



AFFORDABLE HOUSING TASK FORCE

MEETING MINUTES

AUGUST 26, 2024

Members Present: Chairman Elmo Vance, Council Member Demian Dellinger, Ralph Carson, Rev. Jeffery Robinson, Jeffery Swain, Katie de Cardenas, Tina Johnson, Assistant Planning Director Erin Joseph, Assistant Town Manager John Hodges and Town Manager Jodi Miller

Town Staff Present: Town Attorney Terri Jones, Assistant Town Attorney Erin Gibbs, Communication Director Rick Mercier

Special Guests: Wake County Commissioner Matt Calabria, Wake County Commissioner Vickie Adamson, Wake County Deputy Director of Housing Affordability Morgan Mansa, Wake County Equitable Housing and Community Development Division Director Mark Perlman

Chairman Vance called the meeting to order and welcomed everyone in attendance. He also mentioned the groundbreaking of the new affordable housing complex, Tryon Station, on Creech Rd.

Chairman Vance opened the floor to the special guests and Task Force members that were not present at the first meeting to introduce themselves and state why they are engaged with affordable housing and serving on the task force.

Manager Miller reminded the group that the meetings are subject to open meetings law and asked if there were any corrections to the minutes. The spelling of Katie de Cardenas name was noted as a correction.

Assistant Manager Hodges introduced the guest speakers, acknowledging that Garner's Wake County housing partners were selected as the first partner presenters due to the questions and discussions regarding achieving the task force's objectives within the allotted timeframe. He further explained that the presenters would discuss their current work, the resources that they have available and how the Town is already working with them.

Mr. Mark Perlman and Morgan Mansa presented an overview of the Wake County Department of Housing Affordability and Community Revitalization. Ms. Mansa began with a synopsis of what is housing affordability and how it is defined (spending less than 30% of income on housing costs), who it serves and what it means to the community from a comprehensive perspective. Ms. Mansa also detailed the actions that County Commissioners have taken to advance affordable housing such as the adoption of an affordable housing plan in 2017 and investing dollars to affordable housing. She also described the departmental structure of HACR and the programing built into the departmental divisions.

Mr. Perlman presented in further detail the programs, such as gap financing for rental affordable developments, homeownership programs and non-tax credit supportive housing and home rehabilitation assistance. Moreover,



Mr. Perlman spoke about the affordable housing preservation fund created to target units that are at risk of becoming market rate units. Mr. Perlman also discussed the partnership opportunities through municipal outreach and technical assistance. Questions and discussions included what the qualifying parameters of homeownership programs are and how municipalities could explore and potentially create programs to assist first time homebuyers with costs. Ms. Mansa provided additional information on the various services and programs that address affordable housing that meet the needs of specific community members, such as those experiencing homelessness.

Additional discussion included locating additional information, tax evaluations and abatements, development constraints regarding the availability infrastructure, (particularly in the extraterritorial jurisdiction), supply and demand of housing, term limits of affordable housing, the continuum of housing needs, and data collection.

Final conversations during the meeting focused on the establishment of the subcommittees and opportunities for members to join a subcommittee of particular interest. Mr. Vance shared several subcommittee assignments that had been confirmed:

Definitions – Mr. Swain and Rev. Robinson

Peer Communities Review – Mr. Dellinger and Mrs. de Cardenas

Data Collection and Analysis – Mrs. Miller, Mr. Hodges, Mrs. Joseph and Mr. Carson

Councilman Dellinger spoke about the work that he and AHTF member Katie de Cardenas have started as it relates to what other jurisdictions have completed and policies pertaining to affordable housing.

Manager Miller explained the deliverables framework as outlined in the agenda packet and how the structure of the meetings and subcommittees will help move forward the work of the Task Force and ultimately provide recommendations to Town Council. The Task Force will meet once a month, but the subcommittees will meet in between the monthly meetings. It was recommended to provide status updates to Town Council throughout the process, receive information ahead of the upcoming meetings, and to look at other municipalities recommendation lists and to hear from other partner agencies regarding homeownership assistance. Manger Miller suggested the committee focus the first hour for partner presentations and reserve the second hour for subcommittee updates. It was decided that the Manager Miller and Assistant Manager Hodges will reach out to partner agencies and municipalities to speak to the Task Force. Future meetings will be scheduled for Mondays with future dates and information to be emailed out.

Meeting adjourned at 5:30 PM