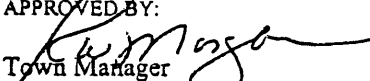


ADMINISTRATIVE POLICY				
TOWN OF CARRBORO				
NORTH CAROLINA				
DEPARTMENT: Planning	NUMBER: 540-1	REVISION: 1	EFFECTIVE DATE: September 26, 2000	PAGE 1
SUBJECT: Land Use and Building Permit Fee Waiver or Refund Policy		PREPARED BY: Roy Williford Planning Director	APPROVED BY:  Town Manager	

1.0 PURPOSE

To establish fees waiver or refund policy for land use and building permits

2.0 ORGANIZATIONS AFFECTED

All departments and divisions

3.0 REFERENCES

4.0 POLICY

The Town of Carrboro in its desire to further affordable housing opportunities hereby establishes a Permit Fee Waiver or Refund Policy. The Carrboro Board of Aldermen adopted this policy on September 26, 2002.

5.0 DEFINITIONS

Affordable housing is defined as:

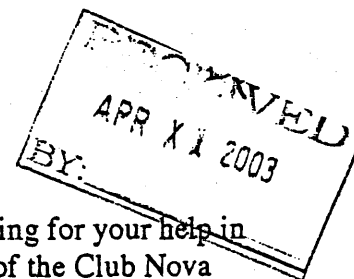
1. A dwelling unit that can be purchased by families or persons with incomes that are less than 80% of the median income for Orange County as reported by the US Dept. of Housing and Urban Development and where the total monthly housing cost (including mortgage payments, utilities, taxes and insurance) will not exceed 30% of their total monthly income.
2. A dwelling unit can be rented by families or persons with incomes that are less than 60% of the median income for Orange County as reported by the US Dept. of Housing and Urban Development and where the total monthly housing cost (including rent payments, utilities, taxes and insurance) will not exceed 30% of their total monthly income.

6.0 PROCEDURE

Subject to budgetary constraints, the Board of Aldermen may consider granting a fee waiver or refund (excluding engineering fees) for affordable housing projects that are not being developed on property owned directly or indirectly by the Town of Carrboro that can clearly demonstrate compliance with the following criteria:

1. The fee waiver or refund will directly benefit families or persons of low to moderate income over a sustained period of time; and
2. The project is directly funded or subsidized by a federal, state or local unit of government or non-governmental organization that guarantees affordability for 99 years or more; and
3. The need and benefit will be realized by the community as a whole if the fee waiver or refund is granted; and
4. The project is necessary to implement a component specified in the Consolidated Plan for Housing and Community Development in Orange County, NC as required by the HOME program administered through Orange County.

To: MAYOR ROUSE.



Dear Mayor and Board of Aldermen

I am following up my request from the Tuesday Mar 18 meeting for your help in providing the highest quality housing possible for the future tenants of the Club Nova apartments.

The nature of the Federal Tax Credit Program is such that the cost of the project is established very early on in the process and then becomes a fixed amount to complete the work. We have just completed removing \$90,000 in cost from the project to bring the cost in line with the budget. This included changing the "tin" roof to asphalt shingles changing the brick floors to vinyl and changing the exit stairs from metal to wood. All of this still meets the minimum building code requirements but reduces the quality and long term serviceability of the building.

In reference to an administrative policy number 540-1 "The Town of Carrboro in its desire to further affordable housing opportunities hereby establishes a permit Fee waiver or refund policy. The Carrboro board of aldermen adopted this on Sept 26 2002." I am requesting on behalf of the Owner, Club Nova Apartments LLC, a refund of paid and waiver of future fees associated with this project.

The Club Nova apartments will provide subsidized rental housing for people with disabilities under the Federal Section Eight housing program.

1. The refund will directly benefit the tenants over a sustained period of time.
2. The project is funded through the Federal Tax Credit Program and through the North Carolina Housing Trust Fund; both sources require it to be affordable to very low income residents for thirty (30) years.
3. Benefit will be realized by the community as a whole by adding quality and longevity to these much needed homes.
4. The project is an approved component of Orange County's Section Eight housing

In the same request I am asking for a letter of support to urge Orange County to waive there Impact fees since the SRO units being provided will have no impact on Orange county schools

I am also requesting that a similar request be sent to the OWASA Board of Directors through Carrboro's representatives to that board to do all they can do to reduce the considerable tap fees associated with connecting 13 more apartments to water and sewer

(11 substandard apartments previously connected to OWASA utilities have been removed from service).

With your help in this matter I am confident that we can add back some of the quality that we have had to remove for cost reasons.

Respectfully

Giles Blunden

Giles Blunden

ATTACHMENT C

**A RESOLUTION GRANTING A REQUEST FOR THE WAIVING OF FEES FOR
THE CLUB NOVA APARTMENT PROJECT LOCATED AT
103 WEST MAIN STREET
Resolution No. 180/2002-03**

WHEREAS, the Carrboro Board of Aldermen seeks to further affordable housing opportunities; and

WHEREAS, a letter has been received requesting a waiver of fees for the Club Nova Apartment Building Project and the granting of the request will directly benefit the residents of the Club Nova Apartments.

NOW THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen grant the request for a waiver and refund of fees for the Club Nova Apartments project in accordance with Administrative Policy 540-1.

This the 17th day of June 2003.