



Affordable Housing Advisory Commission Meeting REMOTE*

January 20, 2021

7:00 PM

Remote Meeting



Meeting Minutes

Present: Damon Seils - Council Liaison, Quinton Harper - Chair, Amy Singleton, Terri Buckner, Cain Twyman, Betty Curry, Rebecca Buzzard - Staff Liaison, Anne-Marie Vanaman - Management Specialist, Zequel Hall - Administrative Assistant

Absent: Gabe Viñas, Pamela Atwood

Guests: Kimberly Sanchez – Executive Director (Community Home Trust), John Owen – Tenant Advocacy Committee (The Landings), Briann Mendez – Tenant Advocacy Committee (The Landings), Kenyatta Clark – Tenant (The Landings), Khadijah Amina – Tenant (The Landings), Melissa Haithcox-Dennis – Executive Director (Alliance of AIDS Services - Carolina), Stephanie Bryant – Associate Director of Care and Support (Alliance of AIDS Services - Carolina), Ms. Lorraine – Recipient of Services (Alliance of AIDS Services – Carolina)

I. Welcome

Chairman Quinton Harper opened the meeting and welcomed all.

II. Consideration of Approval of November 2020 Meeting Minutes

The November 2020 meeting minutes were considered, Cain Twyman made a motion to approve. The motion was seconded by Betty Curry. Voted all in favor (5). None opposed. Two absent (Viñas and Atwood).

III. Consideration of Affordable Housing Special Revenue Fund (AHSRF) Proposals

Anne-Marie Vanaman opened with a background of the Special Revenue Fund for guests. Terri Buckner raised questions regarding the payments in lieu budget line item and requested clarification regarding the actual expenditures and reallocation of funds. Vanaman explained payment in lieu funds (Burgundy Lane \$24,000 & Inara Court \$57,000) are one-time payments and that awarded funds are not reflected in the Actual Expenditures column until the Town has paid the grantee. She noted that funds can be moved between non-recurring expense budget categories. This will give the AHAC flexibility when considering the final round of applications in April.

a) **Community Home Trust (CHT)** – Kimberly Sanchez presented the CHT proposal to secure the Community Room for tenants of The Landings at Winmore and to create a flexible space with computers/printers with after-hours accessibility. Several tenants of The Landings were in attendance and expressed mixed views about the proposal. John Owen of the Tenancy Advocacy Committee (TAC) provided background of the Community Room and noted an escalating need for more access to technology due to social distancing during the pandemic. Khadijah Amina (long-term resident) expressed that the TAC does not represent the views of all residents and the committee was created by the owners which she felt was a conflict of interest. Amina explained tenants were not informed of the proposal and wished to return the Community Room back to the original location. Sanchez responded; funds would alleviate liability/insurance concerns to allow greater tenant access to the existing space. She added that all tenants have the opportunity to participate in the TAC. Briann Mendez (TAC)

supported the proposal and reiterated the tenant need for flex space and access to technology. Kenyatta Clark objected, remarking CH-Carrboro City Schools have provided laptops and hotspots to all area students and suggested funds could be used to address other on-going issues (poor lighting/inadequate number of dumpsters) at The Landings. Clark said that she felt there is a communication disconnect between CHT and the tenants. Sanchez replied that CHT plans to engage tenants with concerns in future listening sessions.

Harper opened the floor to the AHAC. Curry and Twyman raised concerns regarding the disconnection between CHT and tenants. Buckner inquired whether the Town's annual funding of CHT supported The Landings.

Rebecca Buzzard clarified that the Town's annual funding specifically supports CHT's operating cost as part of an interlocal agreement with Orange County and the Town of Chapel Hill, which does not include the Landings. Separate grants have been awarded to CHT that directly support The Landings. Amy Singleton, Twyman and Buckner requested to review funding reports from grantees. Vanaman agreed to share reporting documents provided at the end of the fiscal year.

Singleton raised proposal budget concerns of recurring costs related to the project (Wi-Fi) and the rapid depreciation of equipment purchases. Twyman echoed her sentiments, adding her preference for CHT to address maintenance issues instead. However, Mendez disputed comments about property disrepair. Buckner noted that not all residents of the Landings are eligible for the technology provided by area schools.

Harper opened the floor for a motion to approve funds. No motion was made for approval. Council Member Damon Seils provided guidance on how to proceed with the funding recommendation.

b) Alliance of AIDS Services Carolina - Melissa Haithcox-Dennis gave a brief background of the currently vacant Orange Community Residence House and the need for funding to support its rehabilitation. Haithcox-Dennis presented two programmatic option for the home: providing 7 permanent supportive affordable housing units to the community or utilizing the residence as a medical respite homes. She discussed how momentum built within the organization to re-open the OCR house due to the current housing crisis. Funding would facilitate renovations to make the residence ADA compliant.

Stephanie Bryant spoke of the past struggles to re-open the OCR house and explained the importance of providing housing and stability to enable residents to focus on their well-being. Ms. Lorraine expressed her gratitude for the Alliance services in helping her learn about her illness, teaching her self-care and for providing stable housing. Haithcox-Dennis added that the Alliance reflects the community with employment of staff (1/3 living with HIV) and active outreach within Carrboro to help provide housing and resources. The goal is to have OCR in place and operating by June 1, 2021.

Harper thanked the Alliance for their great work in the community and opened the floor for questions or comments. Buckner asked if the Alliance was asked by the County to admit residents who do not have AIDS. Haithcox-Dennis replied that they are governed by HUD's PRAC 811 which would allow housing of any illness/disability protected by the ADA.

Buckner made a motion to fully fund their request. Singleton seconded the motion. Voted all in favor (5). None opposed. Two absent (Viñas and Atwood).

- c) **Recommendation for AHSRF funding** – Harper opened the floor for the AHAC to leave formal comments on the CHT proposal. No formal comments were submitted. However, Seils agreed to convey the sentiments of the AHAC to the Town Council. Buckner left the meeting.

Amy Singleton made a motion to decline funding the CHT proposal. The motion was seconded by Twyman. Voted all in favor (4). None opposed. Three absent (Buckner, Viñas and Atwood). Harper motioned to affirm no financial conflict of interest. Four affirmed no conflict of interest and none (0) stated they had a conflict of interest.

Harper commended Buckner, who was stepping down from the AHAC, on all her hard work and dedication to the AHAC.

IV. **Additional comments/questions**

a. **Comprehensive Plan**

Singleton reported that there have been 5 breakout sessions to discuss Environmental Systems, Transportation & Infrastructure, Economic Sustainability, Affordable Housing, Recreation Parks & Culture. The next agenda will continue discussions on the above topics. Seils urged everyone to get involved in Carrboro Connects. Seils explained that the AHAC's involvement will go a long way in shaping the Carrboro Connects planning decisions. Harper thanked all Commission members for attending at least one Carrboro Connects meeting.

b. **AHAC Vacancies**

Buzzard reported that Singleton will seek reappointment and Viñas and Buckner will not seek re-appointment, creating two vacancies. She added that the Council wants the applicant pool to reflect the community. The Town Clerk will bring applicants before the Council in late Feb/early March when the selection is more diversified. Three have applied and Harper has done a great job connecting with them. Twyman and other AHAC members have helped recruit potential members.

c. **Pee Wee Homes Update – Hill Street**

Buzzard reported on meetings with Pee Wee Homes, Planning Staff and the Jackson Center to move the project forward. Currently, Planning staff is working on a site plan for optimal placement of homes given the parcel's physical constraints. She explained the possible need for a variance on the stream buffer and rezoning according to the number of units proposed for the plot.

d. **EHA/CDBG-CV Update**

The Town was awarded \$900,000 in CDBG-CV funds to be administered through Orange County. Buzzard said a budget ordinance will be brought before the Council on 1/26 to allow officials to sign the agreement and start the draw down process. She explained that local money in the AHSRF rental assistance line item would be used in the meantime, in an effort to bridge the funding gap for Carrboro residents. Seils questioned why Orange County has not received their funding. Buzzard replied there had been an administrative delay.

e. **Long Term Recovery Plan: orangencforward.org**

Buzzard reported that the County has hired a consultant to help develop a plan for long-term resiliency and recovery. Town Hall sessions will be held on Jan 22nd and Jan 23rd and residents can register at orangencforward.org to join meetings, view, and comment on draft plans.

f. Next Regular Meeting on February 17, 2021

A motion was made by Twyman to adjourn. The motion was seconded by Singleton. Voted all in favor (4). None opposed. Three absent (Buckner, Viñas and Atwood). The meeting adjourned at 8:51 p.m.