



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.)?

Based on the report recently presented to the Town Council and community, Chapel Hill is grossly lacking in housing units and that makes the market more competitive – driving up the cost of homes. Severe lack of land as we are landlocked by the rural buffer (our protected green space) and a long, arduous planning process makes development a serious challenge in Chapel Hill. Add to that the reliance on property taxes to fund the needs of our community. We need to develop homes and businesses to address the affordable housing crisis we face.

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

An elected official of the local government has the ultimate role in setting policy that makes the development and sustainability of affordable housing options possible and a reality. While considering the development and preservation of these homes.

3. What is your prior experience in creating and promoting affordable housing?

I worked with Community Home Trust for nearly seven years to amplify the need for affordable housing and the measures that the Home Trust undertook to address that need as part of the coalition of affordable housing agencies and their partners. I also worked to secure diverse funding from private sources to complement the public funding awarded to the Home Trust in order to build and maintain the homes.

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

- a) Continued emergency aid to those facing housing insecurity during the pandemic
- b) Designate ARPA funds to affordable housing
- c) Advocate for new Housing Bond

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

My commitment to funding housing for 30% AMI is to: 1) Elevate the discussion of the existing plan that the Town of Chapel Hill has for housing this segment of our population; 2) Ensure that the Town's budget has funding specifically allocated to the housing for people with 30% AMI; and 3) Explore means by which that budgeted amount can make a more significant impact each year through an increase of the number of units and the maintaining the units in good repair.

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

The climate crisis we are experiencing demands that we move to increased housing density. Once we accept that, we can resolve to work together to employ measures that have limited impact on our environment.

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

One solution is to impart a greater property tax upon resale of the property. And have that on a scalable rate based on value of property, number of years owned (by current owner or prior to inheritance), etc. Frankly, I would be open to hearing others' ideas on how to do this.

8. How do you view affordable housing as a racial equity issue?
Black and brown people historically have not had the same access to capital acquisitions that Whites have. Generational wealth does not exist in most families of color.

Please answer the following questions with Yes or No

9. Will you support a new bond for affordable housing within the next two years?
 Yes or No
10. 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
11. 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
12. 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