



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.)?

Lack of land, limited water/sewer capacity to support growth, limited housing stock, small water/sewer system with the most stringent regulations (Falls Lake) with no option to regionalize except with Durham (and to do so costs 3 times as much)

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

Bully Pulpit: Advocacy, public awareness, connecting resources, collaboration because no single government has the budget or resources to solve the issue

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

I successfully: lobbied for my neighborhood to support Habitat building four houses; lobbied the HOME Consortium to allocate funds to Empowerment to save another affordable house in Hboro from being lost; advocated the BOCC to purchase another affordable house to keep it

from being lost (which BOCC did and turned it over to Empowerment); Pushed Collins Ridge developers to double the number of units from 44 to 88, Collaborated with Habitat to gain board support for Odie Street funding, Advocated for new 75 unit Habitat development on US 70-A, served on Community Home Trust board, currently serve on Housing Collaborative (formerly known as HOME Consortium), Chair the Partnership to End Homelessness and have served on OCPEH for 8 years; have reached out to Community Home Trust to explore a home in Hboro previously occupied for 20 years by a voucher holder but which has been put on the market at market rate; as an officer of the Triangle J Council of Governments, I advocated for and supported adoption of affordable housing as one of the CoG's priorities, which led to the CoG performing affordable housing impact studies for Community Home Trust and Orange County; After being unable to find any permanent housing or housing assistance for a DV survivor who took a .357 point blank to her face, I have her stay with me 4 days every other week for her medical appointments and while recovering from surgeries.

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

Hillsborough needs an affordable housing funding stream, and I believe the best option is a reserving a penny next year when we adjust the tax rate in 2022. I really want to see Community Home Trust purchase property in Hillsborough and continue to search for viable properties and will support the requisite budget increase. I will continue to support Habitat as they continue to expand their presence.

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

CASA will be developing the 88 units in Collins Ridge (Yay). With a general fund of 10.7 million and no more sizeable land for residential development, the only way I personally can create affordable housing for individuals 0- 30% AMI is to continue collaborating, supporting, and advocating with our affordable housing nonprofits and elected colleagues and continue weighting Very Low Income housing projects as priority for HOME funds and advocate at the regional and state level for more state funding.

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

Density is environmentally responsible because it is the type of development that limits carbon emissions the most, provides the most cost-effective delivery of services, which stretches the budget the most, and promotes the greatest walkability.

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

I don't know what the best approach is. When properties of BIPOC owners are appraised and taxed at values commensurate with white owners, our BIPOC owners feel the pain of the

associated tax bill worse. So lower valuation can provide short-term relief, although I don't know if that is viable long-term solution.

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

Racial inequality has deprived many of our non-white residents with the incomes and wealth needed for rents and mortgages, the effects of which increase as more people vie for the limited housing units available in Town, driving up housing costs, especially houses where one can live/work/play in walking or near-walking distance. This has pushed out folks who need housing close to transportation and services further out while placing more folks who have more resources in those areas. Racial inequality further has increased the cost of housing for many of our non-white residents by leading to higher interest rates, fees, deposits, and lower acceptance / approval rates than experienced by our white residents. Additionally, racial inequality has led to many of our non-white residents living in housing that is less safe, less well-maintained, less secure.

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