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.)?
   Intertwined factors:
   1) land restriction by rural buffer,
   2) regional high growth with influx of investors and high-earning workers,
   3) wage stagnation for low-paying jobs,
   4) lack of housing supply in the affordable range

2. What is the most important role of an elected official/local government in ensuring all community members can afford housing?
   1) strategic planning: AH needs, resources and sustainable strategy to meet the AH needs;
   2) compete/allocate federal, state and local funding for AH;
   3) policies to encourage AH construction and allocation;

4) work with partners to bring AH projects to fruition.

3. What is your prior experience in creating and promoting affordable housing?
   1) Championed for legislation and budgetary priorities for residents of the manufactured home parks,
   2) Promoted workforce housing at Eastown for hospital workers

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) working with DFI on affordable housing needs assessments
   2) Manufactured home park and <30% AMI housing
   3) Missing middle/ working force housing

5. How would you create affordable housing for individuals 30% AMI and below?
   1) Explore ordinance/legal options to designate restricted use zoning for manufactured homes
   2) Working with Orange County to identify appropriate land for <30% AMI housing
   3) Identify low/no interest loan and options for community ownership to create homeownership opportunities for people <30% AMI

6. Our community has seen growing polarization on arguments for increased housing density weighed against environmental impacts. What is your position on this discussion?
   Environment and affordable housing shouldn't be pit against one another. Instead environment standards should be a strong consideration for afford housing development in the new age of climate crisis. The tragedy of Chicago heat wave has shown that low income housing communities are extremely vulnerable to the impact of climate crisis. Numerous studies have shown that low-income communities are more prone to flooding, lower trees/shade coverage and up to 30 degrees hotter than more affluent neighborhoods. Adding the fact that many low income household can't afford air conditioning, the combination is deadly. Climate crisis also brings in more infectious diseases and will cause more infections and death in the low-income communities. Public transit and bike/walk connectivity is another environment initiative that goes hand in hand with affordability. Average households spend 30% on transportation, and many low income families can't afford a car. Providing non-auto connectivity opens economic opportunities for many low income families.

7. How would you implement systemic solutions to inequitable property taxes in our community?
The fact that 342 in 347 properties in the northside neighborhood has to adjust their property lower indicate a wide spread problem with property value reevaluation process. How spread is the problem? What is the pattern of the deviation? Are more expensive properties consistently being under-valuaed and low-cost properties over-valued. I'd request a wider investigation to get to the full scale of the problem and implement a more equitable property tax reevaluation process to all properties in our community.

8. How do you view affordable housing as a racial equity issue?
Due to redlining and systematic racism, people of the black and brown communities are consistently put in an economically disadvantaged position, many of them are facing the housing affordability challenge.

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 ☐
(We need an evaluation of the first bond to see if we accomplished our goals and the follow up step. The Council should have a conversation after the Affordable Housing Needs Assessment is completed as mentioned in Q4)

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 ☐
(This area has experienced intense densification in the past decades. Will need to have a comprehensive review of the Blue hill district form-based code to see what adjustments need to be made, what are missing in the overall setup. Legion

rd property will play a strategic role to offset the imbalance of the area. We are running out of land/options in the area)