

BOARD OF ALDERMEN

ITEM NO. C(4)

AGENDA ITEM ABSTRACT

MEETING DATE: June 26, 2007

TITLE: Public Hearing on Land Use Ordinance Text Amendment Related to Affordable Housing

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution finding inconsistency B. Resolution finding inconsistency C. Draft ordinance D. LUO Sections 15-54.1, 15-182.4 E. Resolution establishing special revenue fund F. Staff memo G. Comments and recommendations	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327 Mike Brough – 929-3905

PURPOSE

A draft ordinance that would, if adopted, modify the affordable housing density bonus provisions of the Land Use Ordinance and revise the manner in which consistency with the town's affordable housing goal is determined, has been prepared. It is necessary for the Board of Aldermen to receive public comment before taking any action.

INFORMATION

The draft ordinance and required resolutions pertaining to its consistency, or lack thereof, with adopted plans are attached (Attachments A-C). A staff memo and other materials related to this item are also attached (*Attachments D-F*).

The draft ordinance was referred for advisory board and Orange County comments and recommendations (*Attachment G*).

FISCAL IMPACT

The alternative processes for meeting affordable housing goals add additional steps to both the development review process and to the certification of occupancy. Other new tasks are associated with management of the special revenue fund.

An evaluation of the administration of the ordinance provisions and the special revenue fund over the course of the next six months will be needed to determine whether these tasks can be reasonably accommodated with existing staff resources.

RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the attached resolution finding the draft ordinance consistent with adopted policies and plans, and, at a minimum, Section 1 of the draft

ordinance modifying affordable housing provisions (*Attachments A, C*). Should the Board wish to provide for payments-in-lieu for a variety of purposes, adoption of Section 2 of the draft ordinance and adoption of the resolution establishing a special revenue fund for affordable housing would also be appropriate. (*Attachment E*).