

BOARD OF ALDERMEN

ITEM D(2)

AGENDA ITEM ABSTRACT

MEETING DATE: SEPTEMBER 20, 2005

SUBJECT: A REVIEW OF AFFORDABLE HOUSING FOR THE JONES PROPERTY AIS MAJOR SUBDIVISION LOCATED AT 8112 OLD NC 86

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES No <u>X</u>
ATTACHMENTS: A. VICINITY MAP B. SITE PLAN C. SECTION 15-54.1 OF THE LUO	FOR INFORMATION CONTACT: DAN JEWELL, PROJECT ARCHITECT: 682-0368 JEFF KLEAVELAND, TOWN STAFF: 918-7332

PURPOSE

Because the Jones Property AIS Conditional Use Permit project does not propose to reserve 15% of its units as affordable, Section 15-54.1 of the Land Use Ordinance requires that the applicant participate in an Affordable Housing Review Meeting with the Board of Aldermen before project review may continue. At this time, the Board of Aldermen is asked to review the affordable housing component of the Jones Property AIS major subdivision.

INFORMATION

On July 28, 2004, the Jones Heirs submitted a Conditional Use Permit application for the construction of sixty four (64) dwelling units at 8112 Old NC 86 (**Attachments A & B**). The subject property is further identified by tax map number 7.23.C.31F. It is located along the northern side of Hogan Hills Road.

The base density of the property is 48 dwelling units, which results in a total allowance of 72 units on the property if the applicant chose to fully utilize the density bonus provisions of Section 15-182.4 of the LUO (i.e.: 150% of the base density). In this case, sixteen (16) of 24 allowable bonus units are proposed. The development consists of 48 detached, single-family dwelling units and 16 attached townhomes. Eight (8) of the townhomes, or 12.5% of the overall density, are designated as affordable per the provisions of Section 15-182.4 of the Land Use Ordinance. The affordable units are dispersed throughout the townhome clusters; however, none of the single family units are so designated (**Attachment B**).

The Town of Carrboro Zoning Division has completed three formal reviews of the Jones Property AIS Conditional Use Permit plan (**Attachment B**). Per the provisions of Section 15-54.1 of the Land Use Ordinance, proposed residential projects that provide less than 15% affordable housing (as defined by Section 15-182.4) are required to participate in an Affordable Housing Review Meeting with the Board of Aldermen (**Attachment C**). In order to achieve the 15% threshold, the subdivision would need to provide at least 10 affordable units (for the 64 unit total), instead of 8.

RECOMMENDATION

Staff recommends that the Board participate in the Affordable Housing Review as pertaining to the Jones Property subdivision.