

# BOARD OF ALDERMEN

ITEM NO. C(6)

## AGENDA ITEM ABSTRACT

MEETING DATE: **October 20, 2009**

**TITLE: LUO Text Amendment and Request to Set a Public Hearing – Modifications to Affordability Criteria for Residential Density Bonus**

<b>DEPARTMENT: PLANNING</b>	<b>PUBLIC HEARING YES _ NO <u>X</u></b>
<b>ATTACHMENTS</b> A. Resolution B. Letter from Robert Dowling C. Draft ordinance D. Excerpt, Section 6.0, Housing, <i>Carrboro Vision2020</i>	<b>FOR INFORMATION CONTACT:</b> Patricia McGuire – 918-7327 Mike Brough – 929-3905

### PURPOSE

On June 13, 2009, Robert Dowling, Executive Director of the Community Home Trust, submitted a letter requesting an adjustment in the income level referenced in the Land Use Ordinance definition of affordable housing. The Board of Aldermen referred the request to staff, who met with Mr. Dowling during the summer to clarify the requested change. A draft ordinance has been prepared. A resolution setting a public hearing on the draft ordinance and referring the ordinance for advisory board and Orange County review is provided.

### INFORMATION

See attached letter requesting the change (*Attachment B*). The letter requests two changes. First, lowering the income limit for buyers of affordable homes to 65 percent of the median income. And, second, that the percentage of affordable units provided be reduced to less than 15 percent. Though an alternative percentage was not specified in the letter, during the summer meeting, 12 percent was suggested by Mr. Dowling. The draft ordinance that incorporates these changes has been prepared (*Attachment C*). Since Carrboro Vision 2020, policy 6.18 (*Attachment D*) states that fifteen percent affordable housing is the Town's goal, should the Board of Aldermen decide to proceed with a public hearing on the ordinance, staff will prepare an amendment to policy 6.18 for consideration at the public hearing.

### FISCAL AND STAFF IMPACT

Costs of the public hearing notice and administration of the review process are involved with authorizing the draft ordinance to move forward for public review.

### RECOMMENDATION

The staff recommends that the Board of Aldermen adopt the attached resolution setting a public hearing for November 24<sup>th</sup> and referring the draft ordinance for advisory board and Orange County review (*Attachment A*).