



Affordable Housing Advisory Commission Special Meeting

REMOTE*

March 16, 2022

7:00 PM

Remote Meeting



Meeting Minutes

Present: Quinton Harper – Chair, Amy Singleton, Betty Curry, Bobby Funk, Anne-Marie Vanaman – Carrboro Staff, Zequel Hall – Carrboro Staff

Absent: Heather Nash, Lindsay Griffin, Damon Seils – Council Liaison

Guests: Jackie Jenks (President/CEO, IFC), Rachel Waltz (Manager, OCPEH)

I. Welcome

Chair Quinton Harper opened the meeting and welcomed all.

II. Consider Approval of February 2022 Meeting Minutes

The February 2022 meeting minutes were considered, Singleton made a motion to approve. The motion was seconded by Curry. Voted all in favor (4). None opposed. Two absent (Griffin and Nash).

III. Presentation from IFC

Curry requested that Jenks provide information on the agency's community roles and responsibilities and how those services are provided through a racial equity lens. Jenks gave an overview of the agency's mission and COVID response, outlining the shelter, housing, and community services programs. Jenks explained that community partnerships help support the agency's programs and services.

IV. Presentation from Orange County Partnership to End Homelessness (OCPEH)

Waltz provided a background on the OCPEH and its role of providing the continuum of care for Orange County residents. Waltz explained that OCPEH is a coordinated entry system that applies for and administers HUD funding that supports the County's direct service programs, targeting services to the most vulnerable populations. Waltz presented the homeless system gaps analysis report, outlining the current state of homelessness within Orange County and the Town's contributions towards support of the programs.

V. Discussion of Presentations and Questions

Singleton asked for additional data to explain the increase in homelessness. Waltz responded that during the pandemic, shelters dispersed residents into hotel rooms and that some individuals were housed with family members, which increased capacity beyond what the shelters can normally accommodate. Waltz also stated that the SOHRAD team has generated more accurate data on the unhoused population and that the increase is coming from individuals within Orange County, rather than from surrounding counties. Jenks added that the continued loss of naturally occurring affordable housing contributes to the increasing housing gaps and that housing costs are outpacing incomes. Curry stated that fixing the housing crisis must include concerted efforts to address the racial inequities in housing policies that have intentionally created those disparities.

Harper requested an explanation of the difference between the HOME Committee and the HOME Consortium. Waltz stated that the Home Committee coordinates care and prioritizes housing resources for a list of vulnerable individuals in Orange County. Jenks added that service providers across the county work together to match the appropriate services for each individual. Vanaman explained that the Consortium

consists of staff and elected officials of the local jurisdictions that coordinate the funding process for the HUD HOME Program, which provides grants to local housing nonprofits, supporting a wide range of affordable housing activities. Harper asked if the AHSRF reoccurring allocation supports the HOME Consortium, Vanaman affirmed.

Harper asked for additional ways that the AHAC could support the work of IFC and OCPEH. Jenks replied that the AHAC should continue to support prioritizing affordable housing on town-owned land to help house those earning 30% AMI and below. She added that the IFC has requested increased funding from the local governments to help sustain the community shelter programs. Waltz stated that that the AHAC needs to continue to advocate for affordable housing projects and encourage landlords to accept housing vouchers. Curry said that the housing crisis affects the entire community, and that increased efforts are needed to address existing disparities.

VI. Additional Comments/questions

a. Manufactured Home Park Strategy Update

Vanaman gave an update, stating the updated strategy will be presented before Town Council on April 5th to align with partnering local government presentations.

b. Town-Owned Land Strategy Update

Vanaman informed the commission that Staff is continuing to engage the neighbors of the Pathway Drive area and a [dedicated webpage](#) will be created for the Town-Owned land development process. Next steps include a site analysis of the Pathway Drive and Crest Street parcels and continued community engagement sessions to help shape the vision of the project. Harper supported Staff including all voices of the community in the process.

c. Tenant Advocacy and Education Update

Vanaman stated Staff is working on revising the document to incorporate AHAC's comments.

d. Carolina Spring

Hall gave an overview of the on-site information session, held in conjunction with OC Department on Aging, to inform the senior residents of available County resources and of the importance of home safety. Hall also stated that Justice United attended the session to provide additional tenant advocacy and the Inspections Department is working closely with the Carolina Spring Corporate Team to ensure the ongoing plumbing and maintenance issues are resolved.

e. Next Regular Meeting on April 20, 2022

A motion was made by Curry to adjourn. The motion was seconded by Singleton. Voted all in favor (4). None opposed. Two absent (Griffin and Nash). The meeting adjourned at 8:24 p.m.