



Affordable Housing Advisory Commission Special Meeting

REMOTE*

May 18, 2022

7:00 PM

Remote Meeting



Meeting Minutes

Present: Quinton Harper – Chair, Amy Singleton, Betty Curry, Heather Nash, Lindsay Griffin
Anne-Marie Vanaman – Carrboro Staff, Zequel Hall – Carrboro Staff

Absent: Bobby Funk, Damon Seils – Council Liaison

Guests: Brian Taylor – MPA Intern

I. Welcome

Chair Quinton Harper opened the meeting and welcomed all.

II. Consider Approval of April 2022 Meeting Minutes

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

III. April 7th Concept Plan Review - Comments

Singleton joined the meeting. Vanaman recapped the concept plan review for the proposed Homestead Subdivision to gather AHAC comment. The AHAC provided comments, asserting that the project does not speak to affordable or low-income housing. Curry added that the project does not address community housing needs and noted the many barriers disenfranchised residents face. The AHAC appreciated the increased density and noted that the proposed triplexes would provide some missing middle housing. They also appreciated the proximity to transit and services, which aligns with the Town's climate action goals. The AHAC added that due to the shifting housing market, they would like the developer to consider collaborating with affordable housing partners (EmPOWERment & Habitat for Humanity) and/or revisit a partnership with Community Home Trust. The AHAC also requested that market rate developers provide feedback on ways to partner with the Town to include affordable housing in future projects, which supports achieving the Town's goals and addresses community needs. Griffin highlighted AHAC's recommendation to explore revisions to the zoning process that could expedite development of affordable housing. Vanaman added that the development review process would be analyzed as part of the comprehensive plan.

IV. Presentation & Discussion: Racial Equity in Housing and AHSRF Grant Assessment

Brian Taylor, MPA Intern, presented background information from their research of racial inequity in housing. Taylor detailed three of the national strategies used to advance racial equity: expanding the affordable housing stock, providing income assistance, and promoting institutional racial equity. Vanaman outlined the Town's current strategies, noting the alignment with national best practices. Vanaman asked Curry to speak on her experience as Vice-Chair of the Town's Racial Equity Commission and what prompted their prioritization of affordable housing. Curry stated that the catalyst was the death of an individual in the IFC parking deck due to freezing temperatures. Curry said their goal is to prevent future occurrences by focusing on ways to increase the Town's affordable housing stock to address the needs of all Carrboro residents with a particular focus on 30% AMI and below. Curry added that the goal is to collaborate with the various Town departments to develop strategies to mitigate racial disparities in housing. Curry provided examples of inequities in housing that she has encountered in Carrboro in her advocacy work.

Due to time constraints, the remainder of the presentation will be presented in the next meeting. Vanaman said that staff is looking to identify ways to further racial equity in the AHSRF process and requested that AHAC provide their input, which is critical to assessing the application process. Vanaman provided an overview of the assessment lens, stating that key findings from the assessment will be used to inform existing practices, policies, and procedures. AHAC members discussed the assessment tool and how it will be used. Staff will gather historical data and are seeking AHAC'S expertise as community advocates to inform the assessment. Curry asked staff to share the Town's resolution for supporting reparations for Black Carrboro with the AHAC. Curry requested that the AHAC work to elevate more of the accomplishments of the nonprofit affordable housing agencies and programs.

V. Additional Comments/Questions

a. Quarterly Report

Vanaman stated that the Housing Department's Affordable Housing Quarterly Report will be presented to Council and will be forwarded to the AHAC.

b. AHSRF Budget Amendment, CIP, Draft Budget & ARPA Funding Framework

Vanaman stated that the upcoming ARPA Framework and Budget presentations to Council will include an increase in the AHSRF budget for FY23.

c. HOME

Vanaman stated that the Council HOME agenda item includes a grant to EmPOWERment that provides funding, in addition to AHAC's recommendation, for acquisition of an affordable unit in Carrboro.

d. Habitat – Cobb Street Dedication Ceremony

Vanaman provided information on the Cobb Street dedication, encouraging AHAC to attend and help celebrate the project and new homeowners.

e. AHAC – Open Seat

Vanaman spoke on the AHAC vacancy stating that the Town is seeking diverse candidates for all Advisory Boards and Commissions.

f. Next Meeting

A motion was made by Griffin to adjourn. The motion was seconded by Nash. Voted all in favor (5). None opposed. One absent (Funk). The meeting adjourned at 8:56 p.m.