

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, March 23, 2004 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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| Mayor | Michael Nelson |
| Aldermen | Joal Hall Broun |
| | Mark Chilton |
| | Jacquelyn Gist |
| | John Herrera |
| | Diana McDuffee |
| | Alex Zaffron |
| Town Manager | Steven E. Stewart |
| Town Attorney | Michael B. Brough |
| Deputy Town Clerk | Sharmin E. Mirman |

PUBLIC HEARING TO CONSIDER A LAND USE ORDINANCE TEXT AMENDMENT THAT MODIFIES SIZE LIMIT REQUIREMENTS TO PROVIDE FOR AFFORDABLE HOUSING AND PAYMENTS-IN-LIEU

The Board of Aldermen must receive public comments before taking action on amendments to the Town's small house and affordable housing density bonus ordinance provisions.

Trish McGuire addressed the Board and made a presentation. She discussed the latest in a series of the Town's initiatives to encourage housing diversity and affordability.

Alderman Broun asked staff for an analysis of zoning based on housing types and land available for development. She also asked for an analysis of payment-in-lieu.

Mayor Nelson asked the town attorney whether we would still need another public hearing if the language regarding payment in lieu were pulled.

Mike Brough said yes.

Robert Dowling, of the Orange Community Housing and Land Trust addressed the Board. He stressed that regarding payment in lieu, that housing is more valuable than money. He stated that developers want to know the rules at the outset. They don't like affordable housing but they will do it because they make money and it works.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO MODIFY THE REQUIREMENTS TO MANDATE THE CONSTRUCTION OF SOME SMALLER SINGLE FAMILY HOMES AND TO PROMOTE AFFORDABLE HOUSING" EXCLUDING SECTION 2.

VOTE: AFFIRMATIVE ALL

Robert Dowling addressed the Board. He stated that the Town of Chapel Hill makes good use of their services - ie: as of today, they have done 75 houses in Chapel Hill and only 1 in Carrboro. He agreed with Alderman Zaffron that their relationship with the Town has been underutilized.

MOTION WAS MADE BY ALDERMAN ZAFFRON AND SECONDED BY ALDERMAN BROUN INSTRUCT TOWN STAFF TO DRAW UP A CONTRACT BETWEEN ORANGE COMMUNITY HOUSING AND LAND TRUST (LIKE THE ONE THAT THEY HAVE WITH CHAPEL HILL) WHICH WOULD REQUIRE THAT DEVELOPERS APPLICATIONS BE REFERRED TO ORANGE COUNTY COMMUNITY HOUSING TO DISCUSS THE TOWN'S AFFORDABLE HOUSING POLICIES AND PROCEDURES. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALDERMAN ZAFFRON AND SECONDED BY ALDERMAN BROUN TO REFER THE ISSUE OF THE CONTRACT TO AGENDA PLANNING TO HAVE AN AGENDA ITEM BROUGHT BACK TO THE BOARD TO INCLUDE A CONTRACT WITH RELEVANT MATERIALS FROM CHAPEL HILL TO SEE HOW WE CAN DEVELOP OUR RELATIONSHIP, GET MATERIALS FROM ROBERT AND COME BACK FOR A GOOD DISCUSSION. VOTE: AFFIRMATIVE ALL

A MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY DIANA MCDUFFEE TO GO INTO CLOSED SESSION AT 8:47 PM TO DISCUSS A MATTER INVOLVING ATTORNEY/CLIENT PRIVILEGE. VOTE: AFFIRMATIVE ALL

Mayor

Deputy Town Clerk