

# #17

**COMPLETE**

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Page 1: Administered by the Orange County Affordable Housing Coalition

**Q1** Please enter your name.

Tai Huynh

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

Rental housing	<b>Important but lower priority</b>
Affordable homeownership	<b>Most important priority</b>
Senior housing	<b>Top priority but not the most important</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>

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## 2019 Candidate Survey on Affordable Housing

**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?

**Much more money** ,

Please provide an explanation for your response.:

Local government should provide more money to support affordable housing in Chapel Hill, but it should also make sure that each dollar is being spent responsibly and effectively. In terms of how much more funding, the town spends on-average \$25,000/unit to subsidize the creation of a new affordable unit. In this fiscal year, our goal is to develop 95 new units, and we have developed 78. Therefore, the gap in units would cost roughly \$425,000 in subsidy. We can increase funding by diversifying our tax base through economic development, cutting down the costs to develop, and applying for project-specific grants. When the commercial tax base increases, the town will have a larger pool of funds to leverage more effectively to pay for affordable units. Our convoluted development approval process adds unnecessary cost and burden to affordable housing developers. As councillor, I will advocate for an expedited review process for affordable housing developments, such as 2200 Homestead. We should also be actively looking for outside sources of funding, specifically project-specific grants from foundations and the Federal government. If we bring together the amazing partners we have in our community, we can create innovative affordable housing projects that would make for competitive grant applications. As councillor, I would advocate for a collaborative effort to create an innovative proposal for our public housing redevelopment. I support a more holistic strategy of both creating new units and preserving the NOAH that we already have. Not only do we need to fund more affordable housing, but we also need to make sure that the affordable units we build are accessible to residents with disabilities and seniors. This means that affordable units need to have the proper infrastructure to accommodate residents of all ages and abilities. We also need to spend money to weatherize affordable units so that residents can build climate resilience in their own homes. On council, I will leverage public-private partnerships to make sure that the money we do have is being used not only to build more affordable units, but to make sure that the affordable housing in our community is weatherized, climate-resilient, and energy efficient. I will continue and expand programs like the Northside Energy Savers program that makes sure that all residents have access to the consultation and resources they need to reduce their utility bills and make their homes energy efficient.

## 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?

I believe that parcels of public land that are along transit corridors, connected to utilities, and close to the public schools should all be at the very least considered for affordable housing projects. This way, we can build mixed-use, mixed-income, transit-oriented communities. Such examples of these parcels include the Greene Tract, 2200 Homestead Rd, the Legion Rd property, and the town-owned property near Southern Community Park. All publicly-owned parcels of land that are suitable for building should be considered and thoughtfully-evaluated for creating affordable housing. We have a crisis in our community, and we must use every resource at our disposal to ensure that the people working and serving in our community have the basic human right to shelter.

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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.

Effective affordable housing programs are the result of partnerships among developers, the Town, and important public organizations in the affordable housing space. Examples of such developments include the Glen Lennox Master Leasing Program and Greenfield Place.

The Master Leasing Pilot Program at Glen Lennox worked well because the developer included a sizeable number of affordable units, and received market-rate prices while the subletter of the unit paid a subsidized price. This arrangement was made possible by the partnership between Clay Grubb and the Community Home Trust. This program also worked well because it was specifically catered towards residents below 30% AMI. By being intentional about whom each affordable housing development serves, we can secure homes for all residents in our town. This requires us to identify which populations are being left out, and to plan programs and developments for those groups specifically.

Greenfield Place is another example of an affordable housing development that worked well due to a strong partnership and targeted focus. DHIC is a strong community development partner that prioritizes affordability, and worked with the Town to secure 80 units in Phase 1 and 69 units in Phase 2. On the Housing Advisory Board, I fiercely advocated and pushed for Phase 2 because it would specifically give low-income seniors an affordable apartment to age in place.

On council, I will continue advocating for strong partnerships between community-minded development partners and the Town, and for programs that are intentional about serving populations that are typically overlooked--seniors, refugees, low-income residents, etc.

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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?

As an entrepreneur, I am constantly reminded of the importance of human-centered design. We should listen to impacted residents in order to get a clear picture of the context surrounding the challenges they face, including their motivations, needs, and wants. Only when we can empathize with impacted residents should we begin to devise solutions.

As Councillor, I will strongly push for engagement meetings to happen in the community so that we bring the table to the communities affected by the affordable housing crisis instead of constantly trying to get them to the table. I will advocate for more residents impacted by the issue to serve on advisory boards so that they can call for the changes they want and deserve. I will also advocate for ways to institutionalize human-centered design into our town programs and projects. For example, I would push for an ordinance that would require the town to conduct a certain number of stakeholder interviews with impacted residents before a council can be made.

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