

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, April 04, 2000 at 7:30 P.M. in the Town Hall Board Room.

PRESENT AND PRESIDING:

MAYOR

ALDERMEN

Michael Nelson

Joal Hall Broun

Mark Dorosin

Jacquelyn Gist

Diana McDuffee

Allen Spalt

Alex Zaffron

TOWN MANAGER

DEPUTY TOWN CLERK

TOWN ATTORNEY

Robert W. Morgan

James E. Spivey

Michael B. Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING: March 21, 2000

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO APPROVE THE MARCH 21, 2000 MINUTES. VOTE: AFFIRMATIVE ALL.

RESOLUTION REQUESTING STATE FUNDING FOR THE EAST MAIN/LLOYD STREET TRAFFIC SIGNAL

The town staff received a call from Senator Eleanor Kinnaird's office asking the Board of Aldermen to adopt a resolution officially requesting funding for the traffic signal at the intersection of East Main Street and Lloyd Street. Senators Kinnaird and Basnight will be requesting funding through the Statewide Contingency Fund and the Small Urban Fund. The purpose of this item was for the Board of Aldermen to adopt the resolution.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Jacquelyn Gist.

A RESOLUTION REQUESTING FUNDING FOR THE TRAFFIC SIGNAL AT THE EAST MAIN STREET AND LLOYD STREET INTERSECTION LOCATED IN THE TOWN OF CARRBORO

Resolution No. 137/1999-2000

WHEREAS, for many years traffic has greatly increased at the intersection of Main and Lloyd Streets to the detriment of ingress and egress and efficiently functioning traffic and safety; and

WHEREAS, the Carrboro Board of Aldermen has sought approval from the N.C. Department of Transportation for a traffic light at this intersection for many years; and

WHEREAS, the North Carolina Department of Transportation has determined that high traffic counts and pedestrian traffic warrant the installation of a traffic signal at the intersection of East Main Street and Lloyd Street; and

WHEREAS, the Statewide Contingency Fund and Small Urban Funds can provide for a badly needed traffic signal at this congested intersection.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. The Board of Aldermen requests that \$75,000 in Statewide Contingency Funds and Small Urban Funds be allocated for the traffic signal installation at the East Main Street and Lloyd Street intersection.

Section 2. This resolution shall become effective upon adoption.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted this 4th day of April, 2000.

AYES: Joal Hall Broun, Mark Dorosin, Diana McDuffee, Jacquelyn Gist, Michael Nelson, Allen Spalt, Alex Zaffron

NOES: None

ABSENT/EXCUSED: None

Neal Mochel, Transportation Advisory Board Chairman, requested that the resolution be amended to require that if and when funding of the stop light at the intersection of East Main Street and Lloyd Street is granted, that the proposed NCDOT-configuration be referred to the TAB, town staff, and town engineer for comment.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT THAT THE RESOLUTION BE AMENDED TO REQUIRE THAT ONCE FUNDING IS APPROVED FOR THE STOP LIGHT AT THE INTERSECTION OF EAST MAIN AND LLOYD STREETS, THE NCDOT PROPOSED CONFIGURATION BE REFERRED TO THE TRANSPORTATION ADVISORY BOARD, TOWN STAFF, AND TOWN ENGINEER FOR COMMENT. VOTE: AFFIRMATIVE ALL.

Alderman Spalt requested that the TAB consider the issue of pedestrian-activated walk/don't walk lights as opposed to automated walk/don't walk lights prior to its consideration of the proposed NCDOT-configuration for the East Main and Lloyd Streets intersection. Alderman Spalt requested that the TAB develop a policy regarding this matter and make a strong recommendation regarding the type walk/don't walk light wanted/needed at the East Main and Lloyd Streets intersection. By consensus, the Board agreed with Alderman Spalt's directive to the TAB.

CHARGE ISSUED

Catherine Grimball received the charge for membership of the Appearance Commission/Neighborhood Preservation District Commission.

LAND USE ORDINANCE TEXT AMENDMENT TO ALLOW FEMA-APPROVED FLOODWAY CROSSINGS AND TO CLARIFY THAT FLOODWAY USES MUST BE CONSISTENT WITH FEMA REGULATIONS

A public hearing was held to provide an opportunity for public comment on a proposed amendment to the text of the land use ordinance. The administration recommended that the Board adopt an ordinance that would allow streets, pedestrian and bicycle crossings as a permitted use in floodways and specify that all permitted uses are only allowed if and to the extent that they are consistent with Federal Emergency Management Agency regulations and standards.

Patricia McGuire, Planning Administrator, made the staff presentation.

Giles Blunden, Environmental Advisory Board (EAB) Chair, reviewed the recommendation of the EAB. Mr. Blunden distributed a document, "The Hannover Principles: Design for Sustainability", to the Aldermen for their review and consideration. Mr. Blunden requested that the Board consider adopting the document as a guide when it considers future environmental issues.

Erwin Gutzwiller addressed the Board regarding the impact of culverts on water runoff.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY ALEX ZAFFRON TO CLOSE THE PUBLIC HEARING AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY MARK DOROSIN AND SECONDED BY ALEX ZAFFRON TO ADOPT THE ORDINANCE ENTITLED "AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO ALLOW THE CROSSING OF A FLOODWAY BY STREETS, AND PEDESTRIAN OR BICYCLE PATHS AND TO CLARIFY THAT USES PERMITTED WITHIN THE FLOODWAY MUST BE CONSISTENT WITH FEMA STANDARDS AND REGULATIONS." VOTE: AYES 5 (Zaffron, Dorosin, Broun, McDuffee, Gist); NOES 2 (Nelson, Spalt).

REPORT: EXTENSION OF STONE QUARRY RESERVOIR

John Smith and Susie Holloway, the town's OWASA representatives made a presentation to the Mayor and Board of Aldermen concerning a request to amend the Orange County/Chapel Hill/Carrboro Joint Planning Agreement; the Joint Planning Area Land Use Plan and map; and the Land Use Element and map of the Orange County Comprehensive Plan which would allow for extension of the stone quarry reservoir.

Erwin Danziger addressed the Board.

The Board received the report from the OWASA representatives and posed questions.

DISCUSSION OF GOAL #4 (AFFORDABLE HOUSING) OF THE 2000-2001 ACTION AGENDA

The purpose of this item was for the Mayor and Board of Aldermen to review the summary minutes of the Board's March 9, 2000 worksession on affordable housing.

HOUSING ACTION AGENDA 2000-2001

GOAL #4: ENCOURAGE THE DEVELOPMENT OF AFFORDABLE HOUSING

The Town of Carrboro has historically enjoyed a diverse citizenry. This diversity is threatened by the lack of new affordable housing. The Town needs to promote policies and practices that provide new affordable housing.

- OBJECTIVE #1: INCREASE ANNUALLY THE NUMBER OF AVAILABLE HOUSING UNITS (INCLUDING RENTAL UNITS) FOR HOUSEHOLDS EARNING 80% OR LESS OF THE MEDIAN INCOME.**
1. Establish a revolving loan fund for down payment assistance or second mortgages to support homeownership.
(Develop a loan fund similar to the Town's Revolving Loan Fund.)
 2. Monitor the amount the Town contributes to affordable housing with a goal of one cent on the tax rate.
(In the budget, staff is to identify the monetary amount dedicated to affordable housing)
 3. Facilitate the development of single-room occupancy units.
(Schedule an agenda item, ASAP, which gives a status report on current projects and specify what barriers exist that are in conflict with efforts to achieve goal; develop a relationship with the Skills Development Center; Town to sponsor a meeting to pull interested parties together to discuss this issue.)
 4. When the Town purchases land, a percentage should be set aside for affordable housing.
(This is a Town Goal; applicable not only to purchased land but any land Town-owned; review the open space ordinance to determine if it is working, in some instances, as it is/was intended; requires additional discussion.)
 5. Subsidize land trust units at a rate of \$5,000 per unit and encourage Orange County and Chapel Hill to subsidize at a rate of \$15,000 per units.
(The number of subsidized land trust units will cap at the number that does not exceed the proposed 1 cent (1¢) tax.)
 6. Review the parking requirements for single-room occupancy housing.
(Done/complete.)
- OBJECTIVE #2: ENCOURAGE ALTERNATIVE BUILDING METHODS THAT REDUCE HOUSING COSTS.**
1. Form a task force with membership to include representatives from the building community, landlords, governmental and advocacy organizations, and residents to make recommendations for lowering housing costs.
(Schedule an agenda item ASAP regarding the formation of the Task Force; assemble into a single document all Town of Carrboro policies that foster affordable housing for Board review/consideration.)
 - a. Develop ways to reduce fees and other barriers when developing affordable housing.
 - b. Encourage OWASA & governing bodies to reduce/waive fees for entities that develop affordable housing.
 - c. Encourage opportunities for groups to sponsor affordable housing.
(Staff to determine what other groups have done to promote affordable housing, i.e., what are the roadblocks, what are the successes; sponsor a meeting to receive this information, encourage groups to work together to achieve this goal.)
 - d. Support multiple-use projects.
(“Multi-use projects” are projects that combine residential and commercial uses within a proposed development; Task Force to develop a “Housing Mission Value Statement”.)
 - e. Increase the stock of non-student affordable rental units.
 - f. Focus affordable housing efforts on working individuals and families.
(Re-examine the “R-SIR” zoning district as an agenda item which gives an historical review of the designation, what areas were zoned R-SIR, what happened to discontinue this zoning designation; define needs and build consensus on those and define approaches for future development keeping in concert with the 2020 Vision; develop a detailed housing plan)
 - g. The Town should consider adopting an affordable housing goal in the land use ordinance to use when considering rezoning requests and conditional use permits requests.
(Examine Chapel Hill's rezoning policy, which requires a percentage of residential development be designated for affordable housing.)
 - h. Increase the percentage of Town employees who live in the Town.
(To be voluntary; not mandatory)
 - i. Increase the stock of non-student affordable rental units.
 - j. Encourage the University to house more of its undergraduate and graduate students.

- k. Encourage the University to provide more affordable housing for students, staff and faculty.

OBJECTIVE #3: FOCUS AFFORDABLE HOUSING EFFORTS ON IDENTIFIED TARGET POPULATIONS.

1. Consider creating a housing subsidy as Town employee benefit.
(Town employees to be one of the target groups for the loan fund referenced under Goal #4, Objective #1, Task #1: "Formulate a loan fund similar to the Town's Revolving Loan Fund.")

OBJECTIVE #4: REDUCE THE GOVERNMENT'S IMPACT ON HOUSING COSTS.

GOAL #6: PROMOTE, DEVELOP AND SUPPORT A BROAD-BASED ECONOMIC VITALITY

OBJECTIVE #1: DOUBLE THE NONRESIDENTIAL SQUARE FOOTAGE IN TOWN TO CREATE NEW AND EXPANDED OPPORTUNITIES FOR ECONOMIC DEVELOPMENT AND CONSIDER THE TOWN'S ROLE IN BUSINESS INFRASTRUCTURE, SUCH AS INFORMATION TECHNOLOGY.

1. Have meeting with members of the development community and communicate Board's commitment to addressing obstacles created by Board decisions (parking, setbacks, infill, etc.).

(Community & Economic Development Director to schedule a meeting with developers, lending institutions, financiers, architects, and property owners to discuss development issues; encourage attendance of downtown business owners to the Downtown Development Commission's comprehensive planning charrette for the downtown.)

2. Look at the land use ordinance provisions that will impact the infill development in developed areas.

(Planning Staff to list all Land Use Ordinance provisions that impact infill development and formulate a policy that addresses infill development; Board to discuss the development of a comprehensive policy regarding road and sidewalk connectivity; densities of infill.)

GOAL #7: PROMOTE A SAFE, EFFICIENT AND VIABLE INFRASTRUCTURE FOR THE TOWN'S HEALTHY GROWTH

OBJECTIVE #3: ENCOURAGE THE UNIVERSITY TO PROVIDE MORE AFFORDABLE HOUSING FOR STUDENTS, STAFF AND FACULTY.

1. Encourage University to participate in co-op housing
(The increase of the student population has a direct impact on housing costs, thus, the University should be encouraged to use part of the Horace Williams Tract for housing development, i.e., married student housing, faculty/student housing environment, etc.)

OBJECTIVE #4: PROVIDE ACCESSIBLE INFRASTRUCTURE.

1. Narrowly examine the implications of the connector road policy on neighborhood stub-outs.

(Schedule an agenda item in which the Connector Roads Policy is reviewed to consider its impact on old/established neighborhoods that have aged infrastructure.)

ADDITIONAL ITEMS DISCUSSED:

ITEM #1: THE MODIFICATION OF THE AGREEMENT BETWEEN OWASA, THE UNIVERSITY, AND THE GOVERNMENTAL AGENCIES

Alderman Broun suggested that discussion and consideration of modifying the agreement between OWASA, the University, and the governmental agencies should commence immediately. She explained the evolution of the OWASA entity (which was created in 1976), in concert with the growth and evolution of the municipalities warrant the modification.

(Carrboro's OWASA representatives to begin discussion of the Memorandum of Understanding (MOU) at the OWASA Board of Directors' meetings; Aldermen Broun to begin discussion of the MOU at the Communication and Coordination Committee (CCC) meetings; Mayor Nelson to begin discussion of the MOU at the Moses and Mayors' meetings; Mike Brough, Town Attorney, to begin working on the modifications to the MOU.)

ITEM #2: A PROPOSAL TO ENCOURAGE OWNER-OCCUPANCY

Alderman Dorosin suggested that efforts should be made to encourage owner-occupancy in the Old Well Apartment Complex. He explained that owner-occupancy would impact the number of homeowners in

Carrboro and would increase the pride the occupants have for their living environment. Additionally he explained that a resident-police presence would deter crime in the complex.

(Alderman Dorosin to draft a proposal that would encourage owner-occupancy in the Old Well Apartment Complex for Board review and consideration. The proposal will include a resident-police presence and a community garden.)

ITEM #3: TOPICS TO BE DISCUSSED AT THE ORANGE COUNTY HOUSING SUMMIT

The Aldermen who plan to attend the March 13, 2000 Orange County Housing Summit are to bring up the following topics:

1. Establish a revolving loan fund for down payment assistance or second mortgages to support homeownership.
2. Develop ways to reduce fees and other barriers when developing affordable housing.
3. Encourage OWASA & governing bodies to reduce/waive fees for entities that develop affordable housing.
4. Encourage opportunities for groups to sponsor affordable housing.
5. Subsidize land trust units at a rate of \$5,000 per unit and encourage Orange County and Chapel Hill to subsidize at a rate of \$15,000 per units.
6. Encourage the University to provide more affordable housing for students, staff and faculty.

Mayor Nelson distributed a draft copy of a “Comprehensive Housing Strategy” to the Board. The document was as follows:

Comprehensive Housing Strategy

I. INTRODUCTION

In the past decade housing costs in Carrboro have risen to a point at which people of moderate means can no longer afford to purchase or rent housing in our community. There is growing concern that this housing crisis will lead to homogenization of Carrboro, that soon only the wealthy or near wealthy will be able to afford to buy or rent housing here. This problem, which has many causes, must be addressed to insure the continued vitality of Carrboro. Carrboro's strength derives from our diversity: economic, social, racial, etc.

There is not one, single cause of the affordable housing crisis. Nor will there be one, single solution. On the contrary, the town should adopt an array of strategies that address different lifestyles, different income levels, and different housing needs.

The Mayor and Board of Alderman have identified the need to develop an overall, comprehensive housing strategy. This document is designed to serve as a road map for the town as we seek to address a range of housing needs. This document addresses strategies for both non-profit and for profit housing.

II. MISSION STATEMENT

(Reserved)

III. NON-PROFIT HOUSING STRATEGIES

- a) Waive town development-related fees for affordable housing projects
- b) Urge OWASA to waive or reduce fees for non-profit affordable housing projects
- c) The town should set aside the equivalent of one cent of the tax rate for affordable housing d) Establish a revolving loan fund for down payment assistance or second mortgages to support home ownership (similar to the town's revolving loan fund for businesses)
- e) Work with the University to increase student housing: undergraduate, graduate, and ‘married student housing’
- f) Set aside a percentage of future property purchased by the town for housing
- g) Subsidize land trust units at the rate of \$5,000 per unit, not to exceed our limit of 1 cent on the tax rate
- h) Encourage the university to participate in co-op

IV. FOR PROFIT HOUSING ISSUES/ZONING

- a) Diversity bonuses (the zoning classification formerly know as R-SIR)
- b) Develop ways to reduce fees

- c) Review the open space ordinance to see if it is working as intended
- d) The town should support mixed-use projects that combine commercial and residential
- e) The town should consider an affordable housing goal in the land use ordinance to use when considering rezoning requests and conditional use permits (examine Chapel Hill policy)
- f) Review land-use ordinance and address obstacles that serve as a disincentive for affordable housing
- g) Review infill policies
- h) Review connector roads policy and consider its impact on old/established neighborhoods which have aged infrastructure
- i) The Town should facilitate the development of SRO housing
- j) Form a task force with membership to include representatives from the building community, landlords, governmental and advocacy organizations, and residents to make recommendations for lowering housing costs.
- k) Use currently owned assets to leverage new housing opportunities in addition to purchasing new land, etc.

V. OTHER

- a) Create a housing subsidy for town employees who live in Carrboro

Mayor Nelson explained that it had previously been suggested that a committee be established to help develop a comprehensive housing strategy and suggested that that committee be established with Aldermen representation, representation from the housing community (specifically the persons who attended Board's housing worksession), and others with an interest in this matter. It was clarified that this committee would be somewhat of a "steering committee" which would define/specify objectives and propose ways to address the objectives. It was further clarified that the proposed "steering committee" would not cancel out the "task force" referenced in Goal #4, Objective #2, Item #1.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY DIANA MCDUFFEE THAT A COMMITTEE BE ESTABLISHED TO HELP DEVELOP A COMPREHENSIVE HOUSING STRATEGY WITH ALDERMEN REPRESENTATION, REPRESENTATION FROM THE HOUSING COMMUNITY; AND INTERESTED CITIZENS. VOTE: AFFIRMATIVE ALL.

Aldermen Broun, Dorosin, Gist, and Zaffron volunteered to serve on this committee.

DOWNTOWN REQUIREMENTS/LIMITATIONS

Robert Morgan requested direction from the Board as to whether or not they wanted to receive staff input regarding setback requirements, height limitations, and parking requirements in the downtown. He explained this matter arises as a result of interest shown in the downtown by potential business owners.

By consensus, the Board requested a staff report, as soon as possible, regarding these matters.

SIDEWALK ASSISTANCE FROM THE CHAMBER OF COMMERCE

Charlie Nelson, acting on behalf of the Chamber of Commerce, contacted the mayor regarding the possibility of a corporate giving program involving pedestrian and bicycle transportation pathways. Mr. Nelson requested that he be informed as to whether or not the Town would be interested in this type endeavor and if so, he requested that the town's engineering staff develop some cost figures regarding typical engineering and construction costs of sidewalks.

By consensus, the Board authorized Mayor Nelson to inform Mr. Nelson of the Town's interest in this endeavor. Additionally, the Board suggested that Mayor Nelson inform Mr. Nelson of the Town's existing sidewalk plan and policy.

ARTIE DIXON'S PHOTOGRAPHS

Staff was directed to contact Ms. Artie Dixon regarding photographs she took of the Town Hall and ascertain the cost for getting additional copies of the photograph.

COOPERATION REGARDING FIRE SERVICE

Alderman Spalt asked that the possibility of more cooperation between the Town of Carrboro and Town of Chapel Hill in regards to Fire Service in the northern transition area as a means to delay the immediate need for a fire station in Carrboro's jurisdiction.

Robert Morgan informed the Board that the Fire Chiefs of Carrboro and Chapel Hill would work on this request and that a report presented approximately six (6) years ago regarding this matter would be distributed to the Board.

CONGRESSIONAL FIRE SAFETY BILLS

Alderman Spalt informed the Board of a Congressional Bill regarding the installation of sprinkler systems in dormitories and buildings. He explained that he would bring a copy of the bill for Board review and comment.

INTERFAITH COUNCIL

Alderman Gist informed the Board and citizens of the Interfaith Council's existing financial crisis. Alderman Gist requested that the citizens make donations to the Interfaith Council. She also requested that the Board look at this fiscal year's budget to determine the amount of money that would be left over from the Board's budget, the advisory boards' budget, and the contingency fund and that that surplus money be given to the Interfaith Council.

By consensus, the Board directed staff to make this determination and to bring back a report to the Board at its next meeting.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY ALLEN SPALT TO ADJOURN INTO CLOSED SESSION TO DISCUSS THE ACQUISITION OF PROPERTY. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY AND SECONDED BY TO ADJOURN THE MEETING AT . VOTE:
AFFIRMATIVE ALL.

MICHAEL NELSON, *Mayor*

JAMES E. SPIVEY, **CMC**, *Deputy Town Clerk*