

**TOWN OF WENDELL
BOARD OF COMMISSIONER MEETING MINUTES
October 23, 2017**

The Wendell Town Board of Commissioners held its regularly scheduled meeting on Monday, October 23, 2017, in the Town Board Room, Wendell Town Hall, 15 East Fourth Street.

PRESENT: Mayor Virginia Gray; Mayor Pro Tem Jon Lutz; Commissioners: John Boyette, David Myrick, Ben Carroll, and Jason Joyner.

STAFF PRESENT: Town Manager Teresa Piner, Special Assistant to the Manager – Town Clerk Sherry Scoggins, Finance Director Butch Kay, Planning Director David Bergmark, Police Chief Bill Carter, and Information Technology Administrator Tamah Hughes.

CALL TO ORDER:

Mayor Gray called the meeting to order at 7:00 p.m. and welcomed attendees.

PLEDGE OF ALLEGIANCE:

Chelsey Meza-Gomez, student at Wendell Middle School, led the Pledge of Allegiance.

INVOCATION:

Mr. Errol Briggerman of Wendell Council of Churches provided the invocation.

1. ADJUSTMENT AND APPROVAL OF THE AGENDA:

ACTION

Mover: Mayor Pro Tem Lutz moved to approve the agenda as presented.

Vote: Unanimous.

2. PUBLIC COMMENT PERIOD (*one hour time limit in total*):

No public comments were received by the Town Board.

3. CONSENT AGENDA

The Board of Commissioners uses a Consent Agenda to act on non-controversial and routine items quickly. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of the Mayor or a Commissioner. The Consent Agenda contains the following items:

- a. Approval of the Minutes from the October 9, 2017, regular meeting.
- b. Wake County Tax Report for August 2017.

ACTION:

Mover: Mayor Pro Tem Lutz moved to approve the consent agenda.

Vote: Unanimous.

4. RECOGNITION OF WENDELL MIDDLE SCHOOL TEACHERS: MS. TAMMY JOHNSON AND MS. CANDY MCSHEA.

SPEAKER: Mayor Virginia Gray

ACTION: Recognition

[Staff Report]

Item Summary

Ms. Johnson and Ms. McShea are Intervention teachers at Wendell Middle School. They are an incredible team and work diligently to ensure that our students get the support they need in Math and Language Arts. They take the time to get to know each of their students personally and teach them in the most effective way possible based on each individual student's needs. From support, while the students are using the computers to helping each student one on one, each of their students always show tremendous growth while in their classes. The online portion of their class is a program called iReady. I received this from Central Office this summer, "Just wanted to give you guys a shout out. Wendell Middle's iReady data was above and beyond the most impressive from the 2016-2017 school year." If you come to our school from 7:45-8:15 you will see Ms. Johnson and Ms. McShea greeting each student. They make sure that every student from carpool has a positive start to their day. They teachers are extremely humble. We are very fortunate to have Ms. Johnson and Ms. McShea at Wendell Middle School.

Mayor Gray recognized Wendell Middle School teachers Ms. Tammy Johnson and Ms. Candy McShea; report above in italics.

5. PRESENTATION BY WENDELL ROTARY CLUB.

SPEAKER(S): John Thomas and Leisa McKenzie

ACTION: Presentation

[Staff Report]

Item Summary

The Wendell Rotary Club will provide an overview of upcoming community activities, opportunities to participate in upcoming community events, and how to become a Rotarian.

Mr. John Thomas of the Wendell Rotary Club provided a presentation on the 2017 Holiday Food Drive. He provided a handout of the Holiday Food Drive; included in the minutes as an attachment. The Holiday Food Drive is for Wendell and Eastern Wake County. Beginning November 13, food collection will begin in the Wendell schools. The food [non-perishables] is collected over a four week period. The idea is to provide at least one full meal to a family and includes a frozen turkey. This is the second year the Rotary Club partnered with The Total Connection. The Rotary Club partners with the school counselors to identify families in need of assistance.

Mayor Gray asked about sites outside of the school to donate food. Mr. Thomas stated there will be posters to share sites for food donations.

6. PRESENTATION BY WAKE COUNTY HUMAN SERVICES ON AFFORDABLE HOUSING PLAN.

SPEAKER: Alicia Arnold, Division Director of Housing and Transportation

ACTION: Presentation

[Staff Report]

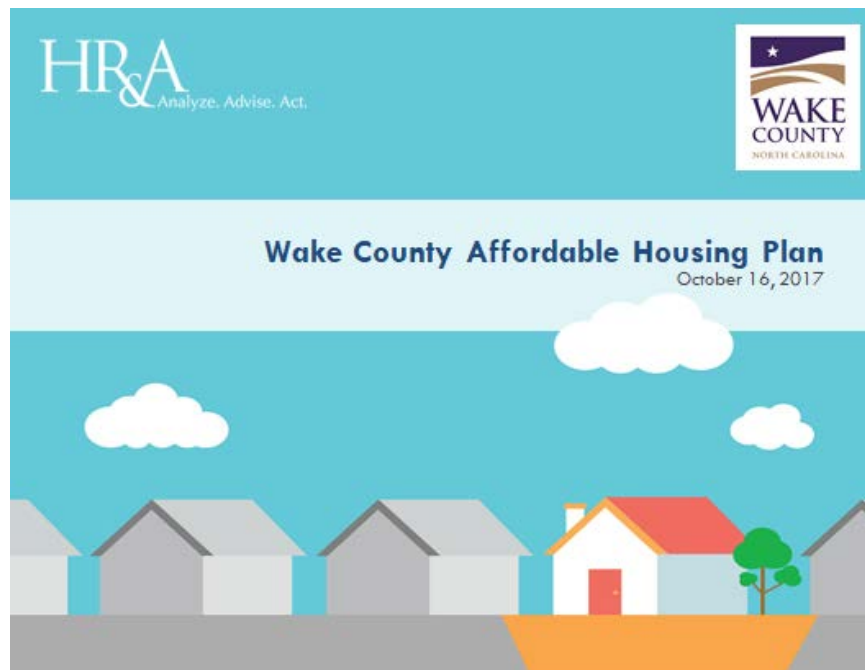
Item Summary

Alicia Arnold, Division Director of Housing and Transportation, of Wake County Human Service will provide an update on the work to date for the Affordable Housing Plan.

Link to the Wake County Affordable Housing Plan and Steering Committee website:

<http://www.wakegov.com/humanservices/housing/Pages/Housing-Plan.aspx>

Division Director of Housing and Transportation Alicia Arnold, of Wake County Human Services, provided the following Power Point presentation:



Plan Overview

Submarket Analysis

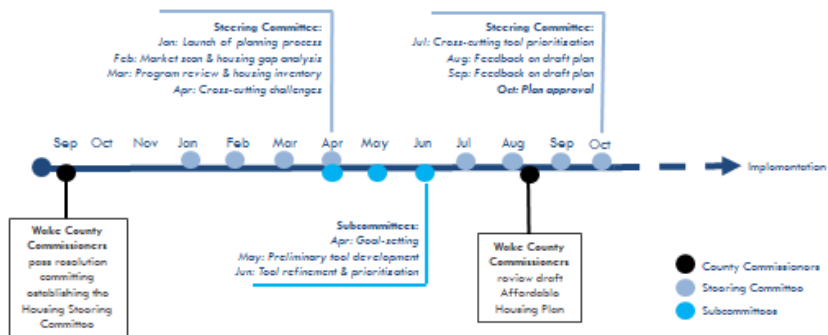
Recommendations

Implementation

The Wake County Board of Commissioners established a Steering Committee and charged them with developing an Affordable Housing Plan for Wake County.

In September 2016, the County Board of Commissioners (BOC) passed a resolution committing to the development of a long-term (20-year) affordable housing plan for Wake County and establishing a Steering Committee to support the process. The plan's goal is to identify strategies to preserve and produce affordable housing and address

the growing housing crisis in Wake County, as well as provide guidance to local municipalities grappling with the same issues on a smaller scale. Plan development involved a 10-month process from January to October 2017.



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Fundamentally, the Plan's goal is to ensure that quality affordable housing is available for all Wake County residents.

Affordable housing is critical to preserving Wake County's economic competitiveness by offering housing for workers of all income levels, supporting housing stability and economic opportunity for its existing residents, and furthering Wake County's commitment to healthy and inclusive growth.

Since the plan is meant to serve as a comprehensive strategy for addressing affordable housing needs in Wake County, it considers the unique conditions and needs of all areas in Wake County, including both the incorporated areas falling within the municipalities and the unincorporated areas.

Maximum Benefit from Public Resources

Maximize efficient use of public subsidy, including land.

Support Overall Housing Growth

Use land use policy to support housing production that keeps pace with population growth and includes a proportionate share of affordable housing.

Focus on Populations in Greatest Need

Focus limited County resources on serving the populations in greatest need of affordable housing.

Pursue Locally Appropriate Solutions

Ensure that recommended tools respond to the diverse market conditions and regulatory frameworks that exist across Wake County.

Use Housing as Platform for Economic Opportunity

Provide housing in high-opportunity areas that provide access to high-frequency transit and other essential services to support economic opportunity for residents and deconcentrate poverty.

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Wake County is experiencing a growing housing crisis as residents are increasingly unable to afford to live within the County.

Following the launch of the planning process, HR&A conducted a multipart analysis of the existing affordable housing landscape in Wake County. This effort involved a series of interviews with local affordable housing experts; a thorough review of all housing programs and policies in Wake County, as well as a synthesis of housing plans developed to date; an evaluation of demographic and

market conditions; a census of current affordable housing; and an affordable housing gap analysis for Wake County residents at various income levels. This process revealed wide variation in housing affordability throughout Wake County, as well as significant challenges to affordable housing production and preservation. Overall, five key themes emerged from the existing conditions analysis:

- 1 Wake County's rapid population growth is generating upward pressure on the cost of rental and ownership housing.
- 2 Household incomes are not keeping pace with escalating housing costs, especially for the lowest-income households.
- 3 While Wake County has experienced substantial housing production in response to growth, affordable housing has been a very small part of this.
- 4 Wake County is losing both existing naturally occurring affordable housing (NOAH) and publicly subsidized housing through redevelopment and conversion.
- 5 In 2015, Wake County had an unmet housing need of ~56,000 affordable units, which is likely to expand to as much as 150,000 units in the next 20 years.

Note: A household with an income of \$39,000 or lower is equivalent to a household less than or equal to 50% AMI based on HUD's definition of AMI for a 4-person household in Wake County in 2015.

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Wake County's growing affordable housing need and diminishing supply is likely to cause low-income households unable to find housing to more than double over 20 years.

There is a current unmet housing need of roughly 56,000 for very low-income households. With Wake County's growing population, the need for additional affordable units to accommodate a greater total number of low-income people is expected to rise by approximately 3,100 to 3,700 households annually. Simultaneously, overall supply of affordable housing in Wake County is projected

to decline by approximately 100 to 900 units each year. This will decline has decreased in recent years and the production has subsidized rental housing has increased. Together, these trends create are projected to create an unmet housing need between 120-150,000 by 2035.



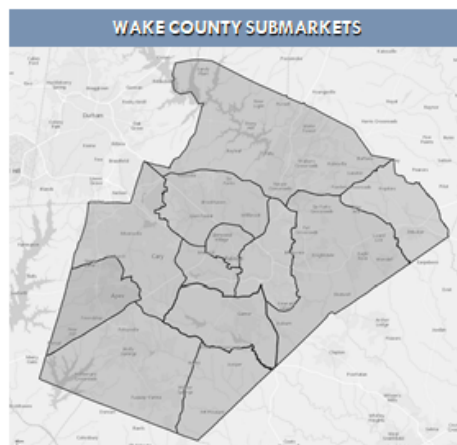
Note: Unmet housing need speaks include only households at or below 50% AMI. All of the projections assume that current demographic and housing market trends continue along a straight line for the next 20 years.
Source: U.S. Census, HRSA Advisors

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Plan Overview
Submarket Analysis
Recommendations
Implementation

To better understand variation in market conditions and the diverse character of communities in Wake County, HR&A conducted an analysis of 12 submarkets.



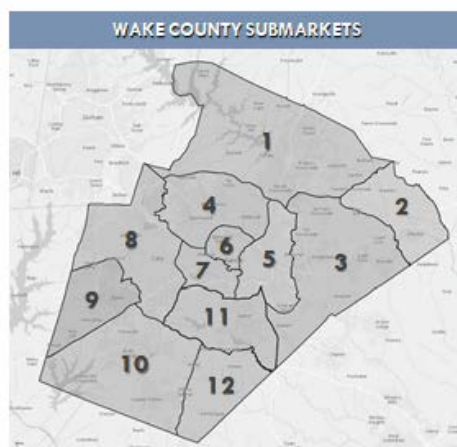
HR&A identified submarkets based on three criteria:

- **Housing Typology:**
similarities in development density and type of structure
- **Housing Value:**
similarities in market dynamics reflected in current housing prices and rents
- **Municipal Borders:**
adherence to existing municipal boundaries as possible

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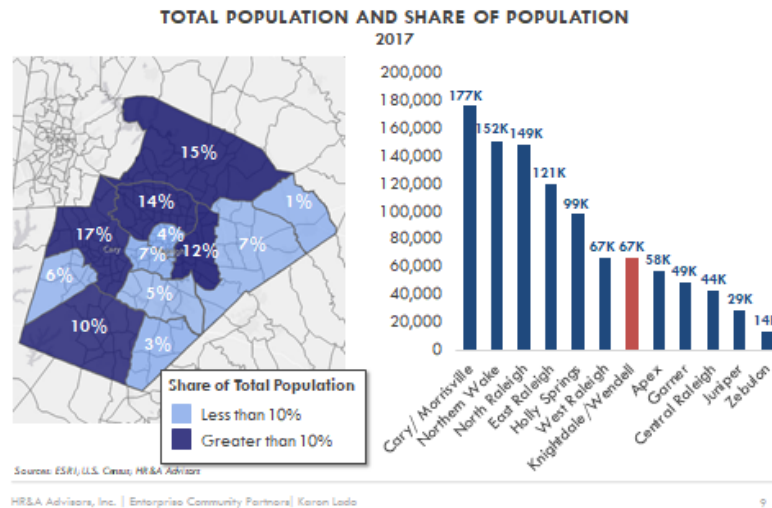


1. Northern Wake
2. Zebulon
3. Knightdale/ Wendell
4. North Raleigh
5. East Raleigh
6. Central Raleigh
7. West Raleigh
8. Cary/Morrisville
9. Apex
10. Holly Springs/ Fuquay-Varina
11. Garner
12. Juniper

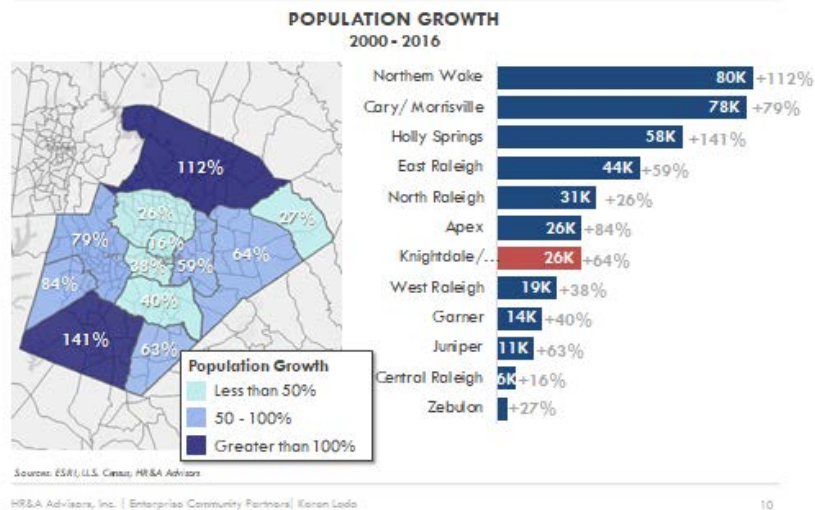
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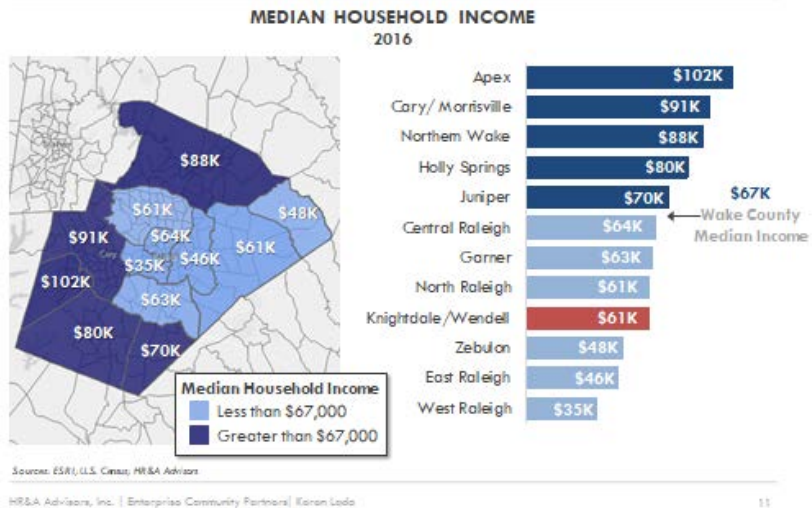
The most populous submarkets are in the northwest portion of Wake County, with eastern submarkets being less populated.



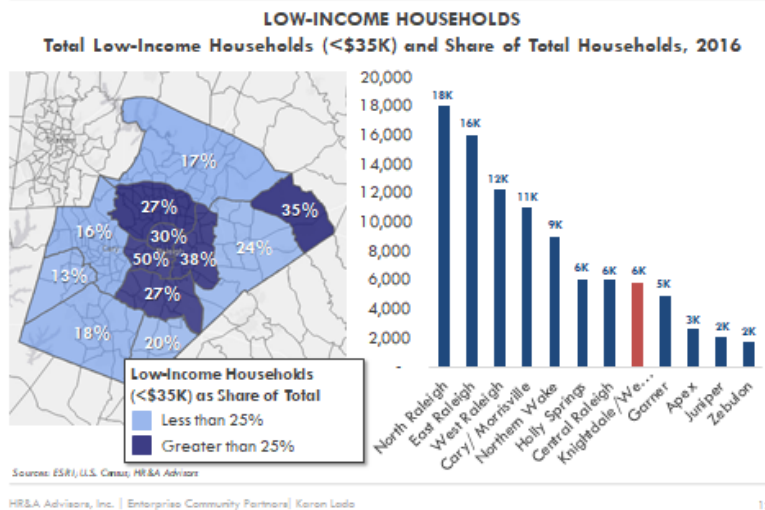
While all submarkets are growing, the pace of growth has been fastest at the outer edges of the County.



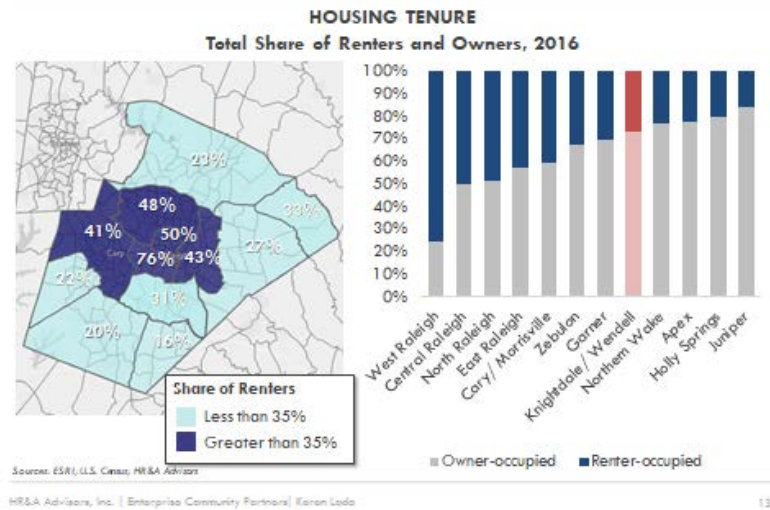
Incomes in western submarkets tend to be above the county-wide median of \$67,000, led by Apex with a median income of over \$100,000.



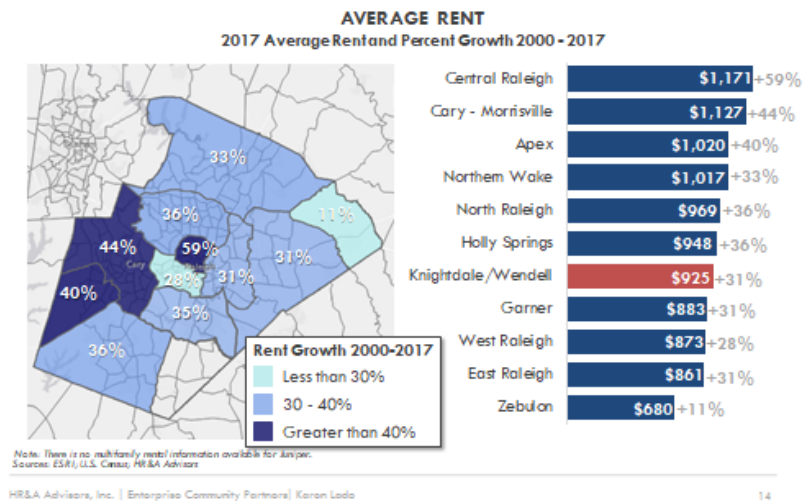
The concentration of low-income households is highest in central submarkets, but populated areas have a large number of low-income households by virtue of size.



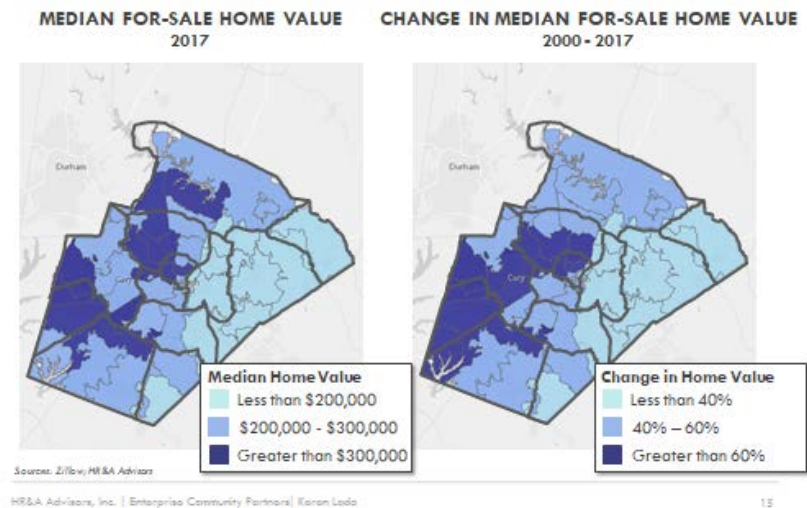
Similarly, central submarkets tend to have share of renter households above the county-wide average of 35%.



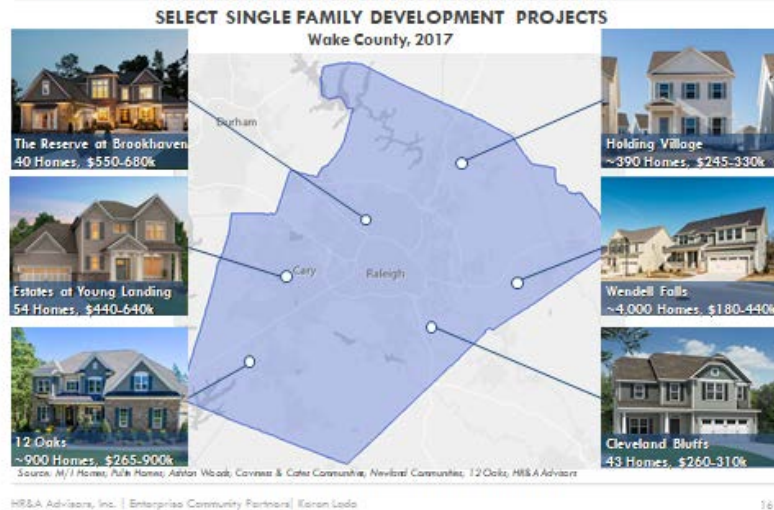
Central Raleigh and western suburbs have the highest rents in the County and have experienced the largest rent growth since 2000.



Like the rental market, for-sale home values are highest in western and central submarkets and growing at a faster pace.



Large tract single family development is occurring primarily outside the central core of the County, with new homes priced at wide ranges of affordability.



Submarket Summary

EASTERN WAKE

Knightdale / Wendell Low Density Average Growth Low Cost Low Cost Growth	Zebulon Low Density Low Growth Low Cost Low Cost Growth
Garner Average Density Low Growth Average Cost Average Cost Growth	Juniper Low Density Low Growth Low Cost Low Cost Growth

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Plan Overview
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Updated Recommendations Structure



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Updated Recommendations Structure



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The Role of the Municipalities

Land Use Policy	
County & Municipal Land Use Policy	Take action to support higher by-right residential development, recognizing that market conditions vary across Wake County
Expanded Capacity for Accessory Dwelling Units	Expand by-right capacity to develop accessory dwelling units in low-density residential neighborhoods
Leveraged Programs	
Landlord Partnership	Assist County and Housing Authority efforts to engage local property owners' willingness to accept rental assistance vouchers
Housing Counseling & Homeowner Rehabilitation Program	Encourage Residents to participate in Housing Counseling and Homeowner Rehabilitation Programs to increase housing stability
Additional Public Resources	
Public Land Disposition Requirements	Contribute surplus parcels to support affordable housing development (via revenue or on-site provision of units)
New Local Funding Sources for Affordable Housing	Evaluate capacity for increment financing and/or special assessment districts

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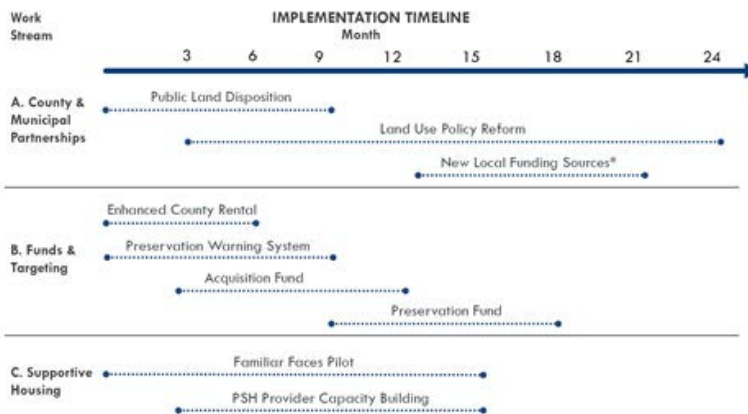
There are six key considerations that Wake County will need to take into account as it implements the Plan.

- 1 Sizing impacts and required funding to guide requested budget allocation.
- 2 Refining policy for income targeting and location targeting.
- 3 Strengthening internal and partner capacity, including by adding County staff and expertise and establishing partnerships with the municipalities and other actors essential to plan implementation.
- 4 Building community support.
- 5 Establishing systems for guiding and tracking implementation.
- 6 Launching priority programs.

LAUNCHING PRIORITY TOOLS & PROGRAMS

The Affordable Housing Plan recommends the creation or significant revision of over 20 programs, regulations, or policies. This represents a drastic expansion and reorganization of the County's housing efforts. To be successful, the County should focus on priority projects, organized into three workstreams, and phase their implementation over at least 24 months.

- A. Building County and municipal partnerships for public land disposition, land use policy reform, and new funding sources.
- B. Developing different types of affordable rental funds and the tools to target them.
- C. Implementing tools that have the primary focus of serving highly-vulnerable populations.



Additional Information can be found online at wakegov.com/housingwake



Questions?

Commissioner Joyner questioned if there was any interest in looking outside of Wake County, such as Chatham County. Ms. Arnold stated there was not a data analysis of the region. Wake County did engage the regional partners at the TJCOG to participate. The realization is the costs of housing of Wake County impacts the adjacent counties. Wake County is looking into a preservation warning system and annual report; perhaps an outside source maintaining a database on how Wake County is doing within the region.

Commissioner Joyner stated Wake County recently passed its Transportation Plan and

Transportation Bond. He questioned if there was consideration given to transit. Ms. Arnold stated absolutely. Wake County wanted to incorporate the recommendations into the plan and took into account the Wake Transit Plan. In the past, housing was developed that did not have access to transit. This goes back to policies being in line with what is reality within the county. Taking into account transportation into the development of housing and utilize the metrics for opportunity.

Commissioner Joyner stated it would be interesting to overlay the two [Transportation and Affordable Housing] maps. He would like to see the surrounding partners participate.

Commissioner Joyner heard we have to mitigate the growth that is coming to Eastern Wake County. Ms. Arnold stated that is making sure we are prepared for the population growth anticipated over the next 20 years. The county will either have to develop with higher density or more development in rural areas. Wake County wants to be prepared. It's making sure to preserve our communities and our character.

Commissioner Joyner stated Wendell Falls is underpriced compared to the rest of the county. He would like to see a commitment from the rest of the communities in the county, specifically those in the dark blue. He would like to see how each community is taking its fair share. If we are going to fix this in Wake County, this needs to be fixed across all communities within Wake County. Ms. Arnold stated this plan does not support the concentration of poverty or low-income in one area. This is to integrate and create neighborhoods of mixed-income. She encouraged the elected officials to have conversations with the neighboring communities.

7. UPDATE ON BOARD COMMITTEE(S) BY TOWN BOARD MEMBERS:
 **East Wake Senior Center [Commissioner Myrick]**

Commissioner Myrick stated the East Wake Senior Center expressed concern about the sign to the center. A new coat of paint refreshed the signage and it looks great.



Before



After

8. COMMISSIONERS' REPORTS.

Commissioner Carroll stated no report.

Mayor Pro Tem Lutz stated last Friday morning he participated in the third grade civic lesson and saw the students hold a meeting. The kids were excited and had great questions. He was asked why he liked to be a commissioner. He stated he lives, works, plays, worships, and raises his children here. He cares about what happens and he wants to be involved. He encourages everyone to go out and vote and be heard.

Commissioner Myrick stated his second child was born on Tuesday, October 17.

Commissioner Boyette stated he was looking for the civics field trip. Regrettably he was called away to attend a funeral. He likes seeing the kids involved and visiting Town Hall. He wished more citizens would attend. He encouraged everyone to get out and vote.

Commissioner Joyner stated he attended the third grade Town Hall Day. It was fun. He thanked the staff for an agenda with relevant topics. What is seen on TV or in the minutes does not necessarily reflect the work of the Board. He stated he has met with Edgemont Landing three times in the past two weeks with homeowners. At the last Board meeting, the Board passed a resolution opposing purchase of land to expand the Wendell Elementary School. He thanked the Wake County Board for asking the Wake County School Board to speak with the Town. He intends to be a part of that meeting. He looks forward to working with the School Board for what is best for our Town and our students.

9. MAYOR'S REPORT.



Treat Trail: Friday, October 27, 2017 from 5 p.m. to 8 p.m. at Wendell Park



Ribbon Cutting at Walking Trail: Tuesday, October 31, 2017 at 9 AM at Wendell Park



Municipal Election: Tuesday, November 7, 2017; polls open at 6:30 a.m. and close at 7:30 p.m. Information about the upcoming municipal election can be found at: <http://www.wakegov.com/elections/Pages/default.aspx>

Mayor Gray stated the Wendell Elementary School third grades were excited and engaged. She thanked staff for the work with the students. This was as real as it could be for our third graders.

Mayor Gray was at the Wendell Elementary School Student Council Induction today.

Mayor Gray congratulated Commissioner Myrick and his family on the new family member.

10. CLOSED SESSION.

ACTION: Will be called if necessary.

No closed session was called.

11. ADJOURN.

ACTION:

Mover: Mayor Pro Tem Lutz moved to adjourn at 7:59 p.m.

Vote: Unanimous.

Duly adopted this 13th day of November 2017, while in regular session.

ATTEST:

Virginia R. Gray, Mayor

Sherry L. Scoggins, MMC; Town Clerk