers (in addition to the County's efforts); and (6) review the existing tenant rights booklet to see if it should be expanded/clarified. Griffin asked if proactive rental inspections prevent tenant displacement. Hall responded that proactive inspection programs can function to preserve affordable housing; however, one challenge is that the strategy can inadvertently displace tenants.

**V. Additional Comments/questions**

Vanaman stated that updates on the following topics were provided in the agenda packet in case the presentations went over the scheduled time. Harper opened the floor for additional comments or questions.

**a. Town-Owned Land Strategy**

Harper noted that Council Member Foushee has advocated for equity and inclusion when developing town-owned land by proactively recruiting BIPOC developers and consultants. Seils stated that staff will need continued support from community advocates and Council to successfully implement the strategy. Harper added that it is important to engage neighbors to discuss town values and how they align with the community's needs. Seils stated that the development strategy balances community interests by utilizing community engagement throughout the process.

**b. Manufactured Homes Strategy Update**

Vanaman stated that the strategy would likely be presented in sometime in March.

**c. CDBG-CV Update**

Commission members had no additional comments or questions.

**d. Next Regular Meeting on March 16, 2022**

A motion was made by Singleton to adjourn. The motion was seconded by Griffin. Voted all in favor (6). None opposed. None absent. The meeting adjourned at 8:17 p.m.