



Affordable Housing Advisory Commission Meeting

March 15, 2023

Meeting Minutes

Present: Betty Curry, Chair; Amy Singleton, Vice Chair; Heather Nash, Lindsay Griffin, Anne-Marie Vanaman, Staff Liaison; Elizabeth Young, Justice United (guest)

Absent: Bobby Funk, Eliazar Posada, Council Liaison

I. **Call to Order**

Vice Chair Amy Singleton called the meeting to order and welcomed guest Elizabeth Young of Justice United. Young spoke briefly about the County's property tax assistance program for low-income, long-time homeowners.

II. **Consider Approval of the March 15, 2023 Meeting Minutes**

The March 2023 meeting minutes were considered. Betty Curry made a motion to approve. Lindsay Griffin seconded. Voted all in favor. Absent (1). None opposed.

III. **AHAC**

Open seats

Anne-Marie Vanaman provided updates about the advisory commission. She stated that there were two open seats on the AHAC and that the Town Clerk would forward applications for the chair to review, reiterating that diverse representation on advisory commissions is a Council priority.

Advisory Board meetings update: in-person/virtual/hybrid

Vanaman shared that a hybrid model was available for future meetings.

Consideration of a new meeting date

Vanaman revisited the idea of moving the standing AHAC meeting to coincide with the Planning Board to make it easier for the AHAC to attend joint review sessions. The AHAC did not feel it was necessary to move its usual meeting date. Vanaman noted that the joint review meetings are being recorded.

Chair elections

Curry expressed interest in serving as chair and made a motion to nominate herself. Amy Singleton seconded the nomination. Voted all in favor. Absent (1). None opposed. Betty Curry was elected AHAC Chair.

IV. Development Review

The AHAC provided comment for two proposed developments.

400 North Greensboro Street

The AHAC noted that the multi-unit apartment building added housing diversity and was a good direction for the Town. Since this project is not intended for the market, they did not see a need to comment further.

603 Jones Ferry Road

The AHAC appreciated the live-work design concept, location proximity to transit, density, and thoughtful siting of the proposed project. They acknowledged the efforts to provide two affordable units but stated that the proposed rents would not be affordable to households earning 50% AMI or less, where the need for housing is the greatest.

V. Discussion – Rental Rate Increases

The AHAC discussed the dire situation facing many residents experiencing significant rent increases and made note that an individual would have to earn approximately \$53,000 annually to afford a basic 2-bedroom apartment. Frustration was shared that Black Carrboro continues to suffer disproportionately. After a review of their charge, the AHAC began to develop areas of concentration where they can foster more urgent action that leads to equitable, tangible results in addressing the housing crisis.

VI. Announcements and Next Meeting

Vanaman announced that new Housing and Community Services administrative assistant, Malia Summey, was now onboard. She also announced that the Advisory Board appreciation dinner will be held in May, the first since the pandemic began. The next meeting is scheduled for April 19, 2023.

VII. Adjourn

Amy Singleton made a motion to adjourn. Lindsay Griffin seconded. Voted all in favor. Absent(1). None opposed. The meeting ended at 8:33 PM.