



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

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TITLE:

Report on of the Planning Board's Affordable Housing Dialogue Sessions

PURPOSE: The purpose of this agenda item is to provide the Board of Aldermen with a report on the Planning Board's affordable housing dialogue sessions held in October of 2012.

DEPARTMENT: Planning

CONTACT INFORMATION: Bethany Chaney - 306-4346

INFORMATION: At its June 17, 2012 meeting, the Planning Board discussed possible efforts toward community outreach and the possible promotion of National Community Planning Month, sponsored each October by the American Planning Association. Local affordable housing was identified as a potential theme for an outreach event. Planning Board members selected a subset of their group to serve as the outreach committee, who in turn held a number of meetings over the summer and into the early fall to prepare a series of three dialogue sessions on affordable housing. The sessions were held throughout the month of October. Information on the dialogue sessions, including agendas and minutes, are posted online at <http://www.townofcarrboro.org/PZI/AffordableHousingDialogues.htm>. Subsequent to the dialogue sessions, the Planning Board in collaboration with the Transportation Advisory Board (TAB) discussed their takeaways from the outreach effort and developed a series of recommendations. The Planning Board requested the opportunity to share these findings with the Board of Aldermen and a report on the sessions has been prepared (*Attachment B*). A resolution receiving the Planning Board's report is provided (*Attachment A*). A work session on this report and related affordable housing initiatives, briefly summarized below, has been scheduled for March 12th.

General Background and Related Activities

For more than thirty years, the Town has recognized the importance of diverse housing stock. The 1977 Comprehensive Plan included five housing goals:

- 1) To obtain a sufficient supply of housing to provide a decent, safe, and sanitary dwelling unit for all of the Town's residents.
- 2) To obtain a sufficient number of units by type, style, price, and location to afford all residents a suitable dwelling of the choice.
- 3) To obtain housing construction, which is sensitive to environmental consideration, including the need to conserve energy usage.

- 4) To obtain housing developments which conform to the goals of the Town's comprehensive planning process.
- 5) To obtain housing opportunities for all citizens, regardless of race, sex, age, or physical disabilities.

In an effort to reach these goals, the Town established the R-S.I.R. and R-S.I.R.-2 zoning districts in the 1980s, and adopted the residential density bonus for affordable housing (Section 15-184.4) in 1999. The Carrboro Vision2020 document, adopted on December 5, 2000, also included a section on housing, and provision 6.11 reads, "Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options."

At its June 28, 2005 meeting, the Board of Aldermen adopted Land Use Ordinance (LUO) amendments establishing an affordable housing review requirement for residential developments that did not include 15 percent affordable housing. (Agenda materials from that meeting are available at the following link.

http://www.townofcarrboro.org/BoA/Agendas/2005/06_28_2005_B4.pdf)

The September 29, 2005 Assembly of Governments meeting, focused on different approaches for providing affordable housing in the county and its municipalities. (Agenda materials available at the following link: http://www.townofcarrboro.org/BoA/Agendas/2005/09_29_2005AoG.htm.)

The Town has since revisited this topic, rewriting the LUO section on affordable housing in 2007 and adopting additional modifications in 2008. In the spring of 2012, the topic of affordable housing resurfaced as part of a series of text amendments requested by the Community Home Trust. During the discussion of the most recent of these text amendments adopted at the Board's June 26, 2012 meeting, representatives from the Planning Board asked that the Board have a more thorough review of the affordable housing program. (A link to the Board's minutes from that meeting is available at http://www.townofcarrboro.org/BoA/Minutes/2012/06_26_2012.pdf.) At the same meeting, subsequent to the approval of the text amendment, the Board voted to create an affordable housing committee and appointed Aldermen Slade, Johnson and Coleman to serve in that capacity. Committee members were charged with developing a recommendation to the full Board regarding affordable housing by December of 2012.

The Board of Aldermen continued its discussion on affordable housing at the December 4, 2012 meeting, when the affordable housing committee (Taskforce) shared its recommendations with the full Board. The Board received the recommendations and requested that staff forward the taskforce's recommendation to the Board of the Community Home Trust and the Planning Board. The Board also requested a future work session with the Community Home Trust to discuss the matter further. (Agenda materials and the taskforce recommendations may be found at the following link. http://www.townofcarrboro.org/BoA/Agendas/2012/12_04_2012_D1.pdf.) Additional proposals to expand the Town's affordable housing program, such as purchasing land and/or buildings for affordable housing purposes have also been broached.

FISCAL IMPACT: None associated with receiving this report.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the resolution to receive the report.