# MINUTES

## CITY COUNCIL HOUSING COMMITTEE

**Tuesday, June 10, 2025 – 3:45 PM**
City Hall Council Chambers

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| Members Present: | Pamela Holder, Chair, City Council Member<br>Aaron Baker, Vice Chair, City Council Member<br>Victor Foster, Citizen Member<br>Mayor Maureen Copelof, Ex-Officio |
| Staff Present: | Wilson Hooper, City Manager<br>Paul Ray, Planning Director<br>Selena Coffey, Assistant to the City Manager |
| Guests: | Harvey Sankey |

### A. Welcome and Call to Order

Chairwoman Pamela Holder welcomed everyone and called the meeting to order at 3:45pm.

### B. Certification of Quorum

Assistant to City Manager Selena Coffey certified a quorum.

### C. Approval of Agenda

Mr. Foster made the motion to approve the agenda, seconded by Mr. Baker. The motion carried unanimously.

### D. Approval of Minutes

Mr. Baker made the motion to approve the May 13, 2025 meeting minutes and the motion was seconded by Mr. Foster. The motion carried unanimously.

### E. Discussion of Adding Tax Relief to Housing Trust Fund Eligible Expenses

Mr. Hooper shared information regarding North Carolina law that permits municipalities to assist residents with tax relief programs. He specifically shared programs that are not permitted, such as not allowing the use of public money to

private individuals and noted that the Machinery Act prohibits the use of differential taxes to different individuals.

He shared that the General Assembly is currently considering updating the Circuit Rider Exemption to make the tax relief that eligible folks deferred tax lien. So currently, if a person is eligible for that program and they apply and they're awarded some relief, the State would essentially just defer their taxes, providing more time to pay. Mr. Hooper shared that staff will continue to watch to see if these changes are approved in the General Assembly.

The committee held extensive conversations about opportunities if the city is able to implement tax relief programs. Mr. Hooper did remind the committee that there currently are no funds budgeted for these types of programs. Committee members felt that there may be opportunities to obtain grant funding from individuals or non-profit groups to help fund these types of programs if they are developed and implemented.

Mr. Hooper agreed to bring back a draft set of eligibility criteria for the committee's discussion and input.

**F. Code of Conduct**

Mr. Hooper explained that City Council had approved the distributed Code of Conduct for all city committee members, asking that members review this Code and sign and return the distributed acknowledgement. He emphasized that the purpose of the Code is to make certain that committee members represent the city ethically and in good faith in their activities.

**G. Public Comment**

Harvey asked if property taxes included land only regarding the conversation about the dwelling on a piece of property. Committee members responded that those with land only would not be eligible because the program would be implemented directly for the benefit of residents.

**H. Next Meeting Date**

The next meeting of the committee was scheduled for July 8, 2025 at 3:45pm.

**I. Adjourn**

Mr. Foster made a motion to adjourn. Mr. Baker seconded the motion and the motion was adjourned at 4:58pm.

Minutes Approved: July 8, 2025

Pamela Holder, Chair, Council Member
Aaron Baker, Vice Chair, Council Member

Selena D. Coffey
Assistant to the City Manager