

## Who is the Orange County Affordable Housing Coalition?

The Orange County Affordable Housing Coalition (OCAHC) is an association of non-profit housing developers, service providers, advocacy groups, and local government partners working together to provide housing opportunities for all in Orange County, North Carolina. OCAHC conducts non-partisan advocacy activities and voter education to support housing access and affordability. OCAHC does not endorse candidates. Any candidate endorsements by OCAHC member organizations solely represent the view of that organization and do not represent the position of OCAHC or other member organizations.



## What is Area Median Income (AMI)?

AMI is the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development (HUD). A family of four earning 30% AMI in Orange County makes just over \$30,000 per year.

# Your Vote Matters For Housing

This is a local election year. You can vote for who will represent you in town hall, on school boards, and more. It might not feel as big as a presidential election year, but local elected officials have significant power to impact the issues you care about. This is especially true for affordable housing, where many important decisions are made at the local level by town councils and boards. **Your vote is an opportunity to make a difference for affordable housing by electing local leaders who prioritize this issue.**



One in three households in Orange County has trouble affording their home, including nearly half of all renters.



On Realtor.com, the median listing home price in Orange County, NC was \$539.9K in Sept 2023



Black homeownership rates in Chapel Hill have decreased by 32% since 2010.



Median homes sales prices in Chapel Hill have jumped 36% since 2020, making it nearly impossible for households earning less than \$150,000 to buy a home.

Sources: Town of Chapel Hill, NC Housing Coalition, Realtor.com

***Have more questions about voting? Visit [www.ncvoter.org](http://www.ncvoter.org) or scan the QR code for additional non-partisan resources about this year's elections.***



# Candidate Questionnaire

In August 2023, OCAHC distributed a questionnaire to all candidates running for Mayor and Town Council in Chapel Hill and Carrboro. Below, you'll find a list of candidates and the positions they are seeking.



Renuka Soll  
Chapel Hill Town Council



Barbara Foushee  
Carrboro Mayor



Elizabeth Sharp  
Chapel Hill Town Council



Jess Anderson  
Chapel Hill Mayor



Adam Searing  
Chapel Hill Mayor



Amy Ryan  
Chapel Hill Town Council



Melissa McCullough  
Chapel Hill Town Council



Jason Merrill  
Carrboro Town Council



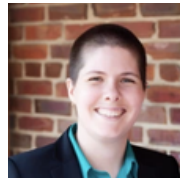
Breckany Teal Eckhardt  
Chapel Hill Town Council



Eliazar Posada  
Carrboro Town Council



Theodore Nollert  
Chapel Hill Town Council



Catherine Fray  
Carrboro Town Council



Erik Valera  
Chapel Hill Town Council



Jon Mitchell  
Chapel Hill Town Council



Jeffrey Hoagland  
Chapel Hill Town Council

## How Many Seats are available?

### Chapel Hill

- 4 Chapel Hill Town Council spots
- Mayoral Candidates Jess Anderson and Adam Searing are current Town Council members
- David Adams (Chapel Hill Town Council) did not respond to OCAHC's questionnaire

### Carrboro

- 3 Carrboro Town Council spots
- Mayoral Candidate Barbara Foushee is a current Town Council member
- April Mills (Carrboro Town Council), & Stephanie Wade (Carrboro Town Council) did not respond to OCAHC's questionnaire

Stephanie Wade (Carrboro Town Council), April Mills, (Carrboro Town Council), and David Adams (Chapel Hill Town Council) did not respond to the questionnaire.

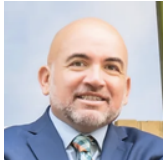


Read the full questionnaire in English and Spanish using the QR Code above or by visiting:  
<https://www.orangehousing.org/2023-candidate-questionnaire>

# Support for an Affordable Housing Bond

 **OCAHC** asked “Will you support an affordable housing bond in the next two years?” Here’s what the candidates said:

## Yes



Erik Valera  
Chapel Hill Town Council



Amy Ryan  
Chapel Hill Town Council



Breckany Teal Eckhardt  
Chapel Hill Town Council



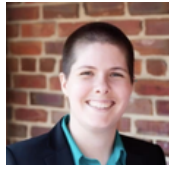
Jess Anderson  
Chapel Hill Mayor



Barbara Foushee  
Carrboro Mayor



Theodore Nollert  
Chapel Hill Town Council



Catherine Fray  
Carrboro Town Council



Melissa McCullough  
Chapel Hill Town Council



Jason Merrill  
Carrboro Town Council



Eliazar Posada  
Carrboro Town Council

## No



Renuka Soll  
Chapel Hill Town Council



Adam Searing  
Chapel Hill Mayor



Jeffrey Hoagland  
Chapel Hill Town Council

## Other

\*Candidate(s) chose not to answer in Yes/No format. Read their full responses here: <https://www.orangehousing.org/2023-candidate-questionnaire>



Jon Mitchell  
Chapel Hill Town Council



Elizabeth Sharp  
Chapel Hill Town Council

**Housing bonds** are a tool for local municipalities to raise money for affordable housing without drawing resources away from other services. Previous bonds were passed in Orange County (2016) and Chapel Hill (2018), generating funds that created hundreds of housing units. The candidates elected this fall will be part of the decision making process that could lead to a new bond on the fall 2024 ballot. Once a bond is on the ballot, voters hold the power to pass it.



# 2-Cents for Housing

🏠 OCAHC asked “If elected, will you advocate that the town pass a policy to dedicate 2-cents of the property tax rate to an affordable housing fund?” Here’s what the candidates said:

## Yes



Erik Valera  
Chapel Hill Town Council



Eliazar Posada  
Carrboro Town Council



Breckany Teal Eckhardt  
Chapel Hill Town Council



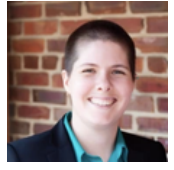
Jess Anderson  
Chapel Hill Mayor



Barbara Foushee  
Carrboro Mayor



Theodore Nollert  
Chapel Hill Town Council



Catherine Fray  
Carrboro Town Council



Melissa McCullough  
Chapel Hill Town Council



Jason Merrill  
Carrboro Town Council

## No



Adam Searing  
Chapel Hill Mayor



Jeffrey Hoagland  
Chapel Hill Town Council



Amy Ryan  
Chapel Hill Town Council

## Other

\*Candidate(s) chose not to answer in Yes/No format. Read their full responses here: <https://www.orangehousing.org/2023-candidate-questionnaire>



Renuka Soll  
Chapel Hill Town Council



Jon Mitchell  
Chapel Hill Town Council



Elizabeth Sharp  
Chapel Hill Town Council

Local governments fund affordable housing in different ways. Some methods dedicate a steady amount of funding every year and some are one-time opportunities like a bond. **Dedicating two cents on the town’s property tax rate in the annual budget is one tool to provide funds for affordable housing on an ongoing annual basis.** This requires the Town Council to dedicate tax money towards an affordable housing fund.

# 30% AMI Housing on Legion Road

🏠 OCAHC asked “Do you support building affordable housing for people earning 30% AMI or below on the former American Legion Property?” Here’s what the candidates said:

Yes



Amy Ryan  
Chapel Hill Town Council



Erik Valera  
Chapel Hill Town Council



Jess Anderson  
Chapel Hill Mayor



Jon Mitchell  
Chapel Hill Town Council



Theodore Nollert  
Chapel Hill Town Council



Melissa McCullough  
Chapel Hill Town Council

No



Breckany Teal Eckhardt  
Chapel Hill Town Council



Renuka Soll  
Chapel Hill Town Council



Elizabeth Sharp  
Chapel Hill Town Council

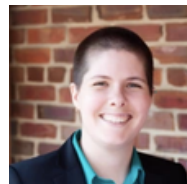


Jeffrey Hoagland  
Chapel Hill Town Council

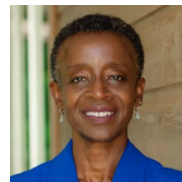


Adam Searing  
Chapel Hill Mayor

Not Applicable



Catherine Fray  
Carrboro Town Council



Barbara Foushee  
Carrboro Mayor



Eliazar Posada  
Carrboro Town Council



Jason Merrill  
Carrboro Town Council

**Legion Road** is a 36-acre town-owned property in Chapel Hill. The site will feature a new park, undeveloped green space, and 9 acres set aside for affordable housing. Households earning less than 30% AMI face extreme challenges securing housing. The high cost and scarcity of land is one reason that not enough housing is built at a low enough price point. Building affordable housing on land that the town already owns is one path to serve those with the lowest incomes.

# Does the town spend too much, too little, or just the right amount on affordable housing?

OCAHC asked “Do you think we spend too much, too little, or just about the right amount on affordable housing?”

Here’s what the candidates said:

## Too Little

## Just The Right Amount

## Too Much



Breckany Teal Eckhardt  
Chapel Hill Town Council



Renuka Soli  
Chapel Hill Town Council



Barbara Foushee  
Carrboro Mayor



Elizabeth Sharp  
Chapel Hill Town Council



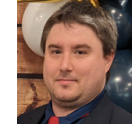
Jess Anderson  
Chapel Hill Mayor



Adam Searing  
Chapel Hill Mayor



Amy Ryan  
Chapel Hill Town Council



Jeffrey Hoagland  
Chapel Hill Town Council



Melissa McCullough  
Chapel Hill Town Council



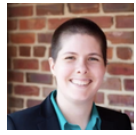
Jason Merrill  
Carrboro Town Council



Eliazar Posada  
Carrboro Town Council



Theodore Nollert  
Chapel Hill Town Council



Catherine Fray  
Carrboro Town Council



Erik Valera  
Chapel Hill Town Council

## Other

\*Candidate(s) chose not to answer in Yes/No format. Read their full responses here: <https://www.orangehousing.org/2023-candidate-questionnaire>



Jon Mitchell  
Chapel Hill Town Council

It’s very expensive to buy or rent a home in Orange County. Households with lower incomes face the greatest challenges securing housing. Local government funding for affordable housing helps to offset the costs for nonprofit housing providers to buy land, build housing, and repair existing homes.

# Voting Information

Same Day Voter Registration is available during the Early Voting period at all Early Voting sites. If completing Same-Day Registration, one must provide proof of residency in Orange County, and must vote during Early Voting rather than on **Election Day (which is November 7, 2023)**.

## Early Voting Dates

### Orange Works at Hillsborough Commons

113 Mayo St, Hillsborough

DAY	DATE	TIME
Thursday-Friday	October 19-20	8am - 6pm
Saturday-Sunday	October 21-22	CLOSED
Monday-Friday	October 23-27	8am - 6pm
Saturday	October 28	8am - 3pm
Sunday	October 29	12pm-4pm
Monday-Friday	October 30-Nov. 3	8am - 6pm
Tuesday (Halloween)	October 31	8am - 5pm
Saturday	November 4	8am - 3pm

**Carrboro Town Hall**  
108 Bim St  
Carrboro

**Seymour Senior Center**  
2551 Homestead Rd  
Chapel Hill

**Chapel of the Cross**  
304 E Franklin St  
Chapel Hill

**Chapel Hill Library**  
100 Library Dr  
Chapel Hill

DAY	DATE	TIME
Thursday-Friday	October 26-27	8am - 6pm
Saturday	October 28	8am - 3pm
Sunday	October 29	12pm-4pm
Monday-Friday	October 30-Nov. 3	8am - 6pm
Tuesday (Halloween)	October 31	8am - 4pm
Saturday	November 4	8am - 3pm



## What Photo ID can I use?

**NC voters will be asked for a photo ID when they check in to vote.**

**More info can be found at [www.ncsbe.gov/voting/voter-id](http://www.ncsbe.gov/voting/voter-id)**

**Any of the following that is unexpired or expired for one year or less:**

- North Carolina Driver's License
- U.S. Passport Book/U.S. Passport Card
- State ID from NCDMV ("non-operator ID")
- NC Voter Photo ID card, issued by a county board of elections
- College/university student ID approved by State Board of Elections
- Charter school employee ID approved by State Board of Elections
- State/local government employee ID approved by State Board of Elections
- Driver's license/non-driver ID from another state, D.C. or U.S. territory (only if voter registered in NC within 90 days of election)

**Any of the following, regardless of whether the ID contains an expiration or issuance date:**

- Military or veterans ID card (with photo) issued by the U.S. government
- Tribal enrollment card (with photo) issued by a tribe recognized by the state or federal government
- ID card (with photo) issued by an agency of the U.S. government or the State of North Carolina for a public assistance program

**Note: A voter 65 or older may use an expired form of acceptable ID if the ID was unexpired on their 65th birthday.**