



Affordable Housing Advisory Commission Meeting

May 17, 2023

Meeting Minutes

Present: Betty Curry, Chair; Heather Nash, Lindsay Griffin, Anne-Marie Vanaman, Staff Liaison; Eliazar Posada, Council Liaison

Absent: Amy Singleton, Vice Chair; Bobby Funk

Guests: Aaron Nelson, Executive Director, Chapel Hill-Carrboro Chamber of Commerce, Jennifer Player, President and CEO, Habitat for Humanity of Orange County, Muhsin Omar, Elizabeth Young, John Ring, Cary White

I. **Welcome and Introduction of AHAC Applicants**

Chair Betty Curry called the meeting to order and welcomed guests. Betty Curry gave brief description of responsibilities and role of AHAC.

II. **Consider Approval of the April 2023 Meeting Minutes**

The April 2023 meeting minutes were considered. Lindsay Griffin made a motion to approve. Heather Nash seconded. Voted all in favor. None opposed.

III. **Presentation – Chamber of Commerce Big Bold Ideas**

Aaron Nelson & Jennifer Player gave a presentation regarding The Big Bold Ideas Initiative. The presentation discussed the origins and status of Big Bold Ideas as it pertains to affordable housing in Orange County, as well as its goals and future projections through 2026. Commission members provided comments on the presentation and asked questions.

IV. **Ordinance Amendment – Attendance Requirements for Town Boards and Commissions**

Anne-Marie Vanaman presented proposed amendments to the town code concerning attendance policies for Town advisory boards and commissions. Vanaman asked that the AHAC make a recommendation to the Town Council regarding the proposed town code amendments. Lindsay Griffin made a motion to approve. Heather Nash seconded. Voted all in favor. None opposed.

V. **Proposed Conditional Rezoning to M-3-CZ & Associated Text Amendments for South Green**

Vanaman described the South Green development rezoning and text amendments to the AHAC. The commission reviewed and discussed the rezoning and text amendments. A motion was made by Lindsay Griffin in favor of the rezoning. Heather Nash seconded. Voted all in favor. None opposed. A motion was made by Lindsay Griffin in favor of the text amendments. Heather Nash seconded. Voted all in favor. None opposed.

- VI. Proposed Conditional Rezoning to R-3-CZ for 820 & 904 Homestead Road and 310 Lucas Lane**
Vanaman described the conditional rezoning of the proposed project. The AHAC reviewed and discussed the rezoning. Motion made by Lindsay Griffin in favor of the conditional rezoning with comments. Heather Nash seconded. Voted all in favor. None opposed.

In addition, a motion was made by Lindsay Griffin proposing that the plan was not consistent with the Carrboro Connects Comprehensive Plan. Heather Nash seconded. Voted all in favor. None opposed.

Comments

Noting the density reduction from earlier plans – Since the project does not include the affordable housing expectation in the Land Use Ordinance of allocating 15% of the total number of units that remain affordable to households whose annual gross income equals 80% of the median gross annual income, does this rezoning commit the developer to higher density as outlined, or can they further reduce the density?

- VII. Housing & Community Services Updates/Questions/Comments**

Curry thanked the presenters and guests for attending the meeting. Vanaman informed the AHAC that the public hearing for the Town Manager’s Recommended FY24 Budget is on June 13th. The next AHAC meeting will be on June 21st.

Lindsay Griffin made a motion to adjourn. Heather Nash seconded. Voted all in favor. None opposed. The meeting ended at 8:22 PM.