

Ed Harrison, Incumbent Chapel Hill Town Council

1. What are the highest priority affordable housing issues in your community?

Most important priorities: Rental housing, Affordable homeownership, Critical repairs
Top priorities, but not the most important: Senior housing, Permanent housing for homeless
Important, but lower priorities: Mobile homes

2. Should local government provide more money or less money to support affordable housing in your community?

Much more money. Even with the substantial addition to the Affordable Housing Development Reserve for which I voted in June 2017 -- an increase of almost 70 %, to \$1.16 M -- the costs of achieving our ambitious Council goals justify much more spending. At our 10/4 work session on AH, we agreed to have a bond referendum on the November 2018 ballot (as much as \$10M), delaying it somewhat to build large public support. Although the AH user gets affordability, our non-profit partners (and the Town) have to work with market rate costs, so that we really have to maintain a steady flow of large amounts of cash to spend and to leverage.

3. Do you support donating surplus government-owned land to affordable housing developers?

Yes. I enthusiastically supported the donation of \$2M (as appraised) of undeveloped land on the CH Cemetery tract to DHIC. The Raleigh non-profit told us in detail what they would do and how it would look, and so far they have delivered as promised. I AM PROUD THAT WE DID THIS -- and said so then. I also strongly support the use of 2200 Homestead Road and 200 Plant Road for affordable housing and associated uses. And if re-elected I will continue to support this because it keeps us inclusive and caring. This is the least expensive to contribute to affordable housing.

4. Do you think local jurisdictions do an effective job coordinating housing policies and programs with other jurisdictions in the county, including Orange County government?

Moderately effective. Based on my conversations with Commissioners, the partnership with Orange could be improved by a collaborative effort to align our adopted housing plans with each other -- which will help efficient spending. That may be in the works in senior management meetings right now. But it needs to happen through formal facilitated conversations between all the elected officials. Orange rightly feels an obligation to aid parts of the county outside the towns, because there are some places where the needs are great. We partner with Carrboro on Northside, but it's more that each of us works with nonprofit providers and funders. I look to working on more coordination in the coming years.

5. What's one example of an affordable housing program or development that you think worked well. Please explain why you think that was successful and how you will support more of these successes in the future.

Have already mentioned DHIC. My favorite ongoing program is the Northside Neighborhood Initiative, successful because of it's so necessary, and because of the partnership of many excellent organizations.

6. Will you support a Town of Chapel Hill bond referendum that includes funding for affordable housing?

Yes. As stated earlier, I joined with my colleagues on October 4 to support a November 2018 referendum vote. The highest total proposed so far for level of funding is \$10M, as I recall. We have a number of months to continue discussing the amount, but even more importantly, the program that we will have to sell to our residents (which I hope to be part of doing). I look forward to hearing from advocates for AH funding about what specifics this program should contain.

7. At this time, the task force assessing the American Legion Post property owned by the Town of Chapel Hill has not included recommendations for affordable housing. Would you support affordable housing being developed on a portion of the property?

Yes. There are dozens of proposed uses being proposed for a property with 36 acres of land, about 13 of which are undevelopable without the Town itself getting variances. An area next to Legion Road ranging from five to 15 acres is being tentatively proposed for sale to a private party. (Zero is also an option). That land could include construction of affordable rentals -- noting that Legion Road has 149 units of AR going on line in the near term. Any applicant will need a rezoning, and a resolute Council can ask for AH as a component of their application early in the process before the rezoning app is actually filed.