Affordable Housing Committee
April 24, 2020, 11:00 a.m. - 1:00 pm
Electronically Accessible Meeting

DRAFT MINUTES

***Due to the COVID-19 pandemic, no public attendance was permitted. The public could view the retreat online through Zoom (Part 1) and Microsoft Teams (Part 2)***

Committee Members Present Electronically
Joe Belcher, Amanda Edwards, Brownie Newman

County Staff Present Electronically
Matthew Cable, Brandon Freeman, William High, Nate Pennington, Amanda Stratton, Sybil Tate, Don Warn

Discussion

- Commissioner Newman welcomed everyone to the retreat and called the meeting to order.

Affordable Housing 101

- Tyler Mulligan, Professor of Public Law and Governance, School of Government, was a guest speaker at the committee meeting, participating via Zoom.
- Professor Mulligan provided an overview and introduction to Affordable Housing for the Committee and County Staff.
- Chairman Newman asked for an update on how code enforcement can be used by a County with regard to preservation of existing affordable housing. Professor Mulligan explained recent amendments by the NCGA to allow for code enforcement measures to maintain existing housing stock.
- Commissioner Belcher commented that there might be issues with code consistency between the state and local housing codes.
- Chair Newman asked for clarification on affordable housing land uses, and how prescriptive those requirements are in land use plans.
- Professor Mulligan explained that the requirements are not typically included in a comprehensive plan, but are often straightforward on describing the need for affordable housing.

County Role in Leveraging Low-Income Housing Tax Credits

- Sara Odio, Project Manager, School of Government, was a guest speaker at the committee meeting, participating via Zoom.
- Ms. Odio presented an overview on using Low-Income Housing Tax Credits, commonly referred to as LIHTC, to expand affordable housing supply through the private market.
- Chairman Newman asked whether most projects in NC with the nine (9) percent LIHTC have local funding.
- Ms. Odio explained that most nine (9) percent LIHTC projects do not have local funding.
• Chairman Newman asked about the use of site plans and the criteria for the location regarding the nine (9) percent LIHTC financing.
• Ms. Odio explained there are a variety of criteria for scoring projects relative to the amenities near the project.
• Commissioner Belcher asked about how high a score can be.
• Ms. Odio explained that for a nine (9) percent LIHTC project, the highest score is 60 points, and for a four (4) percent LIHTC project, the highest score is 45 points.
• Chairman Newman asked about how many LIHTC projects are performed across North Carolina each year and the number of projects that occur per county.
• Ms. Odio explained that there are set asides for counties, or caps, but that there are different categories of projects and that more than one projects can advance within a single county at once (though unusual).

Overview of the Affordable Housing Services Program

• Nathan Pennington provided a brief overview of the Affordable Housing Service Program.
• Technical difficulties did not afford discussion of the program by the Committee.

Public Comment

• Public comment was not received in advance of the meeting or through the electronic platforms (Zoom and Microsoft Teams) utilized for the meeting.

Adjourn

• The meeting ended as a result of technical difficulties.