

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE
BOARD OF ALDERMEN'S REASONS FOR ADOPTING AN AMENDMENT TO
THE TEXT OF THE CARRBORO LAND USE ORDINANCE

Resolution No. 33/2008-09

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY THE FORMULA AND SCHEDULE FOR ESTABLISHING THE TOWN'S ANNUAL PAYMENT IN LIEU OF AFFORDABLE HOUSING UNITS.

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is consistent with Carrboro Vision2020, particularly policies 1.42, 6.12, and 6.17.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to provide efficient, cost-effective public service, seeks to establish a funding source for new and rehabilitated housing, and seeks to partner with local agencies providing affordable housing.

Section 3. This resolution becomes effective upon adoption.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE
BOARD OF ALDERMEN'S REASONS FOR REJECTING AN AMENDMENT TO
THE TEXT OF THE CARRBORO LAND USE ORDINANCE

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY THE FORMULA AND SCHEDULE FOR ESTABLISHING THE TOWN'S ANNUAL PAYMENT IN LIEU OF AFFORDABLE HOUSING UNITS.

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with Town of Carrboro Land Use Ordinance.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing ordinance provisions are sufficient.

Section 3. This resolution becomes effective upon adoption.

AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY THE
FORMULA AND SCHEDULE FOR ESTABLISHING THE TOWN'S ANNUAL
PAYMENT IN LIEU OF AFFORDABLE HOUSING UNITS

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-54.1 (b) (4) is amended by revising subdivisions a. and b. and deleting subdivision c. so that the subsection reads as follows:

(4) The affordable housing payment in lieu fee shall be an amount established annually by the Board of Aldermen. This fee shall be established so that it roughly corresponds to the average subsidy required for an affordable housing agency to complete an affordable unit. In making this determination, the Board shall be guided by the following:

~~a.a.~~ Once every twelve months, each affordable housing agency that operates within the ~~Chapel Hill Carrboro School District~~ Orange County will be asked to provide the town with a list of new affordable units within ~~that district~~ the County during the previous twelve-month period and to specify for each such unit the dollar amount of subsidy needed to make such unit affordable. The subsidies considered will be inclusive, i.e. donated lots, discounted land, public funds, private funds, donated infrastructure, donated or discounted labor and materials, or other forms of subsidy and ~~shall may~~ represent the difference between the appraised market value and the sales price, ~~less any additional subsidies provided at the time of sale.~~

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~~b.b.~~ The per unit average of the subsidies will be calculated and this average shall represent the annual payment in lieu fee.

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

Section 3. This ordinance shall become effective upon adoption.



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

OCTOBER 2, 2008

Land Use Ordinance Text Amendment – Modifications to affordable housing provisions

Matthew Barton moved and seconded by David Clinton that the Planning Board recommends approval of the draft ordinance as written with an additional request that Town staff address the issue when no or very few affordable units are given during the year.

VOTE: (8) AYES: Matthew Barton, James Carnahan, David Clinton, Sharon Cook, Heidi Paulsen, Susan Poulton, Damon Seils, and Rose Warner; NOES: (0); ABSENT/EXCUSED: (2) Rich Bell and Debra Fritz; ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, the Planning Board of the Town of Carrboro finds that the land use regulations and procedures should be consistent with Carrboro Vision 2020, particularly policies 6.11, 6.12, and 6.14 related to the provision of affordable housing units.

Motion in support of this finding was made by Matthew Barton and seconded by Damon Seils.

VOTE: (8) AYES: Matthew Barton, James Carnahan, David Clinton, Sharon Cook, Heidi Paulsen, Susan Poulton, Damon Seils, and Rose Warner; NOES: (0); ABSENT/EXCUSED: (2) Rich Bell and Debra Fritz; ABSTENTIONS: (0)

(signed)

10/16/08

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration
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P. O. Box 8181
Hillsborough, NC 27278

**TRANSMITTAL DELIVERED VIA EMAIL**

September 30, 2008

Patricia J. McGuire, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

Dear Trish:

Thank you for the opportunity to review the following ordinance amendments received by us on September 26, 2008 and proposed for town public hearing on October 28, 2008:

- **Modifications to affordable housing provisions.**
- **Outside display with retail uses in the WM-3 zoning district.**

We find no inconsistency with the adopted *Joint Planning Area Land Use Plan* on these proposed amendments and have no additional comment.

Sincerely,

A handwritten signature in cursive script that reads "Perdita Holtz".

Perdita Holtz, AICP
Planning Systems Coordinator

cc: Laura Blackmon, ICMA-CM, Orange County Manager
Craig Benedict, AICP, Orange County Planning Director