

Affordable Housing Committee
April 24, 2020, 11:00 a.m. - 1:00 pm
Electronically Accessible Meeting

DRAFT MINUTES

Due to the COVID-19 pandemic, no public attendance was permitted. The public could view the retreat online through Zoom (Part 1) and Microsoft Teams (Part 2)

Committee Members Present Electronically

Joe Belcher, Amanda Edwards, Brownie Newman

County Staff Present Electronically

Matthew Cable, Brandon Freeman, William High, Nate Pennington, Amanda Stratton, Sybil Tate, Don Warn

Discussion

- Commissioner Newman welcomed everyone to the retreat and called the meeting to order.

Affordable Housing 101

- Tyler Mulligan, Professor of Public Law and Governance, School of Government, was a guest speaker at the committee meeting, participating via Zoom.
- Professor Mulligan provided an overview and introduction to Affordable Housing for the Committee and County Staff.
- Chairman Newman asked for an update on how code enforcement can be used by a County with regard to preservation of existing affordable housing. Professor Mulligan explained recent amendments by the NCGA to allow for code enforcement measures to maintain existing housing stock.
- Commissioner Belcher commented that there might be issues with code consistency between the state and local housing codes.
- Chair Newman asked for clarification on affordable housing land uses, and how prescriptive those requirements are in land use plans.
- Professor Mulligan explained that the requirements are not typically included in a comprehensive plan, but are often straightforward on describing the need for affordable housing.

County Role in Leveraging Low-Income Housing Tax Credits

- Sara Odio, Project Manager, School of Government, was a guest speaker at the committee meeting, participating via Zoom.
- Ms. Odio presented an overview on using Low-Income Housing Tax Credits, commonly referred to as LIHTC, to expand affordable housing supply through the private market.
- Chairman Newman asked whether most projects in NC with the nine (9) percent LIHTC have local funding.
- Ms. Odio explained that most nine (9) percent LIHTC projects do not have local funding.

- Chairman Newman asked about the use of site plans and the criteria for the location regarding the nine (9) percent LIHTC financing.
- Ms. Odio explained there are a variety of criteria for scoring projects relative to the amenities near the project.
- Commissioner Belcher asked about how high a score can be.
- Ms. Odio explained that for a nine (9) percent LIHTC project, the highest score is 60 points, and for a four (4) percent LIHTC project, the highest score is 45 points.
- Chairman Newman asked about how many LIHTC projects are performed across North Carolina each year and the number of projects that occur per county.
- Ms. Odio explained that there are set asides for counties, or caps, but that there are different categories of projects and that more than one projects can advance within a single county at once (though unusual).

Overview of the Affordable Housing Services Program

- Nathan Pennington provided a brief overview of the Affordable Housing Service Program.
- Technical difficulties did not afford discussion of the program by the Committee.

Public Comment

- Public comment was not received in advance of the meeting or through the electronic platforms (Zoom and Microsoft Teams) utilized for the meeting.

Adjourn

- The meeting ended as a result of technical difficulties.