



2021 Municipal General Elections Candidate Questionnaire

Please answer each of the following questions in 150 words or less. Orange County Affordable Housing Coalition (OCAHC) is a non-partisan association of organizations and individuals interested in affordable housing, and does not endorse candidates. Instead, OCAHC members will share the completed questionnaires from all candidates throughout our networks, including with local media and organizations that make endorsements. (If you do not return a completed questionnaire, we will note that when sending the questionnaires to our networks.) Our goal is to help voters make informed decisions to elect leaders who will prioritize the policies and resources needed to address our community's housing crisis.

Thank you in advance for completing this questionnaire. Should you have questions, please contact OCAHC Advocacy Committee Co-Chairs George Barrett (george@jacksoncenter.info) or Jackie Jenks (jjenks@ifcmailbox.org).

Please submit your completed questionnaire via email to ochousingcoalition@gmail.com by Saturday, September 25th at 12:00 pm.

1. Describe the current housing situation in our community. What are the main drivers of affordability challenges (property taxes, development types, lack of land, etc.)?

Carrboro's property values have skyrocketed in the past 18 months due to the pandemic and relative supply and demand for housing. And gentrification has been driving up property values in some areas of Carrboro long before that. The main drivers of affordability are high property costs, high property taxes, and a severe shortage of land to develop. In fact, homeowners are about to get a lot higher property tax bill based on the 2021 reassessment (that increased valuations on average by 20%). In the most recent statistics published from 2019 by the Town, 75 units are permanently affordable and 370 units are considered affordable rentals. If we have over 9,000 households in Carrboro, that means only 3% of the housing stock is dedicated to affordable home ownership.

2. What is the most important role of an elected official/local government in ensuring all community members can afford housing?

The role of the elected official for ensuring all community members can afford housing is to help support a multi-dimensional approach to affordable housing. We can create policies that will support both low and high-density projects with mission-driven developers. We can work with private and non-profit organizations to accelerate the process of building by offering shovel-ready land dedicated to affordable housing. We can work with state and federal agencies to provide funding, such as first-time buyer programs that are forgiven after 5 years.

3. What is your prior experience in creating and promoting affordable housing?
I have not had any experience in creating and promoting affordable housing.

4. In order of priority, what are three specific policy or funding initiatives related to affordable housing that you will support if (re-)elected?

(1) Increasing subsidies for low to moderate income families for affordable housing (2) Support first-time homebuyer programs that are forgiven after 5 years for families in the 30 to 60% AMI range (3) Initiate a policy to work with nonprofit or private developers to accelerate the building process.

5. How would you create affordable housing for individuals 30% AMI and below?

I think a faster and more equitable way to create affordable housing is to provide subsidies where land is scarce. I would also seek opportunities to use government-owned land to reduce the cost of building affordable low/high density housing with private and non-profit developers. Shovel ready!

6. Our community has seen growing polarization on arguments for increased housing density weighed against environmental impacts. What is your position on this discussion?

I think it is critical that any housing density projects be designed with environmental impacts in mind. If we concentrate on good and thoughtful design it will be a win-win situation for the community.

7. How would you implement systemic solutions to inequitable property taxes in our community?

8.

The best approach is to ensure properties are taxed fairly without bias to the race and ethnicity of the neighborhood or properties. We need to ensure all property owners

have an opportunity to appeal tax increases and not just the affluent that can afford legal representation.

9. How do you view affordable housing as a racial equity issue?

Redlining, racialized zoning, segregation, predatory lending, urban renewal and exclusions in the New Deal and the GI Bill are historic examples of public policies that have produced the racial disparities that permeate housing policy today. We know that these and other policies reflect systemic racism, disproportionately and negatively impacting communities of color, undermining the opportunity for home ownership and building equity.

Please answer the following questions with Yes or No

10. Will you support a new bond for affordable housing within the next two years?

Yes or No

11. Are you willing to dedicate at least 15% of American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds toward affordable housing?

Yes or No

12. Do you support building affordable housing for people 30% AMI or below on the Greene Tract? (Town of Chapel Hill and Carrboro candidates only).

Yes or No

13. Do you support building affordable housing for people 30% AMI or below on the former American Legion Property? (Town of Chapel Hill candidates only).

Yes or No