

A worksession of the Carrboro Board of Aldermen was held on Tuesday, September 9, 2008 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Joal Hall Broun
	Dan Coleman
	John Herrera
	Randee Haven-O'Donnell
	Lydia Lavelle
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Town Clerk	Sarah C. Williamson

Absent:

Alderman	Jacquelyn Gist
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ANNOUNCEMENT BY ALDERMAN HERRERA

Alderman Herrera announced that he had been recognized by the National Association of Latino Elected Officials as the first Costa Rican to hold political office in the United States.

He also stated that the N.C. Association of Costa Ricans invited all citizens to attend a festival on Sunday, September 14th at Lake Wheeler in Raleigh from 9:00 a.m. to 5:00 p.m.

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JOHN HERRERA TO APPROVE THE AUGUST 26 AND SEPTEMBER 2, 2008 MINUTES, AS AMENDED. VOTE: AFFIRMATIVE SIX, ABSENT ONE (GIST)

AFFORDABLE HOUSING SPECIAL REVENUE FUND ADMINISTRATIVE PROCESS AND A MODIFICATION OF THE APPROVED USE OF THE FUNDS

The purpose of this item was to present to the Board of Aldermen a proposed administrative process for the use of an Affordable Housing Special Revenue Fund approved on June 26, 2007, and to amend the list of uses to include emergency single-family projects for citizens at 80% or less of the area median income.

James Harris, the town's Community and Economic Development Director, made the presentation.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION APPROVING THE CRITERIA AND ADMINISTRATIVE PROCESS FOR
ADMINISTERING THE AFFORDABLE HOUSING SPECIAL REVENUE FUND
Resolution No. 15/2008-09

WHEREAS, the Board of Aldermen has, by the adoption of resolution no. 244/206-07, created the Affordable Housing Special Revenue Fund; and

WHEREAS, by the adoption of the aforementioned resolution, the Board of Aldermen believes that the creation of the fund is another way in which the Board can advance its goal of increasing the stock of affordable housing within the Town and its planning jurisdiction;

WHEREAS, the Fund will be administered by the Economic and Community Development department and the fund will be publicized through the media, by word of mouth, by nonprofit agencies, web sites, other housing specialists in neighboring jurisdictions and other appropriate venues.

WHEREAS, the applicant (an individual or non profit) will be required to submit a memorandum to the Economic and Community Development Department containing the following information:

- 1) A complete description of the project, including the proposed location;
- 2) A discussion of how the project meets the criteria listed below and thus how it will address the affordable housing problem in our jurisdiction;
- 3) Who the ultimate beneficiaries will be or are intended to be; and
- 4) If appropriate, documented income data for the intended recipients.

WHEREAS this information will be evaluated by staff and a recommendation for approval or denial will be made to the Board of Aldermen.

WHEREAS all appropriate legal documents needed to secure the Town of Carrboro's interest will be prepared by the Town Attorney and after execution be recorded in the office of the Register of Deeds in Orange County.

WHEREAS, on June 27, 2007 the Board of Aldermen adopted a resolution approving the following list of uses of the funds:

1. To guarantee the payment of loans or subsidize the interest rate on loans made by financial institutions to qualified individuals for the purpose of acquiring or rehabilitating affordable housing (such guarantees shall not extend beyond funds available in the affordable Housing Special Revenue Fund).
2. To provide direct deferred payment loans to qualified individuals to supplement loans made by financial institutions for the purpose of acquiring or rehabilitating affordable housing.
3. To purchase land for conveyance to nonprofit affordable housing agencies.
4. For down payment, earnest money, or first options on properties to be made available to low or moderate income families or individuals by nonprofit agencies that are in the business of meeting the housing needs of such families or individuals.
5. To pay some or all of the expenses associated with the construction of affordable housing.
6. To acquire developed properties suitable for resale to qualified low and moderate income buyers.
7. To pay some or all of the pre-development cost (such as feasibility studies, appraisals, land options and preparation of an application) for projects to be developed for the purpose of providing rental or owner-occupied affordable housing.
8. To provide grants to organizations for land trust projects that guarantee long-term affordability of property through 100-year renewable ground leases.
9. To provide permanent subsidies to reduce the sale price of new or existing housing units so as to make them more affordable. Restrictive covenants, affordability easement, and/or other mechanisms would be required from affordable housing agencies.

WHEREAS, staff is now recommending the following, additional allowable use of funds:

10. To provide for emergency home repairs and the maintenance of properties in the land trust that are falling into disrepair.

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES: That the Board of Aldermen approves the inclusion of emergency project funding for individuals who meet the income criteria of being below 80% of the area median income and the maintenance of housing units in the land trust that are falling into disrepair. The Board also approves the suggested criteria and the proposed administrative process with the understanding that it may be necessary to come back in the future to tweak the process.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 9th day of September 2008:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Randee Haven-O'Donnell, John Herrera, Lydia Lavelle

Noes: None

Absent or Excused: Jacquelyn Gist

REVIEW OF 2035 LONG RANGE TRANSPORTATION PLAN ALTERNATIVES

The Durham-Chapel Hill-Carrboro Metropolitan Planning Organization is preparing the 2035 Long range Transportation Plan. A first step in the development of the 2035 Long Range Transportation Plan is an evaluation of several "transportation system alternatives" that include a set of highway, transit, and other transportation improvements *and* a land use scenario. A comparison of the alternatives and their resulting performance measures was presented to the Board of Aldermen for comments.

Andy Henry, an employee of the City of Durham, made the presentation and answered the Board's questions.

Alderman Haven-O'Donnell expressed her desire to extend the commuter rail from Carolina North into Carrboro.

Adena Messinger, the town's Transportation Planner, explained that the rail transit for the Carrboro-Chapel Hill area, as shown in the report, was based in part on the Long Range Transit Plan being prepared by Chapel Hill, Carrboro and UNC.

Mayor Chilton suggested that a road other than Old 86 be designated as a bicycle route—possibly Union Grove Church Road or Orange Grove Road.

Alderman Broun suggested a bus route from Graham to Chapel Hill.

Ellen Perry expressed her desire for an expansion of paratransit service from the airport on Sundays, and the need for handicapped accessible taxi service from the airport.

Mayor Chilton stated that he would send a letter to the Triangle Transit Authority Board of Directors asking for paratransit service on Sundays, and a letter to the RDU Airport Authority regarding the need for handicapped accessible taxi service.

Alderman Coleman expressed his desire to minimize highway options and maximize transit options, and a preference for motor fuel tax, vehicle registration fees and rental car tax and revenue sources.

Alderman Broun asked that commuter rail service be requested.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman John Herrera.

**A RESOLUTION PROVIDING COMMENTS ON THE
2035 LONG RANGE TRANSPORTATION PLAN ALTERNATIVES ANALYSIS
Resolution No. 16/2008-09**

WHEREAS, the Town of Carrboro participates in the development of the 2035 Long Range Transportation Plan as a member of the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization; and

WHEREAS, the Transportation Advisory Board and Planning Board have reviewed the alternatives analysis and provided comments for consideration by the Board of Aldermen.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen refer the following comments on the 2035 Long Range Transportation Plan alternatives analysis to the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization.

1. That commuter rail service be provided between Carrboro to Hillsborough
2. That an alternate bicycle route (other than Old 86) be provided between Carrboro and Hillsborough
3. That a bus route be provided from Carrboro to Graham
4. That highway options be minimized and transit options maximized
5. That motor fuel tax, vehicle registration fees and rental car tax are the preferred revenue options

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 9th day of September 2008:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Randee Haven-O'Donnell, John Herrera, Lydia Lavelle

Noes: None

Absent or Excused: Jacquelyn Gist

CAMPAIGN FINANCE REGULATION

Alderman Coleman asked that the Board set a public hearing on this matter before the end of 2008.

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO DIRECT TOWN STAFF TO BRING BACK A REQUEST TO SET A PUBLIC HEARING ON THIS MATTER. VOTE: AFFIRMATIVE SIX, ABSENT ONE (GIST)

MOTION WAS MADE BY JOHN HERRERA AND SECONDED BY JOAL HALL BROUN TO ADJOURN TO CLOSED SESSION AT 8:42 P.M. TO DISCUSS A PERSONNEL MATTER. VOTE: AFFIRMATIVE SIX, ABSENT ONE (GIST)

SALARY INCREASE FOR THE TOWN MANAGER

MOTION WAS MADE BY JOHN HERRERA AND SECONDED BY DAN COLEMAN TO GRANT THE TOWN MANAGER A 4 ½% SALARY INCREASE EFFECTIVE ON SEPTEMBER 15, 2008. VOTE: AFFIRMATIVE SIX, ABSENT ONE (GIST)

Mayor

Town Clerk