

A RESOLUTION REVISING THE TOWN'S POLICY ON WAIVER OF FEES FOR  
AFFORDABLE HOUSING  
Draft Resolution No. 103/2011-12

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Town's "Building Permit and Land Use Permit Fee Waiver Policy," adopted by the Board of Aldermen on February 11, 1997, is repealed and the following policy adopted in lieu thereof:

AFFORDABLE HOUSING FEE WAIVER POLICY

In order to lower the cost of providing much needed affordable housing, the Town of Carrboro hereby establishes the following policy:

1. The Board of Aldermen may consider waiving some or all of the fees associated with the enforcement of the North Carolina State Building Code for any dwelling unit that constitutes an "affordable housing unit" as described in Subsection 15-182.4(b) of this chapter.
2. The Board of Aldermen may consider waiving some or all of the fees associated with the approval of a development permit (zoning permit, special use, conditional use) for any project where the developer or the owner of the property that is the subject of the permit is a non-profit entity and the project consists of the construction of more than four dwelling units, all of which constitute "affordable housing units" as described in Subsection 15-182.4(b) of this chapter.
3. The Board of Aldermen may consider waiving some or all of the fees associated with a request for an amendment to the text of this chapter submitted by a non-profit entity whose business is primarily devoted to the construction of dwellings that constitute "affordable housing units" as described in Subsection 15-182.4(b) of this chapter.

Section 2. This resolution shall become effective upon adoption.

**BUILDING PERMIT AND LAND USE PERMIT FEE WAIVER**  
**POLICY**

Adopted by the Carrboro Board of Aldermen  
on February 11, 1997



The Town of Carrboro in its desire to further affordable housing opportunities hereby establishes a Permit Fee Waiver Policy.

- "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 that 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.

- CONSIDERATION OF A FEE WAIVER REQUEST

Subject to budgetary constraints, the Board of Aldermen may consider granting a fee waiver (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 will directly benefit families or persons of low to moderate income over a sustained period of time; and
2. The project is directly funded by a Federal, State, or Local unit of government specifically to provide low and moderate income opportunities; and
3. The need and benefit will be realized by the community as a whole if the fee waiver is granted; and
4. The project would not be affordable but for the granting of a fee waiver; and
5. The project is necessary to implement a component specified in the Consolidated Plan for Housing and Community Development in Orange County, N.C. as required by the HOME program administered through Orange County.