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Page 1: Administered by the Orange County Affordable Housing Coalition

Q1 Please enter your name.

Michael Parker

Q2 What is the most important affordable housing issue in your community?

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

Q3 Should local government provide more money, level funding, or less money to support affordable housing in your community? If you said level or less, why? If you said more, how much more AND how do you plan to achieve this?

Slightly more money ,

Please provide an explanation for your response.:

Chapel Hill currently spends about \$6 million per year on affordable housing in total, not counting funds that will be available from the \$10 million affordable housing bond. This is approximately six percent of our budget. The affordable housing bond will allow us to increase this. Although I completely recognize that affordable housing needs much more money, I don't think that the Town's current fiscal situation will permit this in the near term. A change in the Federal and State situations could go a long way to improving this situation, as the affordable housing that the Town currently owns was funded largely through Federal funds that are no longer available.

2019 Candidate Survey on Affordable Housing

Q4 Utilizing surplus government-owned land is an important tool for creating affordable housing. What are some parcels of public land you think should be made available for affordable housing? Are there any parcels that should not be?

The Town recently designated three parcels of land -- Jay St., Bennett Rd., and Dogwood Acres -- for affordable housing. The Town staff has presented a timetable for moving forward with these parcels and was instructed to move more quickly. In addition, the Town Properties Task Force, which I chaired, designated a property on Plant Rd. for affordable housing as soon as it can be vacated by the move of the current Parks and Rec facilities to a new Municipal Services Center. I believe that some portion of the American Legion property could be used for affordable housing, pending further study. Finally, although not solely owned by Chapel Hill, planning and implementation of affordable housing on the Greene Tract needs to move forward.

Q5 What is one local 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.

The development of Greenfield Place and Commons is a notable success that I hope that we can replicate as we move forward, particularly as we decide how to spend the funds from the affordable housing bond. Working with DHIC, the town gave approximately seven acres of land and additional cash that resulted in 149 units of permanently affordable housing at an approximate subsidy cost of \$25,000 per unit, far less than it would have cost the Town acting on its own. Partnerships with a variety of affordable housing providers has to be at the center of the Town's strategy going forward.

Q6 How would you ensure that people who have been affected by the lack of affordable housing have a "seat" at decision-making tables about the future development of affordable housing in our community?

While the Town clearly values input from those in need of affordable housing, we have done a very good job of obtaining it. Our HAB has only a small number of seats designated for these individuals; we rely on what we hear from organizations working with these folks (CASA, Empowerment), rather than the individuals themselves. The recent example of the Lakeview is instructive. The Town worked with the Family Success Alliance and Empowerment to gain a fuller understanding of what the residents needed and wanted. I believe that this information greatly aided our staff and the Council in thinking about solutions. While I don't know if this is the model that would work best for all issues pertinent to affordable housing, it is clear to me that we need more direct information from those who need affordable housing. Two possible solutions would be more outreach as the Town develops plans for affordable housing and creating a subcommittee of the HAB composed solely/largely of affordable housing residents or those in need of affordable housing.
