

# #5

**COMPLETE**

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Page 1: Administered by the Orange County Affordable Housing Coalition

**Q1** Please enter your name.

Renuka Soll

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

Rental housing	<b>Top priority but not the most important</b>
Affordable homeownership	<b>Most important priority</b>
Senior housing	<b>Most important priority</b>
Critical repairs	<b>Most important priority</b>
Mobile homes	<b>Top priority but not the most important</b>
Permanent housing for homeless	<b>Top priority but not the most important</b>

**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?

**About the same amount of money**

Please provide an explanation for your response.:

Level funding. Thanks to the recently approved affordable housing bond, in-lieu payments from developers, and the annual "penny for affordable housing" allocation of tax revenue; we currently have enough resources to fund our priority projects. When specific additional projects are identified that require funding beyond the current level, Chapel Hill Town government may decide to increase funding for affordable housing. Our main challenge is finding available land within the Town on which to build the affordable housing units.

## 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 Greene Tract is a good place where we can build new affordable housing. I am happy to see that the Rogers Rd community and residents of adjacent neighborhoods are working to let us know what they want in this area. The needs should come from the community. Town owned land, such as Jay Street, Bennett Road, and Dogwood Acres are possible parcels on which to build. The American Legion property on Legion Rd was acquired for the purpose of creating a community park to serve, among others, the residents of adjacent affordable housing neighborhoods and the new Greenfield apartments, and should primarily be used for that purpose, but I would support building affordable housing on a small portion of the site.

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**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.

Greenfield Place brought many new units. The whole complex is affordable housing, as opposed to what the town is able to require with inclusionary zoning which only applies to owner owned homes. The town gave land and the partner, DHIC, was able to build units at a reduced cost, making it possible for the entire development to be affordable. A similar public-private partnership could create affordable housing on other town-owned properties, such as those on Jay St, Bennett Rd, and Dogwood Acres. These are great opportunities to partner up and get a large number of units built. One downside to the Greenfield Place project is that it concentrates a large number of affordable housing units in one place. Many studies have found that children from lower-income households benefit more when affordable housing is integrated with market rate housing rather than being segregated. Another example of an affordable housing program for affordable rentals is the master leasing pilot at Glen Lenox. This offers promise for the future.

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**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?

We need to encourage individuals from lower-income households and affordable housing residents to serve on Town advisory boards. We also need to go into the affordable housing communities and transitional housing shelters to learn from the residents themselves what they want and need. To make participation easier for them, we should provide transportation and child care services for those who need it.

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