

A RESOLUTION ACCEPTING THE STAFF REPORT AND DIRECTING
STAFF TO MODIFY THE DRAFT ORDINANCE ON INCOME LEVELS AND
THE PROPORTION OF AFFORDABLE UNITS

Resolution No. 45/2010-11

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to consider modifications to existing policies and regulations; and

WHEREAS, the Town has a longstanding commitment to policies and actions that yield a diversity of housing opportunities for residents of all income levels, most recently evidenced by the adoption of Carrboro Vision2020 goal for 15 percent affordable housing to be included in all residential development; and

WHEREAS, a draft ordinance related to modifying income limits and the proportion of affordable units that are provided in accordance with residential density bonus and size-limited housing provisions of the Land Use Ordinance has been prepared; and

WHEREAS, staff has reported on alternative/additional strategies that could be used

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen

- 1) directs staff to modify the draft ordinance to incorporate varying income limits/price levels and proportions based on the pending US Census 2010 and American Community Survey 2011 data releases, and
- 2) directs staff to evaluate the size-limited housing provisions and identify possible changes, and
- 3) requests staff to report on the revised ordinance and possible changes to the development review process for projects incorporating affordable units as soon as possible, noting that it will be necessary to resume the public hearing once the provisions in the ordinance are deemed near-ready for public review and adoption.

This is Tuesday, the 23rd day of November in the year 2010.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO MODIFY
THE INCOME LIMIT FOR AFFORDABLE UNITS AND THE PROPORTION OF
AFFORDABLE UNITS NEEDED TO DETERMINE CERTAIN OTHER REGULATORY
REQUIREMENTS

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-182.4 (a) of the Carrboro Land Use Ordinance is amended by replacing “fifteen” with “twelve and a half” in the first sentence.

Section 2. Subsection 15-182.4 (b)(1) of the Carrboro Land Use Ordinance is amended by replacing “80” with “65” in the first sentence.

Section 3. Section 15-54.1 is renumbered 15-50.1 and amended so that the term “fifteen” in subsection (a) is replaced with the term “twelve and a half,” and the term “15 percent” in subsections (b) and (c) is replaced with the term “12.5 percent,” and the number “0.15” is replaced with the number “0.125” in subsections (b)(1) and (c)(2).

Section 4. Section 15-188 is amended by rewriting subsection (j) to read as follows:

(j) A residential development that provides at least 69 percent of the maximum number of affordable housing units available under the provisions of Section 15-182.4 (Residential Density Bonuses for Affordable Housing) shall not be subject to the requirements of this section.

Section 5. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 6. This ordinance shall become effective upon adoption except that, with respect to any development application that has been accepted by the Town and is pending on the effective date of this ordinance, the applicant may choose to have the application processed under either the provisions of the Land Use Ordinance as they existed prior to the adoption of this ordinance or the provisions of the Land Use Ordinance as they are amended by this ordinance.



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

THURSDAY, NOVEMBER 18, 2010

Land Use Ordinance Text Amendment Related to Modifying Affordable Housing Provisions

Motion was made by Matthew Barton and seconded by Susan Poulton that the Planning Board recommends that the Board of Aldermen:

- (1) postpone consideration of the draft ordinance; and
- (2) direct the Planning Board, with the assistance of staff, to undertake a review of affordable housing in Carrboro, including consideration of US Census data to be released in 2011, consultation with experts, discussion with community members and other stakeholders, and other activities to inform a strategy for amending the affordable housing provisions of the Land Use Ordinance.

VOTE: AYES: (5) Barton, Clinton, Fritz, Seils, Poulton; ABSENT/EXCUSED: (4) Jaimeyfield, Oxley, Shoup, Williams; NOES: (0); ABSTENTIONS: (0)


Damon Seils, Chair 11/19/10