

City of Raleigh
Affordable Housing Bond Advisory Committee
Minutes of the Meeting of
Friday, May 1, 2020
11:30 AM – 1:00 PM

I. Welcome - Co-Chair Kane opened the meeting.

II. Survey Update

Kristin Williams gave an overview of current survey participation and data showing strong support for all three levels of bond funding. She noted that the 30-64 years old age group is well represented, which is common for City surveys. Ms. Williams said the current survey participation is one of the most successful and diverse surveys the city has had. Co-Chair Holmes mentioned that committee members have helped contribute towards the current success of the survey. Heather Keefer mentioned a video and ABC11 clip are now available posted on the website to share.

III. Bond Discussion

Co-Chair Holmes mentioned staff had prepared a table of tax credit projects over the past five years. Niki Jones provided a review of the table and the difference between 4% and 9% projects. Larry Jarvis reviewed items that can and cannot be funded with bond funds. He noted bond funds cannot be used for rental assistance, tax relief, accessory dwelling units or tiny homes built on a trailer frame. Bob Kucab mentioned that some projects can include income-averaging to target lower incomes while keeping the project financially feasible.

Mr. Jarvis responded to questions regarding the classification of different projects within the different categories and noted the City Council will have flexibility to change category allocations if needed. The committee voted to move forward with the categories as proposed, with a discussion of allocations to follow.

Co-Chair Kane polled the committee about holding a separate meeting to discuss the survey results. He reminded members that the committee only has a few meetings left.

IV. Next-steps

Co-Chair Holmes and Kane said the group will meet from 11:30am to 1pm on May 8th, 2020 and will notify committee members if an interim meeting to discuss survey results will be held.

Attendance:

Joe Rappl, Paul Kane, Rhett Fussell, Heather Keefer, Bill Ahern, Bob Kucab, Yvette Holmes, Lisa Rowe, Alice Lutz, Andrew Sims, Tim Morgan, Danny Coleman, Kathy Johnson, Mary Jean Seyda, Sonia Barnes, Wayne Felton, Seth Friedman, Dustin Engelken, Bill Rowe.

Guests:

Merrilee Jacobson, John Goodman, Rebecca Burmester, Rosa Saavedra, Robin Hammond, Holley Gallagher, Hwa Huang, Pat Butler, Wanda Gilbert-Coker, Nathan Spencer Stephanie Pierce, Mary Gillogly, Suzanne Botts, Pat Butler, Fred Mills, Rebecca Jenkins, Casey Angel, Leon Cooke, Eloise Chissom, Chalisa Williams.

Staff:

Larry Jarvis, Niki Jones, Will Hartye, Marchell Adams-David, Kristin Williams, Michele Mallette, Shawn McNamara.