



Carrboro Town Council Retreat Summary, February 3rd, 2024

LUO Goals:

- Clarity
 - Know what to expect
 - Fully understand this
- Reduce the burden of doing business in ○ Maintain community input
 - Reduce need
- Affordability
 - Plan for subsidies
 - Market rate
 - Definition of “by right” matches ○ “By right” zoning
- Diversify commercial-use
 - “Mom and Pop”
- Accessibility
 - Things residents need should be ☐ Racial equity
- Environmental protection
- Match vision of Comprehensive Plan
 - Objective standards
- We are not watering down projects from ☐ Sync future built environment with what ☐ We bring Carrboro together
 - We are all Carrboro
- A single goal (not two sets of goals)

Budget Priorities FY2024-2025:

Heavier Lifts

- **LUO/Economic Development**
 - LUO rewrite, including consultant
 - Budget to retain tax-neutral rate
- **Staff Recruitment/Retention**
 - Compensation + capacity
- **Environment**
 - Stormwater and infrastructure improvements
 - Environmental protection, tree canopy, stormwater/flooding



Longer-Term Priorities (Next Two Years):

Lighter Lifts

- **Race Equity**
 - Implement Community Safety Task Force recommendations
 - Implement race equity initiatives
 - The accessible language plan
- **Multi-Modal**
 - Multi-modal connectivity
 - SR2S
 - Bike plan
 - Greenways
 - Town-wide calming/resurfacing/complete streets
 - Robust micro transit program that encourages intra/inter-municipal transit
 - Circulator trolley Carrboro Chapel Hill
 - Bolin Creek Greenway

Heavier Lifts

- **Housing**
 - Subsidization of affordable housing that provides a pathway to ownership
 - Lease to own
 - Starter homes
 - Guideway to intergenerational wealth
 - Solving housing subsidization
 - 0-30, 30-60% AMI
 - Town investment vs. partners
 - Administration and maintenance
 - Ownership
 - Fund more housing support programs (emergency rent, repair, and weatherization)
 - Spend \$1 million for:
 - ARPA funding for affordable housing
 - RFP, scope of work
 - Town-owned land review
 - Home weatherization



Two other ideas that rose up during the conversation included:

- Fully funding town facilities upfit/renewal
- Economic development of nontraditional entrepreneurial enterprise

TOWN COUNCIL NORM DISCUSSION

The Ideal Carrboro:

- Everyone has representation and has a place in town.
- We are okay with the same vision but there might be different ways to get there.

Town Council Norms:

- *We focus on policy outcomes and function as a team.*
 - We all bring our lived experiences to the table.
- *We demonstrate mutual respect.*
 - Particularly in public
 - Policy (public) vs. personal (private)
 - Advocate for each other
- *We are action-oriented.*
 - Respect for resources and time
 - Primary reason we are here is to do work
- *We are collective, collaborative problem-solvers.*
 - We need to address issues.
 - Any view is not always a “community” view
 - We all represent community views.
 - “Name” who we are speaking for; be more specific
 - Avoid soapboxes and editorializing
- *We use open communication.*
 - Use speaking time to get to outcomes
 - Address issues
- *We assume good faith.*
 - Hold each other accountable
 - We need to reset to return to good faith after hard issues.

Additionally, the Council identified a few other ideas related to Council Norms:

- Start from a place of agreement and trust
- Listen to the community (all voices)
- Engage with those on the other side of “votes”
- We need to heal relationships when trust is broken.

