

**BOARD OF ALDERMEN**

**ITEM NO. D(2)**

**AGENDA ITEM ABSTRACT**

MEETING DATE: March 15, 2010

**SUBJECT: A Discussion of Community Home Trust Proposal to Raise Income Limits**

<b>DEPARTMENT: TOWN MANAGER</b>	<b>PUBLIC HEARING: NO</b>
<b>ATTACHMENTS:</b> A – Letter from Community Home Trust	<b>FOR INFORMATION</b> <b>CONTACT: Trish McGuire (918-7327)</b>

**PURPOSE**

The purpose of this agenda item is for the Board to consider a request from the Community Home Trust to extend income limits.

**INFORMATION**

The Board of Aldermen received the attached letter from the Community Home Trust, requesting that the Board support an increase in income limits for affordable housing from 80% of Area Median Income (AMI) to 115% of AMI.

It has been the Town’s practice for several years to direct applicants seeking to utilize the affordable housing density bonus provision to work with the Community Home Trust. The income limit for affordable units under these and other Land Use Ordinance provisions is linked to 80 percent of the area income. On November 23, 2010, the Board of Aldermen adopted Resolution #45/2010/2011 directing staff to modify a draft ordinance regarding income levels and price limits of affordable to incorporate varying levels and limits. Staff has begun the review of most-recent American Community Survey and Census data; recommendations regarding income levels and price limits have not yet been determined. The CHT letter indicates that homes priced for incomes at 80 percent of the area median income will still constitute a majority, suggesting that applicants seeking to use the affordable housing density bonus will be able to continue working with CHT for the time being.

**FISCAL AND STAFF IMPACT**

Land Use Ordinance amendments are under consideration related to income limits and price levels of affordable housing units. Draft ordinance provisions may be available by the early fall. Staff resources and advertising costs are currently expected. Based on the information provided to date, the requested change does not seem to present substantial additional impacts.

**RECOMMENDATION**

Staff recommends that the Board consider the request from the Community Home Trust.