

BOARD OF ALDERMEN

ITEM NO. E(2)

AGENDA ITEM ABSTRACT

MEETING DATE: SEPTEMBER 18, 2007

SUBJECT: A REVIEW OF AFFORDABLE HOUSING FOR THE ROBERSON SQUARE MIXED USE BUILDING CONDITIONAL USE PERMIT PROJECT

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input type="checkbox"/> No <input checked="" type="checkbox"/>
ATTACHMENTS: A. VICINITY MAP B. SITE PLAN C. SECTION 15-54.1 OF THE LUO D. LETTER FROM PROPERTY OWNER	FOR INFORMATION CONTACT: DAVID RIPPERTON, PROJECT APPLICANT, 942-9999 MARTY ROUPE, 918-7333

PURPOSE

Because the Roberson Square Mixed Use Building project has not committed to reserving 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 Roberson Square project.

INFORMATION

In November 2006, Mr. David Ripperton submitted a Conditional Use Permit application for the construction of a five-story mixed use building, including retail, office, and residential space, at 201 South Greensboro Street. The property is further identified by tax map numbers 7.99.D.1 and is bordered by South Greensboro street (to the west), Roberson Street (to the north), Maple Avenue extension (to the east), and Carr Street (to the south) (**Attachment A**).

The Town of Carrboro Zoning Division (along with other reviewing agencies) has completed two formal reviews of the plans (**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 this case, the applicant has submitted plans currently showing 15% affordable dwelling units (3 units = 16.7%), but is interested in possibly reducing or eliminating the affordable units from the plan – more information follows.

The subject project, as designed to date, is a mixed-use project including eighteen (18) residential units in total, twelve (12) of which are allowed by base density, with the additional six (6) units allowed per the density bonus provisions of Section 15-182.4 of the Land Use Ordinance (LUO) (this amounts to the maximum number of units available under Section 15-182.4). Three units are tentatively proposed as ‘affordable units,’ intended to meet the affordability criteria of the LUO and required to realize the maximum possible residential density on the site. In other words, unlike The Alberta project, this applicant must build all three (3) affordable units in order to receive permission to build three (3) additional bonus market-rate units (one-for-one matching basis). If for whatever reason the number of

affordable units to be constructed is reduced, then an equal number of market-rate units also must be removed.

That in mind the applicant desires to discuss with the Board of Aldermen possibly reducing the number of affordable units constructed on-site. Instead, the owner may be willing to offer a monetary contribution to the Town's affordable housing goal or may be willing to participate in some other not-yet-decided way (**Attachment D**). If the applicant does remove one or more units from the design, the shape of the building likely will remain as proposed to date and the remaining residential units simply will increase in size.

RECOMMENDATION

Staff recommends that the Board participate in the Affordable Housing Review as pertaining to the Roberson Square Mixed Use Building Conditional Use Permit application.