

A RESOLUTION GRANTING A REQUEST FOR THE WAIVING OF FEES FOR THE CREST
STREET AIS LOCATED AT 101 CREST STREET
Resolution No. 140/2008-09

WHEREAS, the Board of Aldermen seeks to further affordable housing opportunities and;

WHEREAS, a letter has been received requesting a waiver of fees for the Orange Community Housing and Land Trust Crest Street Architecturally Integrated Subdivision (AIS) and the granting of the request will directly benefit the provision of affordable housing in the Town of Carrboro.

NOW THEREFORE, BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen grant the request for a waiver and refund of fees for the Crest Street AIS project, in accordance with Administrative Policy 540-1, in the amount of \$390.00 for land use permit fees and \$2459.00 for building permit fees

May 26th 2009

Board of Directors

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Executive Director

Funding Provided by:

Town of Chapel Hill

Orange County

Town of Carrboro

Town of Hillsborough

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Mayor Mark Chilton and the Carrboro Aldermen
Town of Carrboro
301 West Main Street
Carrboro, NC, 27510

Re: Fee Waiver Request, Crest Street Minor Subdivision

Dear Mayor Chilton and Members of the Board of Aldermen:

Please accept this letter as a request for a waiver of certain Town fees associated with our development of the Crest Street Minor Subdivision. Town staff advised us that we may request a fee waiver because this is an affordable housing subdivision and we are a non-profit housing developer.

We would like to request a waiver of the following fees:

- a. \$120.00 Zoning Permit Application Fee
- b. \$2459.00 Building Permit Fees
- c. \$270.00 Final Plat Review Fee

The Crest Street subdivision will consist of 2 new affordable single family homes, an existing house which is currently occupied by a land trust homeowner, and private dedicated open space. The 2 new affordable homes will be sold to buyers earning at or less than 80% of the Area Median Income, and will be kept permanently affordable in the Land Trust. We have broken ground on the project and anticipate completing it in three to four months.

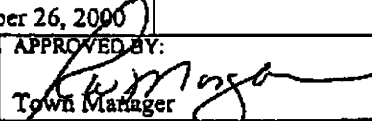
I would be happy to provide the Town with any other information or verifications you need related to this request. Thank you for your consideration.

Sincerely,

D. Christine Westfall

Robert Dowling
Executive Director

Christine Westfall
Project Manager

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|---|------------------|--|--|--------|
| ADMINISTRATIVE POLICY | | | | |
| TOWN OF CARRBORO | | | | |
| NORTH CAROLINA | | | | |
| DEPARTMENT: Planning | NUMBER: 540-1 | REVISION: 1 | EFFECTIVE DATE: September 26, 2000 | PAGE 1 |
| SUBJECT: Land Use and Building Permit Fee Waiver or Refund Policy | | PREPARED BY: Roy Williford Planning Director | APPROVED BY:  Town Manager | |

1.0 PURPOSE

To establish fees waiver or refund policy for land use and building permits

2.0 ORGANIZATIONS AFFECTED

All departments and divisions

3.0 REFERENCES**4.0 POLICY**

The Town of Carrboro in its desire to further affordable housing opportunities hereby establishes a Permit Fee Waiver or Refund Policy. The Carrboro Board of Aldermen adopted this policy on September 26, 2002.

5.0 DEFINITIONS

Affordable housing is defined as:

1. A dwelling unit that can be purchased by families or persons with incomes that are less than 80% of the median income for Orange County as reported by the US Dept. of Housing and Urban Development and where the total monthly housing cost (including mortgage payments, utilities, taxes and insurance) will not exceed 30% of their total monthly income.
2. A dwelling unit can be rented by families or persons with incomes that are less than 60% of the median income for Orange County as reported by the US Dept. of Housing and Urban Development and where the total monthly housing cost (including rent payments, utilities, taxes and insurance) will not exceed 30% of their total monthly income.

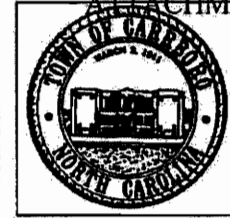
6.0 PROCEDURE

Subject to budgetary constraints, the Board of Aldermen may consider granting a fee waiver or refund (excluding engineering fees) for affordable housing projects that are not being developed on property owned directly or indirectly by the Town of Carrboro that can clearly demonstrate compliance with the following criteria:

1. The fee waiver or refund will directly benefit families or persons of low to moderate income over a sustained period of time; and
2. The project is directly funded or subsidized by a federal, state or local unit of government or non-governmental organization that guarantees affordability for 99 years or more; and
3. The need and benefit will be realized by the community as a whole if the fee waiver or refund is granted; and
4. The project is necessary to implement a component specified in the Consolidated Plan for Housing and Community Development in Orange County, NC as required by the HOME program administered through Orange County.

TOWN OF CARRBORO

AFFORDABLE HOUSING WAIVER OR REFUND FORM



Date: 6/4/2009

I/We Orange Community Housing + Land Trust, do hereby request a Land Use and/or Building Permit

Fee Waiver

Refund

for the following project: Crest Street Minor Subdivision

The project qualifies for the Fee Waiver/Refund due to meeting the following criteria:

meets affordable housing provision of the Town of Carrboro Land Use Ordinance

benefits families or persons of low to moderate income over a sustained period of time

project is directly funded or subsidized by a federal, state or local unit of government or non-government organization that guarantees affordability for 99 years or more

need and benefit will be realized by the community as a whole if the fee waiver or refund is granted

project is necessary to implement a component specified in the Consolidated Plan for Housing and Community Development in Orange County, NC as required by the HOME program administered through Orange County.

By affixing my signature, I attest to the accuracy of the submitted information.

[Handwritten Signature]
Signature