

**A RESOLUTION CALLING A PUBLIC HEARING ON A LAND USE ORDINANCE
TEXT AMENDMENT RELATED TO THE AFFORDABLE HOUSING REVIEW
REQUIREMENT FOR RESIDENTIAL PROJECTS THAT REQUIRE SPECIAL OR
CONDITIONAL USE PERMITS BUT DO NOT INCLUDE 15 PERCENT
AFFORDABLE UNITS
Resolution No. 148/2004-05**

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to consider modifications to existing policies and regulations; and

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen calls a public hearing on June 28, 2005, to consider adopting "An Ordinance Amending the Carrboro Land Use Ordinance to Establish an Affordable Housing Review Requirement for Residential Projects Requiring Special or Conditional Use Permits, when such Projects do not include 15 Percent Affordable Units."

BE IT FURTHER RESOLVED that the draft ordinance is referred to Orange County for review per the Joint Planning Agreement and to the Town of Carrboro Planning Board for its recommendations.

REPORT ON PROPOSAL FOR A TWO-TIERED DEVELOPMENT REVIEW SYSTEM FOR RESIDENTIAL PROJECTS

On November 5, 2004, Alderman Alex Zaffron proposed that the Board of Alderman establish a new procedure for the review of development applications that would give preference to projects that take advantage of the Town's Affordable Housing Density Bonus, and therefore include 15 percent affordable units. A report on this matter has been prepared and a resolution was provided.

Marty Roupe, the town's Zoning Administrator, made the presentation.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION ACCEPTING A REPORT ON A PROPOSAL FOR A TWO-TIERED DEVELOPMENT REVIEW SYSTEM AND DIRECTING STAFF TO DRAFT LAND USE ORDINANCE PROVISIONS REQUIRING AN 'AFFORDABLE HOUSING REVIEW MEETING' FOR RESIDENTIAL PROJECTS REQUIRING A SPECIAL OR CONDITIONAL USE PERMIT, WHEN SUCH PROJECTS DO NOT CONTAIN A MINIMUM OF 15% AFFORDABLE UNITS

Resolution No. 85/2004-05

WHEREAS, the Carrboro Board of Aldermen seeks to ensure that its existing and proposed policies and regulations are responsive to community needs; and

WHEREAS, the Carrboro Board of Aldermen seeks to provide a process that results in the effective implementation of its existing and proposed policies;

NOW, THEREFORE BE IT RESOLVED BY THE CARRBORO BOARD OF ALDERMEN that the Board of Aldermen accepts the report on a proposal for a two-tiered development review system and directs staff to prepare ordinance provisions requiring an 'affordable housing review meeting,' for any residential project requiring a Special or Conditional Use Permit, when such projects do not contain a minimum of 15% affordable units, as defined by Section 15-182.4 of the Town's Land Use Ordinance. The review sessions will be scheduled on a quarterly basis.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 1st day of February, 2005:

Ayes: Joal Hall Broun, Mark Chilton, Diana McDuffee, John Herrera, Michael Nelson, Alex Zaffron

Noes: Jacquelyn Gist

Absent or Excused: None

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO
ESTABLISH AN AFFORDABLE HOUSING REVIEW REQUIREMENT FOR
RESIDENTIAL PROJECTS REQUIRING A SPECIAL OR CONDITIONAL USE PERMIT,
WHEN SUCH PROJECTS DO NOT CONTAIN A MINIMUM OF 15 PERCENT
AFFORDABLE UNITS

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Article IV of the Carrboro Land Use Ordinance is amended by adding a new Section 15-54.1 that reads as follows:

Section 15-54.1 Affordable Housing Review Requirement

- (a) The applicant for any (residential) development containing five or more dwelling units, and therefore required to obtain either a special use from the Board of Adjustment or a conditional use permit from the Board of Aldermen, shall be required to participate in a Affordable Housing Review Meeting with the Board of Aldermen if the residential development does not include fifteen (15) percent affordable housing units as defined in Section 15-182.4 of this chapter.
- (b) Should an applicant decide in the course of the development review process to remove any affordable housing that had previously been included, the requirement for a meeting with the Board of Aldermen would once again be necessary. In the event that a project had included an affordable housing component but removed it in the course of development review, further regular review of the project would be delayed until the applicant had an affordable housing review meeting with the Board of Aldermen

Section 2. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 3. This ordinance shall become effective upon adoption.