



# Town of Carrboro

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

## Meeting Agenda Board of Aldermen



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Tuesday, March 1, 2016

7:30 PM

Board Chambers - Room 110

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### A. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

7:30-7:40

### B. RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

1. [16-068](#) Earth Hour Resolution

**PURPOSE:** To adopt a resolution encouraging participation in Earth Hour on March 19th

**Attachments:** [Earth Hour Resolution 16](#)

### C. ANNOUNCEMENT OF UPCOMING PUBLIC MEETINGS

7:40-7:50

### D. CONSENT AGENDA

1. [16-081](#) Approval of Previous Meeting Minutes

2. [16-072](#) Carrboro Fire-Rescue Relief Fund Board Member Appointed by Elected Officials

**PURPOSE:** The purpose is to vote on the CFRD Relief Fund member elected by the Board of Alderman in order to satisfy General Statute 58-84-30.

### E. OTHER MATTERS

7:50-8:20

1. [16-073](#) Follow-up to January 12th Discussion of Stormwater and Flooding

**PURPOSE:** The purpose of this item is to provide the Board of Aldermen an opportunity to review costs of hydrologic studies and consider strategies for gathering public input on community experiences and concerns related to stormwater and flooding.

**Attachments:** [Attachment A - Draft Report on Recurrent Flooding Problems](#)

**8:20-8:45****2.     [16-080](#)****Consideration of Two Affordable Housing Funding Requests**

**PURPOSE:** The purpose of this item is for the Board to consider approving two funding requests from the Affordable Housing Fund.

**Attachments:**   [Attachment A - Rebuilding Together of the Triangle Application](#)  
                          [Attachment B - Self-Help Application](#)  
                          [Attachment C - Northside Landbank Model](#)  
                          [Attachment D - RTT Resolution](#)  
                          [Attachment E - Self-Help Resolution](#)

**8:45-9:15****3.     [16-077](#)****A Discussion of Legislative Issues for the 2016 Short Session of the General Assembly**

**PURPOSE:** The purpose of this item is to facilitate a discussion of legislative issues to present to our local delegation at the breakfast. The delegation may be able to pursue some of the issues presented during the upcoming session of the NC General Assembly.

**Attachments:**   [A RESOLUTION SETTING THE 2016 SHORT SESSION LEGISLATIVE ISSUES FOR THE CARRBORO BOARD OF ALDERMEN.docx](#)  
                          [Local Priorities 2015.pdf](#)  
                          [2015 S180v Carrboro Housing Discrimination.pdf](#)  
                          [2015 S179 H219 Carrboro Building Codes.pdf](#)

**F.     MATTERS BY BOARD MEMBERS****G.     MATTERS BY TOWN MANAGER****H.     MATTERS BY TOWN ATTORNEY****I.     MATTERS BY TOWN CLERK**



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## Agenda Item Abstract

**File Number:**16-068

**Agenda Date:** 3/1/2016

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### **TITLE:**

Earth Hour Resolution

**PURPOSE:** To adopt a resolution encouraging participation in Earth Hour on March 19th

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Randy Dodd 919 918-7326

**INFORMATION:** Earth Hour, sponsored by World Wildlife Fund, has cemented itself as the largest voluntary action for the environment, with hundreds of millions of people coming together to call for action on climate change by doing something quite simple-turning off their lights for one hour. While the global lights out remains an impactful visual call-out, its true impact is starting to be seen in areas and communities fighting climate change on an everyday basis. In its ninth year, Earth Hour 2015 broke all records of mass participation, mobilizing a record-breaking 172 countries and territories with: over 620,000 actions taken; 10,400+ landmarks and monuments switching off their lights; 247,000 signatures collected online for climate petitions; and over 82 million views of the Earth Hour video. In 2014, hundreds of millions of people became “everyday Super Heroes” for the planet. In 2013, “lights out” was the backdrop to a multitude of “beyond the hour” activities and initiatives. In 2012, the campaign launched the “I Will If You Will” campaign, with more than 200,000 individuals accepting a challenge, and astronaut André Kuipers observing the lights off event from the International Space Station. For Earth Hour 2010, polling in the United States showed that an estimated 90,000,000 Americans participated as “lights out” included iconic landmarks such as Mount Rushmore, the Las Vegas Strip, the Empire State Building and Niagara Falls. In Chicago, the Building Owners and Managers Association (BOMA) developed lighting guidelines to reduce light pollution, and reduce the carbon footprint of downtown buildings. In Vietnam, electricity demand fell 500,000 kWh during Earth Hour 2010, which was three times larger than in 2009. Celebrity Earth Hour ambassadors have included South African Archbishop Desmond Tutu, former New Zealand Prime Minister Helen Clark, President of Vietnam Nguyễn Minh Triết, and London Mayor Boris Johnson. Sydney's Herald Sun equated the power savings in the Sydney central business district to "taking 48,613 cars off the road for 1 hour." More information about Earth Hour, including how Earth Hour began, what has been accomplished, and what is in store for 2016, is available at [www.earthhour.org](http://www.earthhour.org).

**FISCAL & STAFF IMPACT:** There is no fiscal or staff impact.

**RECOMMENDATION:** It is recommended that the Board adopt the attached resolution.

**A RESOLUTION FOR PARTICPATION IN EARTH HOUR ON MARCH 19th**

Resolution No. ~~/2016-~~

WHEREAS, March 19th, 2016, 8:30-9:30 PM has been designated as "Earth Hour" by the World Wildlife Fund as a reminder that, by working together, people can make a positive impact in the fight against climate change;

WHEREAS, Carrboro is joining with others across the country and around the world to raise awareness and demonstrate commitment to addressing climate change by supporting "Earth Hour," and;

WHEREAS, "Earth Hour" involves something quite simple:—turning off lights for one hour, and otherwise raising awareness and building a global commitment;

WHEREAS, "Earth Hour" is the largest event of its kind in the world;

WHEREAS, Carrboro has joined Cities for Climate Protection, and is committed to reducing greenhouse emissions;

WHEREAS, the Board of Aldermen adopted a climate protection resolution in December, 2009 and has formed an Energy and Climate Protection Task Force;

THEREFORE, the Carrboro Board of Aldermen, do hereby proclaim, March 19, 2016 from 8:30 – 9:30 p.m. as "Earth Hour" in Carrboro and call upon all residents and businesses of Carrboro to join in supporting the aims and goals of this effort.

FURTHERMORE, the Carrboro Board of Aldermen, do hereby direct staff to send out a public service announcement to publicize "Earth Hour".

this 1st day of March, 2016.



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## Agenda Item Abstract

**File Number:**16-072

**Agenda Date:** 3/1/2016

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Carrboro Fire-Rescue Relief Fund Board Member Appointed by Elected Officials

**PURPOSE:** The purpose is to vote on the CFRD Relief Fund member elected by the Board of Alderman in order to satisfy General Statute 58-84-30.

**DEPARTMENT:** Fire-Rescue Department

**CONTACT INFORMATION:** Susanna Schmitt Williams, Fire Chief 919.918.7349

**INFORMATION:** In January 2016 Mr. Boyd Ellington's term expired for the CFRD Relief Fund Board. Either a new person needs to be appointed or Mr. Ellington be re-appointed for term January 2016-January 2018. Mr. Ellington has expressed interest in continuing for another two year term.

§ 58-84-30. Trustees appointed; organization.

For each county, town or city complying with and deriving benefits from the provisions of this Article, there shall be appointed a local board of trustees, known as the trustees of the local Firefighters' Relief Fund, to be composed of five members, two of whom shall be elected by the members of the local fire department who are qualified as beneficiaries of such fund, two of whom shall be elected by the mayor and board of aldermen or other local governing body, and one of whom shall be named by the Commissioner of Insurance. Their selection and term of office shall be as follows: (1) The members of the fire department shall hold an election each January to elect their representatives to above board. In January 1950, the firefighters shall elect one member to serve for two years and one member to serve for one year, then each year in January thereafter, they shall elect only one member and his term of office shall be for two years. Members elected pursuant to this section shall be either (i) residents of the fire district or (ii) active or retired members of the fire department.

(2) The mayor and board of aldermen or other local governing body shall appoint, in January 1950, two representatives to above board, one to hold office for two years and one to hold office for one year, and each year in January thereafter they shall appoint only one representative and his term of office shall be for two years. Members appointed pursuant to this section shall be residents of the fire district.

(3) The Commissioner of Insurance shall appoint one representative to serve as trustee and he shall serve at the pleasure of the Commissioner. The member appointed pursuant to this section shall be either (i) a resident of the fire district or (ii) an active or retired member of the fire department.

All of the above trustees shall hold office for their elected or appointed time, or until their successors are elected or appointed, and shall serve without pay for their services. They shall immediately after election and appointment organize by electing from their members a chairman and a secretary and treasurer, which two last positions may be held by the same person. The treasurer of said board of trustees shall give a good and

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sufficient surety bond in a sum equal to the amount of moneys in his hand, to be approved by the Commissioner of Insurance. The cost of this bond may be deducted by the Insurance Commissioner from the receipts collected pursuant to G.S. 58-84-10 before distribution is made to local relief funds. If the chief or chiefs of the local fire departments are not named on the board of trustees as above provided, then they shall serve as ex officio members without privilege of voting on matters before the board. (1907, c. 831, s. 6; C.S., s. 6068; 1925, c. 41; 1945, c. 74, s. 1; 1947, c. 720; 1949, c. 1054; 1973, c. 1365; 1985, c. 666, s. 64; 1987, c. 174, ss. 1, 5; 2007-246, s. 3; 2012-45, s. 2; 2014-64, s. 1(a).)

**FISCAL & STAFF IMPACT:** None.

**RECOMMENDATION:** It is the recommendation of the Fire-Rescue Department that Mr. Boyd Ellington be re-appointed to the CFRD Relief Fund Board for the term January 2016-January 2018.



# Town of Carrboro

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## Agenda Item Abstract

**File Number:**16-073

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### **TITLE:**

Follow-up to January 12<sup>th</sup> Discussion of Stormwater and Flooding

**PURPOSE:** The purpose of this item is to provide the Board of Aldermen an opportunity to review costs of hydrologic studies and consider strategies for gathering public input on community experiences and concerns related to stormwater and flooding.

**DEPARTMENT:** Public Works, Planning

**CONTACT INFORMATION:** JD Freeman, Director of Public Works, 918-7427, [jfreeman@townofcarrboro.org](mailto:jfreeman@townofcarrboro.org) <<mailto:jfreeman@townofcarrboro.org>>; Trish McGuire, Planning Director, 919-918-7327, [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org)

**INFORMATION:** On January 12, 2016, staff provided the Board of Aldermen with an update on flooding mitigation projects. During that meeting staff discussed information received about flooding around town in December, the Town's response, and the status of the applications for Hazard Mitigation Grant Project funding. (Meeting agenda URL is <https://carrboro.legistar.com/MeetingDetail.aspx?ID=454338&GUID=B57317F4-15B3-4004-A112-D39853F651A0&Options=&Search=>). The Board of Aldermen asked staff to follow up on a number of items. This agenda item focuses on two follow-up items as requested from that meeting:

- 1) Hydrology Study
- 2) Development of a Systematic Community Engagement Plan by the End of May

Town Engineer, Henry Wells, is preparing a report with details of the flooding concerns and hydrologic study costs. A draft of the report is attached. A presentation on Tuesday night will also include information on recommendations and prioritization of further studies of the areas of concern. Costs associated with most of the noted improvements may be found in the May 2019 report ( see [<<https://carrboro.legistar.com/LegislationDetail.aspx?ID=2288740&GUID=0B2EA271-314B-4ED8-8A38-0E199F87A49F&Options=&Search=>>=\) and in the Town's Capitol Improvements Program 2015-2012 \(see page 32 at \[<<http://www.townofcarrboro.org/DocumentCenter/Home/View/2564>>\]\(http://www.townofcarrboro.org/DocumentCenter/Home/View/2564\)\). Staff expects that the Board will consider this information and decide how it wishes to proceed \(e.g. advance all the studies, establish a schedule for proceeding with the studies in relation to types of flooding impacts, or another approach\).](https://carrboro.legistar.com/LegislationDetail.aspx?ID=2288740&GUID=0B2EA271-314B-4ED8-8A38-0E199F87A49F&Options=&Search=)

Staff has not yet prepared a full citizen engagement plan, but has begun to consider the following engagement strategies as a means of gathering more information from residents about flooding and stormwater concerns.

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Initially, staff has identified two strategies for engaging the community in providing information. The first is development of an on-line, “3-1-1”- type application where residents and property owners will be able to enter information about flooding locations, type, date, severity. It is anticipated that this application could be developed and ready to launch in May 2016. The application will allow photos and other information to be uploaded. The second strategy will be one or more drop-in community meetings where information will be gathered, using maps, devices where flooding incidents can be entered into the 311 application. Follow-up site visits would be arranged to investigate further the circumstances. More details on these proposed actions and other items noted on January 12<sup>th</sup> will be provided in future agenda reports.

**FISCAL & STAFF IMPACT:** The fiscal impact will vary in relation to the scope and timing of action in follow-up to this discussion.

**RECOMMENDATION:** It is recommended that the Board of Aldermen consider the information and direct staff regarding follow-up.



# **DRAFT ENGINEERING REPORT**

## **Recurrent Flooding Issues**

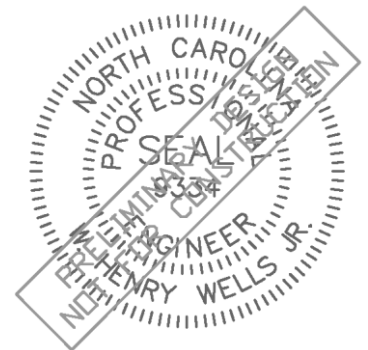
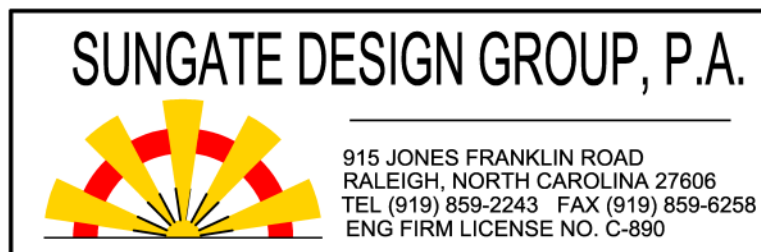
**FOR**

**THE TOWN OF CARRBORO  
PUBLIC WORKS DEPARTMENT**



**Rainbow Drive on June 30, 2013**

**PREPARED BY:**



### **Recurrent Flooding Problems in Carrboro**

On June 30, 2013 heavy rainfall caused significant flooding in many areas of Carrboro. In response to the flooding, six areas were identified that were subject to recurrent flooding complaints and therefore warranted further study to identify potential causes of the flooding and available mitigation measures. The areas identified were Tom's Creek, Old Pittsboro Road, Morningside Drive, Broad Street, 1020 West Main Street and streambank erosion on Morgan Creek and an unnamed Tributary to Morgan Creek at the Public Works facility. The Public Works Department commissioned Sungate Design Group to initiate Preliminary Studies in 2014 which included Hydrologic/Hydraulic analyses, interviews with affective property owners, possible mitigation efforts and associated costs. The studies were completed in August, 2014, and the results were presented to the Board of Aldermen on May 19, 2015. On December 23 and December 30, 2015 Carrboro again experienced heavy rainfall which produced flooding in the aforementioned six areas previously studied and also in other areas of Town including Robert Hunt Drive (which is downstream of Morningside Drive), Rocky Brook Mobile Home Park, 207 Oleander Drive, Piedmont Health Center, 111 B Pine Street and Morgan Creek Streambank failure near 404 Manor Ridge Drive. An update on the most recent flooding on Tom's Creek was presented to the BOA on January 12, 2016 and discussion ensued regarding Tom's Creek and the other flooded areas. The BOA expressed concern that mitigating flooding problems at one specific location in the stream could cause flooding problems elsewhere downstream since the storage created by the flooding problem would be effectively removed. They recommended that Hydrologic analyses be undertaken so that the Town could review and address potential downstream flooding issues prior to authorizing design of flood mitigation projects

The purpose of this report is to evaluate the severity of the flooding problems; propose methods for prioritizing the projects and then recommending associated mitigation issues. First preliminary analyses, including Hydrologic and Hydraulic studies need to be completed on flooding problem areas where necessary. This will enable an evaluation of both up and downstream effects of the all mitigation alternatives. After the studies have been completed, project priority then needs to be established based on damage assessment, number of properties affected, estimated cost of proposed mitigation measures and frequency of flooding. Finally, methods for project financing need to be evaluated including creation of a Stormwater Utility, increased tax rate, available state and federal grants, property assessments, issuance of bonds or other available funding.

### **Flooding Projects Identified After June 30, 2013 Storms**

#### **Tom's Creek**

Since 1982, flooding along Tom's Creek during Hurricanes, Tropical Storms and heavy localized storms which caused damage to existing structures have been reported. The latest flooding events were a localized rainfall event in June of 2013 and two other events in December of 2015. Over the years, numerous studies have been conducted by Carrboro staff, the US Army Corps of Engineers and others in an effort to abate the flooding problem. To date, none of the potential solutions have been implemented due to either environmental concerns or funding issues. Tom's

Creek has recently been included as a FEMA designated stream with a Base Flood Elevation (100-year) established. The FEMA study was used in the preliminary analysis prepared by Sungate which was limited to the area between West Main Street and Rainbow Drive. The FEMA study is also limited to effects of the 100-year storm and does not address other frequency storms or downstream affects caused by upsizing a culvert. The program does not account for passive or designed impoundments within the watershed. There are four road crossings on Tom's Creek which create backwater and therefore, have exacerbated flooding to various degrees due in part to culverts which are now undersized based on current standards. Below are several alternatives that were investigated as part of the preliminary CIP study dated 8/7/14:

1. West Main Street – West Main Street is an NCDOT road. Increasing the culvert size would not mitigate flooding problems. Even removing the culvert and the existing road fill in its entirety would not remove flooded structures from the floodplain.
2. Lorraine Street - There is currently a 66" pipe under Lorraine Street on Tom's Creek. The pipe is in poor condition with a corroded invert and sectional deformity likely caused by structural overload. The culvert currently causes backwater in the 100-year storm event which causes Lorraine Street to overtop. If the pipe size were to be increased to a 96" RCP, the 100-year water surface elevation would be lowered so that 400 Lorraine, 204 James, 206 James and 208 James would be removed from the 100-year flood plain.
3. Carol Street - There are 2 @ 36" pipes currently under Carol Street on Tom's Creek. The culverts currently cause backwater in the 100-year storm event which causes Carol Street to overtop. If the pipe were to be upsized to a 72" RCP, the 100-year water surface elevation would be lowered so that 116 Carol, 118 Carol and 300 James would be removed from the 100-year flood plain.
4. Rainbow Drive – There are 2@ 30" pipes currently under Rainbow Drive on Tom's Creek. The culverts currently cause backwater in the 100-year storm event which causes Rainbow Drive to overtop. If the pipe were to be upsized to a 72" RCP, the 100-year water surface elevation would be slightly lowered; however no dwellings would be removed from the 100-year flood plain. This is due to the fact that the existing elevation of Rainbow Drive at the culvert is considerably lower than either Carol or Lorainne; and therefore, overtopping of the road occurs earlier in the storm event. Once the road is overtopped the elevation of the flood increases much slower since the conveyance over the road is much greater than through the culverts.

There were no field surveys undertaken during the Preliminary Study so no verification of the information in the FEMA model was performed.

It is recommended that a full Hydrologic/Hydraulic analysis in the watershed be undertaken. The HEC RAS model is already available from FEMA and can be used for the revisions necessary to evaluate up and downstream effects caused by single or multiple revisions to the size of the culverts and/or grade changes at the road locations. The Hydrologic analysis will be completed using HEC HMS modeling program which was also created by the US Army Corp of Engineer. This model allows input for existing land use and impervious area or proposed zoning.

Estimate for Hydrologic/Hydraulic analysis including surveys will be \$31,500.00. This does not include final plan preparation, environmental permitting, final surveys or CLOMR and LOMR preparation.

### **Old Pittsboro Road**

In August, 2000, It was reported by a property owner on Old Pittsboro Road that stormwater from recent rainfalls had overtopped the ditch at her drive pipe and washed through her yard causing erosion on her property. There was no flood damage to the dwelling or any utilities or ancillary structures located on the property. On July 30, 2013 we received photos showing flooding on property, 100 Carr Street, at the intersection of East Carr Street and South Greensboro Street. The reported flooding was likely caused, in part, by the inadequate size of the storm drain outlet system under South Greensboro Street. It was also reported that stormwater flow from the Old Pittsboro Road ditch overtopped the ditch and flooded the road. Flooding in Old Pittsboro Road had been reported on several other occasions between 2000 and 2013. Below are several alternatives that were investigated as part of the preliminary CIP study dated 8/7/14:

Alternative #1 would be to construct an adequately sized drainage system within the existing ditch in Old Pittsboro Road from the existing system in South Greensboro Street past 108 Old Pittsboro Road. The proposed system would consist of 60" and 66" pipes along with grated inlets at the drive locations installed in the ditch. Installation of an adequately sized system would eliminate flooding problems on 100 Carr Street and along Old Pittsboro Road.

Alternative #2 would be to construct an adequately sized drainage system (as in Alternative #1 from the existing drainage system in South Greensboro Street under Old Pittsboro Road tying into the exiting ditch beyond 108 Old Pittsboro Road.

Alternative #3 would be to reshape and lower the ditch along Old Pittsboro Road to add more conveyance to the ditch and to facilitate installation of the 60" pipe at the existing junction box in South Greensboro Street as in Alternatives #1 and #2. The ditch would need to be approximately 6 feet deep. This would make the top of the ditch approximately 36 feet wide at the top which would require significantly more Right-of-Way; would require removal of most of the mature vegetation on the north side of the road; would require purchase and removal of an ancillary structure and would closely encroach on two dwellings.

Alternative #4 would be to install a detention facility in the watershed. The site considered for location of the detention facility is the Town owned property at the north corner of South Greensboro Street and Carr Street. An underground stormwater BMP could be installed beneath the proposed building for the site. This could provide significant stormwater storage and possibly cut the peak discharge to levels that the existing ditch and pipe system along Old Pittsboro Road could handle.

It is recommended that no further hydrologic/hydraulic investigation be undertaken at this time. A cursory hydrologic investigation was undertaken at the time of Sungate's Preliminary Study in order to provide a rough cost estimate for the alternatives listed. A detailed Hydrologic Study is not warranted in the matter since the stream discharges into a larger stream just downstream of the project area. Once a decision is made regarding the above alternatives, project surveying, final design and Construction Plans can be completed.

### **Morningside Drive**

The property owners at Lots 103, 105, and 107 Morningside Drive experience periodic nuisance flooding of the land adjacent to Morningside Drive. None of the structures located on the lots have experienced flood damage above the finished floor elevation. However, the flooding does impact the accessibility to the structures located on Lots 103 and 105 when the associated driveways are inundated. There is an existing single 24" RCP under Morningside Drive and according to current Town Standards, it is undersized for the contributing watershed. Based on the calculated peak flow rates, Morningside Drive overtops in less than the 1-year storm event.

According to the Carrboro LUO, this crossing should be sized to handle the 25-year storm event. In order to convey the 25-year storm event without overtopping the roadway, three 30-inch RCP open-end pipes would be required. Multiple pipes would be needed due to limited elevation difference between the channel bed and roadway surface. Storm events greater than the 25-year event, would continue to overtop the existing road. While increasing the number and size of the cross-pipes will reduce the frequency of flooding on the Lots, the low areas on the Lots will still be inundated periodically unless the driveway and parking areas are raised above the elevation of the roadway sag. The pipe under the driveway to Lot 105 will also need to be replaced by the property owners with a larger appropriately sized pipe.

It is recommended that a full Hydrologic/Hydraulic analysis in the watershed be undertaken. Other flooding complaints have been received from property owners downstream of the crossing. The HEC RAS (Hydraulic model) would be created to evaluate up and downstream effects caused by to the size of the culvert and/or grade changes at the road location. The Hydrologic analysis will be done using the HEC HMS model which was also created by the US Army Corp of Engineer. This model allows input for existing land use and impervious area or proposed zoning and takes existing detention into account.

Estimate for Hydrologic/Hydraulic analysis including surveys will be \$24,800.00. This does not include final plan preparation, environmental permitting or final surveys.

### **Broad Street**

During a June 30, 2013 storm, Broad Street was overtopped by flooding and a portion of the downstream embankment was washed away. There is a 24" pipe under Broad Street at this

location. The subject culvert crossing is located near 408 Broad Street. The pipe crossing is located on Tanyard Branch which is a tributary to Bolin Creek. There is no flooding on adjacent properties up or downstream of the 24" pipe which cause damage to any existing structures. Below are several alternatives that were investigated as part of the preliminary CIP study dated 8/7/14:

#### Alternative #1

The 24" pipe will not pass the 2-year storm based on the proposed zoning conditions in the contributing watershed without overtopping the road. This does not meet the current Town of Carrboro standard for cross pipes. In order to meet current Town of Carrboro standards, which require passage of the 25-year storm, the pipe will have to be upsized to a 54" RCP with a headwall on the inlet end. In addition, the 54" pipe provides enough conveyance so that the road will not be overtopped in the 100-year storm event; thereby, eliminating the slope stability problem.

#### Alternative #2

Since the road has been rarely overtopped historically and is a dead end road with only five platted properties between the culvert and the end of the road, alternative #2 would be to pave the portion of the road where overtopping occurs and to armor the downstream fill slope with rip rap to prevent erosion of the road structure. Although this would not bring the crossing up to current Carrboro Standards, it would provide for safe ingress and egress after road overtopping has ceased. The maximum overtopping depth in the 100-year storm event would be approximately 1.3 feet. This alternative would require paving approximately 50 feet of the road surface and placing rip rap on approximately 50 linear feet of the downstream fill slope.

It is recommended that no further hydrologic/hydraulic investigation be undertaken at this time. A thorough hydrologic investigation was undertaken at the time of Sungate's Preliminary Study. In addition, the drive culverts and drives downstream of the Broad Street crossing were designed without taking detention provided by the undersized pipe into consideration and therefore should not be affected by enlarging the culvert or stabilizing the existing road fill. Once a decision is made regarding the above alternatives, project surveying and final Construction Plans can be completed.

### **1020 West Main Street**

In April, 2010 the property owner at 1020 West Mail Street reported that his crawl space and his adjacent neighbor's property were being flooded due to back up of stormwater from downstream property, Calvary Baptist Church. Drainage from the 1020 West Main property is conveyed across the Church property in an existing 24" storm system. In December, 2013, the property owner again registered a complaint about his crawl space and shed being flooded by recent rains. He stated that in his opinion, upstream development and associated impervious surface were

causing increased runoff and exacerbating his flooding problems. Below are several alternatives that were investigated as part of the preliminary CIP study dated 8/7/14:

Alternative #1 would be to construct a 3 foot base overflow ditch from the properties to the existing drainage system in West Main Street. The ditch would parallel the access drive to West Main Street and would tie into the existing 42" drainage system in West Main Street. The ditch would be constructed exclusively on the Calvary Baptist Church property. There have been no discussions with the church as to the availability of the property for drainage ditch construction. This alternative and all others will reduce flooding in all storms up to the 100-year below the elevation of the crawl space, HVAC units and the shed. It is not anticipated that there will be downstream impacts since these alternatives tie directly into the existing drainage system in West Main Street.

Alternative #2 consists of replacing a portion of the existing 24" pipe system on the church property with a 3 @ 36" pipe from the properties to the existing storm drop inlet on the church property and then extending the system to the existing driveway and then continuing under the existing access drive to the drainage system in West Main Street. In order for the pipe system to work, the invert at the inlet of the system will have to be lowered by approximately 1.5 feet.

Alternative #3 would combine alternatives #1 and #2 and consists of construction of a 3 foot base ditch from the properties to the outlet of the existing 24" system on the church property and then constructing a new system 2 @ 42" system in the existing shared driveway to tie into the existing system in West Main Street.

Alternative #4 would be to install one or more detention facilities in the watershed. Due to the density of development and the lack of open space, this alternative was not considered to be feasible.

It is recommended that no further hydrologic/hydraulic investigation be undertaken at this time. A thorough hydrologic investigation was undertaken at the time of Sungate's Preliminary Study. Once a decision is made regarding the above alternatives, project surveying and final Construction Plans can be completed.

### **Town of Carrboro Public Works Facility**

During the storm of June, 2013, a large scour hole was created at the outlet of the 8' X 8' Reinforced Box Culvert under NC 54 Bypass on an unnamed tributary to Morgan Creek. The resulting scour hole caused the stream to shift to the west and severely eroded the stream bank along the TOC Public Works Facility. The property line of the Public Works Facility runs down the middle of the stream. The erosive velocities left the banks of the Public Works side of the stream on an extremely steep slope and in an unstable condition. Further erosion could cause damage to a shed and other structures on the Public Works property.

In order to stabilize the eroded bank, the stream will first need to be restored to a more stable geometric pattern followed by installation of non-erosive bank stabilization (Class II rip rap). At

the same time, a suitable energy dissipater will also need to be installed at the outlet of the existing culvert to prevent further stream bank erosion. NCDOT has been contacted, and they agree that simply attempting to stabilize the bank on the Public Works property without installing the dissipater may not prevent further erosion to the stream bank and may also cause erosion of the stream bank on the eastern side of the stream. NCDOT met with the Town to observe the damage and to discuss NCDOT's responsibility for remediation of the problem. Their position was that they would participate in the financing of the streambank stabilization but would need to have temporary and permanent construction easements in place prior to committing funds. Public Works is currently working on the necessary easements.

During the same storm, the stream banks of Morgan Creek suffered significant erosion along the Public Works Property. There is an OWASA sewer line which parallels the bank of the stream and is in close proximity to the stream bank. Continued erosion could compromise the sewer line and increase the sediment load carried by Morgan Creek. Preliminary analysis, design estimates and construction estimates have been submitted to Public Works.

It is recommended that no further hydrologic/hydraulic investigation be undertaken at this time. A thorough investigation was undertaken at the time of Sungate's Study. Once a decision is made regarding the feasibility of both projects, project surveying and final Construction Plans can be completed. It should be noted that lumping both projects together under one construction contract may be cost effective.

### **Additional Flooding Projects Identified after December Flooding**

#### **Robert Hunt Drive**

During the December 23, 2015 storm, the property owner at 205 Robert Hunt Drive reported that his property and his adjoining neighbor's property were inundated by flood waters approximately 25 feet wide. These properties are located at the upstream face of the culvert under Robert Hunt Drive. The existing culvert is 3 @ 30" RCP pipe. In addition, the property owner stated that he incurred approximately \$20,000.00 in flood damages due to the June 30, 2013 storm. No previous analysis has been done on this property; however, several observations of the stream up and downstream of the crossing were made by Sungate with the Public Works Department in late 1990 and early 2000. This property is 280 feet downstream of Morningside Drive.

It is recommended that a full Hydrologic/Hydraulic analysis in the watershed be undertaken. Other flooding complaints have been received from property owners downstream of the crossing. The HEC RAS Hydraulic model would be created to evaluate up and downstream effects caused by to the size of the culvert and/or grade changes at the road location. The Hydrologic analysis will be completed using the HEC HMS hydrologic model which was also created by the US Army Corp of Engineer. This model allows input for existing land use and impervious area or proposed zoning and takes existing detention into account. This analysis could be completed in conjunction with the Morningside study.



Estimate for Hydrologic/Hydraulic analysis including surveys is included in the price for Morningside Drive above. This does not include final plan preparation, environmental permitting or final surveys.

### **Rocky Brook Mobile Home Park**

During flooding on June 30, 2013, Rocky Brook Mobile Home Park located on South Greensboro Street experienced severe flooding. The flooding was caused in part by backwater from the existing 8' X 8' Box Culvert under NC 54 Bypass. Based on analysis done by the NCDOT Hydraulics Unit, the backwater from the culvert exacerbates flooding on three of the mobile homes. Based on the new flood mapping for Carrboro the three mobile homes in the backwater of the road crossing are shown to be in the FEMA floodplain along with the remainder of the structures.

South Green is a newly planned development in the watershed directly upstream of Rocky Brook is currently under construction. The development will add more impervious area, but has been designed to match or decrease the peak flow from the site. The designer for the project has submitted information to the Town verifying this condition.

It is recommended that no further hydrologic/hydraulic investigation be undertaken at this time. A thorough hydrologic investigation was provided by FEMA and the developer for South Green.

### **207 Oleander Road**

During the December 30, 2015 storm, the property owner reported flooding in the rear and side yard of his property. Based on an inspection of the property on 2/5/16, there is a ditch located on the southwestern side of the property near or on the property line. The ditch is defined but is shallow and discharges directly into the roadway over the valley curb. There are no drainage structures on Oleander Road in the curb near the property. It appears that the elevation of the ditch is at or slightly higher than the elevation of the fenced rear yard of the property. In addition it appears that there is a slight knoll in the side yard between the rear yard and the ditch which obstructs the flow of water toward the ditch. The drainage area to the rear of the property is approximately 1.2 acres and consists of one dwelling and the remainder grass and trees. It does not appear that any Town owned Right-of-Way drains to the property.

It is recommended that no further Hydrologic/Hydraulic analysis in the watershed be undertaken at this point. The property owner should be contacted with a recommendation to regrade the side yard to effectively drain the rear yard toward the existing ditch. An alternative would be to cut a new ditch from the rear yard and tie it into the existing ditch. If the existing ditch along the property lines needs to be lowered to accept the drainage from the rear yard, then it should also be included in the regrading plan. The outlet elevation of the ditch at the valley curb should not be changed.

## **Piedmont Health Center**

During the December 30, 2015 storm, the railroad ditch directly behind the Piedmont Health Center overflowed into the parking lot. The volume and rate of the discharge from the ditch overwhelmed the two drop inlets and the piping system located in the parking lot and threatened to flood the finished floor of the building. Sand bags were placed around the door and flooding was prevented. In 2004, the building was expanded to the south and a storm drainage system was added in the new parking lot. The existing storm drainage system was not analyzed or enlarged or revised at the time of the expansion; however, flooding of the two drop inlets in the existing parking lot had occurred during storms prior to 2004.

It is recommended that a full Hydrologic/Hydraulic analysis in the watershed be undertaken to determine the extent that the overflow from the railroad ditch plays in the flooding problem. If the discharge from the rail ditch contributes significantly to the flooding problem, then the railroad should be contacted and requested to correct the drainage problem in their ditch.

Estimate for Hydrologic/Hydraulic analysis including surveys will be \$12,800.00. This does not include final plan preparation, environmental permitting or final surveys.

## **111-B Pine Street**

During the December 30, 2015 storm, the property owner at 111B Pine Street observed that the outlet ditch from an 18" cross pipe on Pine Street overflowed its banks on his property. The water came close to the foundation of the house but did not cause any structural damage. Inspection of the property on 2/5/16 showed that the ditch is located approximately 10 feet away from the house and runs in a southeasterly direction parallel to the house. Approximately 95 feet from the street at the rear of the dwelling, a welded wire fence has been constructed across the stream and debris has accumulated on the fence to the level of natural ground outside the stream. The debris has caused blockage of the flow and could be a major cause of the reported flooding. The drainage area to the pipe is approximately 5.5 acres and is completely built out. Based on current Town standards, the pipe is not adequately sized for the anticipated discharge from the watershed. While this is not a desirable situation, it actually benefits the downstream property since it provides some stormwater storage and thereby may actually reduce the discharge downstream of the pipe while not causing reported flooding on upstream properties. The ditch does not appear to be within in a public easement.

It is recommended that no further Hydrologic/Hydraulic analysis in the watershed be undertaken at this point. The property owner should be contacted with a recommendation to remove the fence in the drainage way to see if it reduces the flooding on his property. In order to meet current Town standards the pipe would need to be increased to a 30". Increasing the size of the pipe could actually exacerbate the flooding problem. If the discharge from the rail ditch contributes significantly to the flooding problem, then the railroad should be contacted and requested to correct the drainage problem in their ditch.

**Morgan Creek Stream Bank Failure - 404 Manor Ridge Drive**

The Property owner of 404 Manor Ridge Drive reported that the stream banks of Morgan Creek at the rear of his property had begun to severely erode after recent rainfall events during December and January. His concern related to the impacts that the bank failure might have to a Duke Energy service road which is used to access the electrical transmission towers within the Duke easement which parallels the creek. An inspection of the stream and easement was conducted on 2/10/16. Both stream banks of Morgan Creek are extremely steep with sparse vegetative cover in the area of his property. The banks on the opposite side of the creek have eroded to the extent that a large tree has been undermined and has fallen into the creek. The banks on the 404 property are also showing signs of recent erosion. The erosion has exposed bedrock and boulders but the bank in its present state is less steep and appears more stable than the opposite bank. Further erosion should be halted due to the rock exposed on the channel bank.

It is recommended that no further Hydrologic/Hydraulic analysis on this project be undertaken at this point. The banks in this area are similar to the banks in other areas of Morgan Creek and other urban piedmont stream. It is recommended that Duke Energy be contacted and apprised of the situation so that they can assess the impacts to their access road and possible impacts to the towers.





# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**16-080

**Agenda Date:** 3/1/2016

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

Consideration of Two Affordable Housing Funding Requests

**PURPOSE:** The purpose of this item is for the Board to consider approving two funding requests from the Affordable Housing Fund.

**DEPARTMENT:** Manager's Office

**CONTACT INFORMATION:** Nate Broman-Fulks, [nbroman-fulks@townofcarrboro.org](mailto:nbroman-fulks@townofcarrboro.org)  
<<mailto:nbroman-fulks@townofcarrboro.org>>, 919-918-7314

**INFORMATION:** The Town has received two affordable housing funding requests. The first is a grant request of \$2,500 by Rebuilding Together of the Triangle for critical home repairs. The second is a grant request from Self-Help for \$55,000 for Northside Neighborhood Initiative projects. Self-Help's request is for two programs: 1) land banking for affordable housing (\$40,000); and 2) critical home repairs for low-income seniors (\$15,000).

### Rebuilding Together of the Triangle, \$2,500 Request

Rebuilding Together of the Triangle is applying on behalf of Carrboro resident Carolyn Evans, who has resided at 114 Starlite Drive for almost 50 years. Due to Ms. Evans' worsening disability, it has become increasingly difficult to keep up with needed repairs. She is also in need of added fixtures to help with daily tasks, such as entering and exiting the shower. The funding that is being applied for would address these needs through the replacement of windows and gutters, installing grab bars in the bathroom, among other improvements (see Attachment A for a full list of improvements and a detailed project description).

The project meets all applicable eligibility requirements. It aligns closely with eligible use i: "To provide for emergency home repairs and the maintenance of properties in the affordable housing stock that are falling into disrepair." The beneficiary has a household income of less than 50% of the area median income, meeting income requirements. The project also is in line with the Town's Affordable Housing Goals and Strategies, most closely aligning with goal 1.3 "Decrease barriers to homeownership retention, particularly among seniors".

### Self-Help, \$55,000 Request

Self-Help is applying for funding for two Northside Neighborhood Initiative projects. The first request is for

\$40,000 to assist with land banking in the Carrboro portion of Northside, also known as the Lloyd-Broad neighborhood. Carrboro funding would assist in two possible ways: 1) Reducing land bank re-sale price of properties to nonprofit partners or direct to homebuyers, and 2) Covering the cost of purchase options, surveys, appraisals, architectural schematic design, environmental due diligence, and other predevelopment expenses associated with targets for land acquisition. This funding is expected to assist in facilitating the sale of at least two land bank homes and provide for predevelopment costs on five properties within 18 months (See Attachment B for a detailed project descriptions).

Self-Help's second program would utilize \$15,000 to implement the Promise of Home program for Carrboro residents in Northside. The Promise of Home program is designed to make critical repairs to eligible homeowners' dwellings in order to make their house safe, decent and affordable. This program will also facilitate increased retention among current residents through increasing affordability by reducing ongoing and future maintenance costs, and increasing energy efficiency. This program puts a focus on homes with residents over the age of 62 and with a household income below 50% of the area median income. It is expected that Carrboro funds would contribute to the rehabilitation of at least three homes within the next 18 months.

Both of Self-Help's funding requests meet all eligibility criteria. For the land banking request, eligible use c. "To assist in the purchase of land for conveyance to nonprofit affordable housing agencies. (Land Banking)", eligible use e. "To acquire developed properties suitable for resale to individuals or families", and eligible use f. "To pay some or all of the pre-development costs (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", all closely align with the request. The Promise of Home program request meets eligible use i. "To provide for emergency home repairs and maintenance of properties in the affordable housing stock that are falling into disrepair"

The land banking request aligns closely with Affordable Housing Goal 3.7 "Acquisition of land" and the Promise of Home Program is closely aligned with Goal 1.3 "Decrease barriers to homeownership retention, particularly among seniors". Both projects meet eligible beneficiary requirements.

### **Synopsis**

Staff has reviewed both applications and determined they both meet eligibility requirements for Affordable Housing Special Revenue Fund funding. If the Board chooses to fund these requests, it can do so by passing the resolutions supplied in Attachments D and E of this agenda item.

**FISCAL & STAFF IMPACT:** The two requests for funding total \$57,500. \$55,000 for Self-Help's request for Northside Initiative work and \$2,500 for Rebuilding Together of the Triangle. There is currently \$234,730 available in unexpended reserves in the Affordable Housing Fund. If both funding requests are approved, there will be \$177,230 available in unexpended reserves of the Fund.

**RECOMMENDATION:** Staff recommends the Board consider approving both funding requests.



**2016  
BOARD OF DIRECTORS**

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Tim Wilson

**EXECUTIVE DIRECTOR**  
Dan Sargent

February 5, 2016

Assistant to the Town Manager  
RE: Memorandum for Affordable Housing

Rebuilding Together of the Triangle is requesting funds to complete safe and healthy repairs to the home of Ms. Carolyn Evans, located at 114 Starlite Dr. in Carrboro.

Ms. Evans has lived in her Carrboro home for almost 50 years. This house was made a home by raising her only son, who now lives out of state. Carolyn lives with a disability that has gotten to the point where she has shuttered her hair salon business and has made it difficult to complete daily tasks, such as entering and exiting the shower. Throughout the years, Ms. Evans has kept up with repairs needed to the home, but without her salon business and her growing disability, she is unable to make repairs to the home. The windows are original to the home and she now sticks towels under some of the windows to try to keep the cold air out and the warm air in. The guttering is in disrepair, allowing water to sit next to the foundation – potentially causing water intrusion to the crawlspace – as well as creating slick spots on her paths of entry/exit of the home.

To restore Ms. Evan's home into being a safe & healthy place to live again, Rebuilding Together of the Triangle proposes to:

- Replace Windows
- Replace Gutters as needed
- Replace Fascia behind gutters as needed
- Install grab bars in bathroom
- Replace shower faucet

Orange County's Area Median Income is \$47,200 for 1 person in the house hold. Ms. Evan's yearly income is \$16,728 which is well below our applicant threshold of 65% AMI.

Rebuilding Together of the Triangle is requesting \$2,500 to complete the repairs to Ms. Evans' home. These repairs fall squarely into eligible use i: "To provide for emergency home repairs and the maintenance of properties in the affordable housing stock that are falling into disrepair." As well as fitting into the Town's Affordable Housing Goal 1.3: "Decrease barriers to homeownership retention."

The Town of Carrboro's support in the mission of Rebuilding Together of the Triangle is integral in the preservation of Affordable Housing for



low-income homeowners. We appreciate the Town's consideration of the funding to repair Ms. Evans' home.

Please contact Rebuilding Together of the Triangle's Program Director, Sophie McMillian at [sophie.mcmillian@rebuildingtogethertriangle.org](mailto:sophie.mcmillian@rebuildingtogethertriangle.org) or 919-996-0949 for any requests for further information.



# ***Preserving the Future of the Northside<sup>1</sup>***

## **A Proposal to the Town of Carrboro Seeking Funding Support for the Land Bank and Home Repair Programs of the Northside Neighborhood Initiative**

**February 19, 2016**



Submitted by  
Dan Levine  
Director of Project Management  
Self-Help Real Estate  
[dan@self-help.org](mailto:dan@self-help.org)

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<sup>1</sup> Some community members refer to the Carrboro section of the neighborhood as “Lloyd-Broad Street”, but we use the broader “Northside” name here for the sakes of simplicity and consistency with the [Northside Housing Market Action Plan](#).

## Background

Residents of the Northside neighborhood—including Carrboro’s “Lloyd/Broad” community—have helped sustain the Carrboro and Chapel Hill communities for generations.<sup>2</sup> Many of these neighbors, like Ms. Patterson pictured at right, have been community leaders in their spare time while working multiple jobs well into their 80s.



Northside residents have taken great pride in keeping up the homes they have lived in—often for several decades—but they are now facing the impact of intense market forces, an aging housing stock requiring re-investment, and rising ownership costs that threaten the future of one of Orange County’s most diverse neighborhoods. The Northside Neighborhood Initiative (NNI)—a collaborative effort among neighborhood residents, UNC, the Town of Carrboro, the Town of Chapel Hill, the Marian Cheek Jackson Center, Self-Help, nonprofit housing developers (CASA, Community Home Trust, EmPOWERment Inc., Habitat for Humanity), and other partners—is dedicated to *preserving the future* of the Northside neighborhood. NNI has a particular focus on retaining the neighborhood’s long-term residents, as well as providing quality affordable and workforce housing opportunities for families.

Through a comprehensive neighborhood planning effort documented in the Northside Housing Market Action Plan, participants agreed to work toward fulfilling shared aspirations for Northside. The neighborhood residents and partners in the NNI envision a Northside that is “vital, family friendly, socially cohesive, multi-generational, mixed-income, and diverse... that celebrates its strengths and opportunities, while honoring the neighborhood’s cultural and historic legacy.”

## Funding Request Summary

The Town of Carrboro has provided significant in-kind support to the NNI by allowing staff to participate in upfront planning and ongoing coordinating efforts. Self-Help, as lead NNI implementation partner alongside the Jackson Center, is deeply grateful for the Town’s participation to date. We now ask that the Town of Carrboro—like the Town of Chapel Hill and the University—take an important next step to support the NNI by playing an active financial role in program delivery. Specifically, **Self-Help seeks a \$55,000 grant to augment two programs** we are actively implementing in the Northside: 1) land banking for affordable housing; and 2) critical home repairs for low-income seniors. Town funds

<sup>2</sup> Please refer to the Northside Housing Market Action Plan (MAP), which was previously shared with the Affordable Housing Task Force, for more background on neighborhood boundaries, demographics, trends, etc. Do not hesitate to be in touch if you would like us to send you an electronic copy of the MAP or have questions about this proposal.

would be used specifically to deliver program services within the Carrboro town limits. We believe this request is consistent with the goals and policies of the Town's Guidelines for the Affordable Housing Special Revenue Fund, and with related policy initiatives.

### **Program Description**

Town of Carrboro grant funds of \$55,000 would be used to carry out two programs: 1) land banking and related activities; 2) critical home repairs. The Center for Community Self-Help, a 501c3 nonprofit organization, will manage these grant funds. Self-Help will co-lead implementation of the two programs in partnership with the 501c3 nonprofit Jackson Center, which is the grassroots neighborhood-based partner. An overview of both programs follows.

#### *Northside Land Bank*

Self-Help seeks \$40,000 from the Town for implementation of the Northside Land Bank, which is the keystone of the NNI work. The Land Bank utilizes a loan from UNC to Self-Help



to facilitate the purchase of vacant homes and land, in order to compete with a robust and aggressive student rental investor market that is increasingly targeting Carrboro.<sup>3</sup> Once property is acquired, the Land Bank responsibly manages the property and re-sells it at or below cost to nonprofit affordable housing developers and direct to homebuyers (where feasible) with owner-occupancy and (as applicable) affordability deed restrictions attached. Town grant funds for the Land Bank would be used for the following purposes, and would be used solely for property within the

Carrboro town limits of the Northside neighborhood:

- Reducing Self-Help's land bank re-sale price of properties to nonprofit partners and/or direct to homebuyers, while leveraging funds from an Oak Foundation grant Self-Help recently received that will provide at minimum a 1:1 match to Town funds. We anticipate facilitating the sale of at least two Land Bank homes through these funds within 18 months of funding receipt.
- Covering the cost of purchase options, surveys, appraisals, architectural schematic design, environmental due diligence, and other predevelopment expenses associated with targets for land acquisition. We anticipate Town funds will impact at least five properties within 18 months in this category.

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<sup>3</sup> This is due both to a natural progression westward in the neighborhood, as student rentals move deeper into the neighborhood due to demand, and is in part due to more lenient occupancy restrictions than in Chapel Hill where the occupancy limit is four unrelated persons per dwelling, which helps prevent "student stuffers" where higher rents can be divided up among 5, 6, 7 or more students.

For the first activity listed above, note that land banking is listed as an eligible/desired use in the Town of Carrboro's Guidelines for the Affordable Housing Special Revenue Fund (per section 4-C), and related activities of supporting housing construction and re-selling properties to individuals and families are also eligible uses (4-D and 4-E, respectively). For the second activity, note that predevelopment costs are an eligible/desired use in the Guidelines (4-F).

### *Promise of Home*

Self-Help requests \$15,000 to further the implementation the Promise of Home program for Carrboro residents, with these funds being matched at least 1:1 by Oak Foundation and/or other private foundation dollars Self-Help has earmarked for this program. The Promise of Home program is designed to make critical repairs to eligible homeowners' dwellings in order to make their house safe, decent and affordable, in order to increase retention among current residents, reduce ongoing and future maintenance costs, promote energy efficiency, and preserve affordability.

Approximately 60 homeowners in the Northside are low-income seniors (age 62 and older), which is the target demographic for Promise of Home. Roughly one-third of these families live in the Carrboro side of the neighborhood. With an aging housing stock and the rising cost of living, many long-time Northside residents need significant home repairs—e.g., roof replacement, HVAC repairs, electrical and plumbing updates—to be able to stay in their homes. The Promise of Home program seeks to help these low-income, elderly neighbors stay safe and rooted in the Northside by providing critical and urgent repairs, as well as more comprehensive rehabilitations when needed. We have already identified a few homeowners interested in participating in Promise of Home with additional outreach efforts gearing up. We expect to complete at least three home rehabilitations within the Carrboro section of Northside within the next 18 months, in partnership with additional organizations like Rebuilding Together, Habitat for Humanity, the Inter-Faith Council for Social Service, and the Realtors Association's Fix-A-Home program, and in coordination with local contractors and volunteers.

Note that critical housing repairs are listed as an eligible/desired use in the Town of Carrboro's Guidelines for the Affordable Housing Special Revenue Fund (per section 4-I).

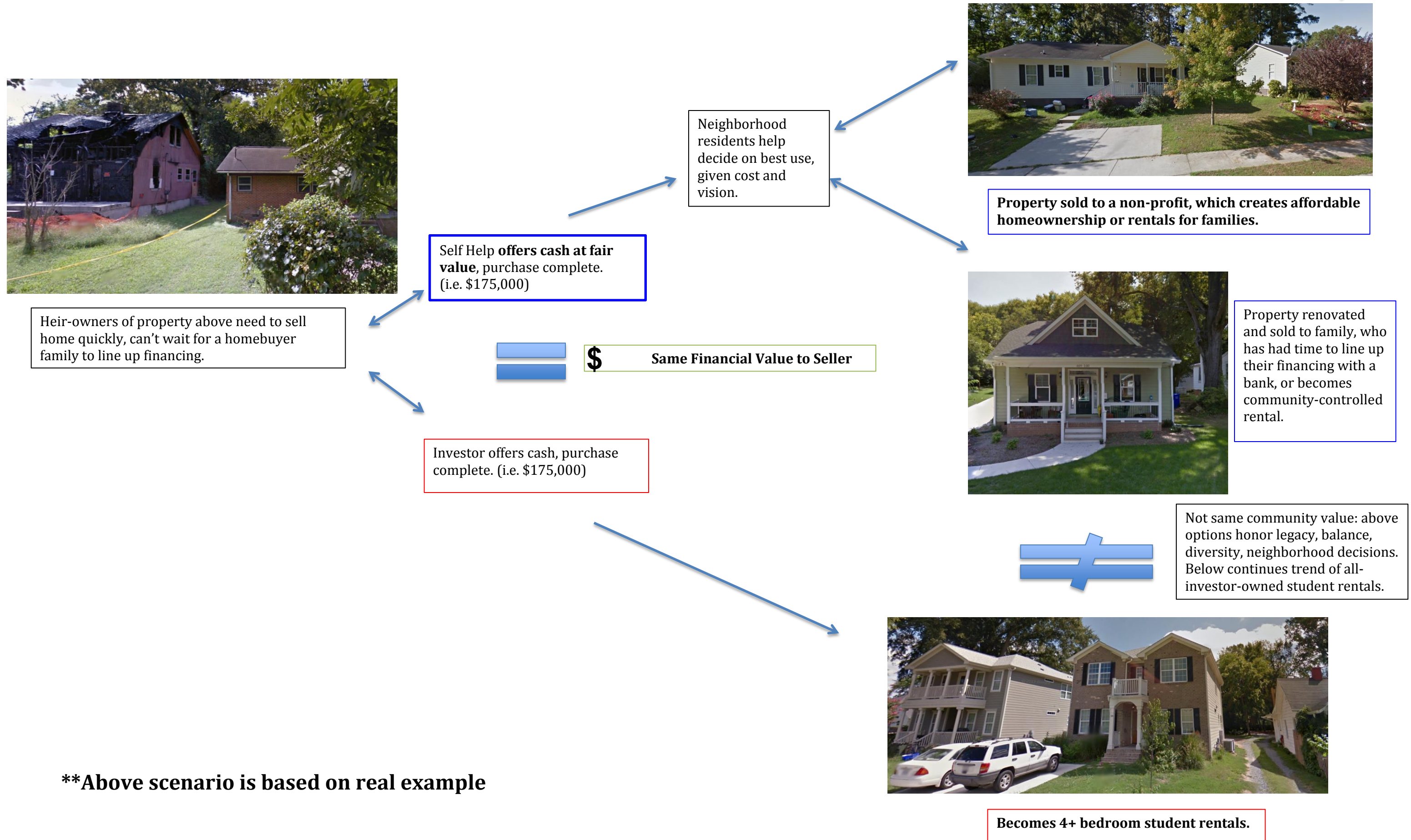
### **Conclusion**

The Town of Carrboro has played an important and productive role to date in neighborhood planning and in coordinating with NNI partners. We greatly appreciate your ongoing in-kind support of the work, and respectfully request a financial commitment of \$55,000 in grant funding. We are excited about the land banking and home repair work underway in the Northside, and look forward to celebrating the impact of this work with you as the NNI continues. We welcome your feedback or questions.

Thank you.

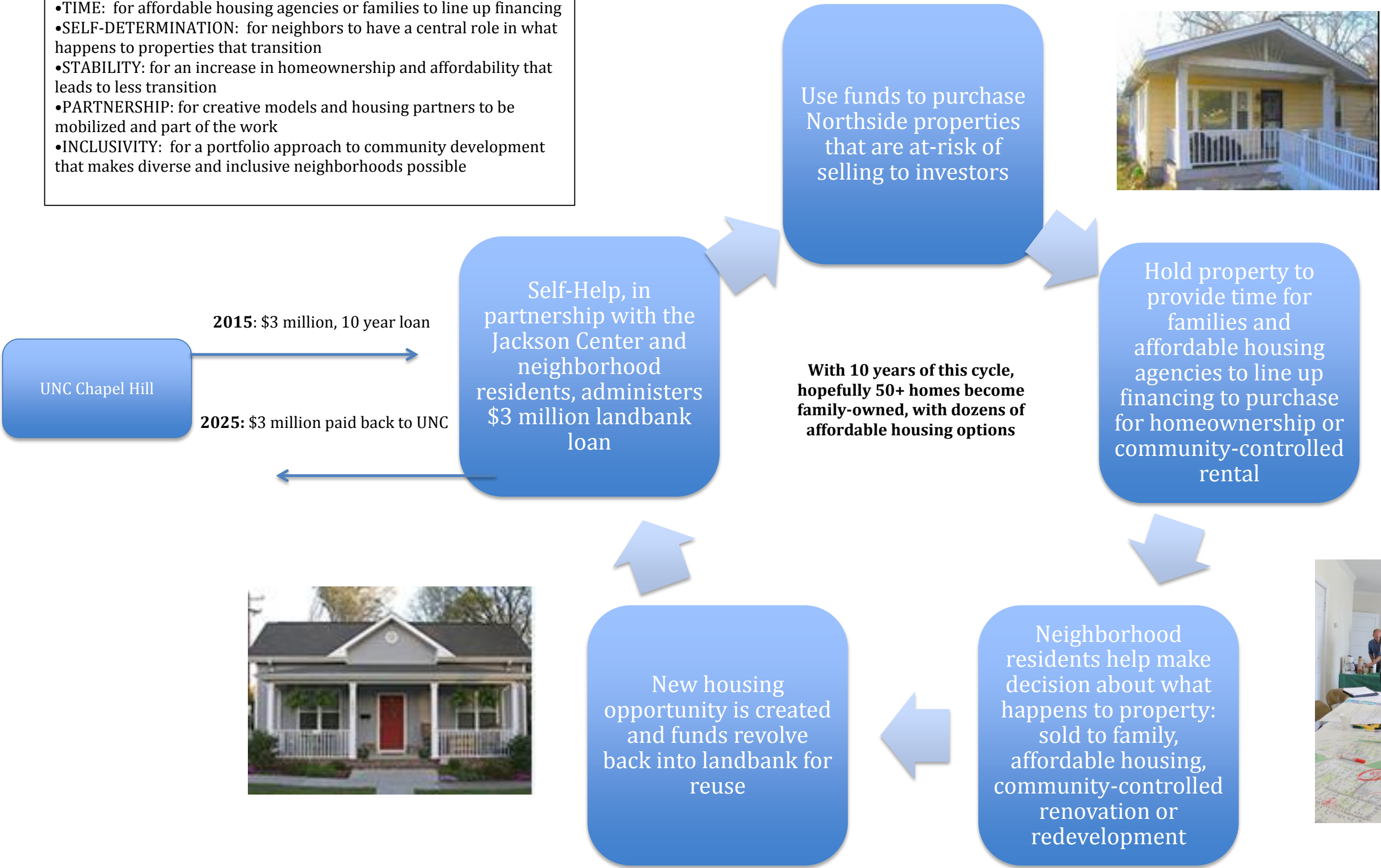


# Process of Land Bank Acquisition vs. Investor Acquisition



What the land bank enables:

- TIME: for affordable housing agencies or families to line up financing
- SELF-DETERMINATION: for neighbors to have a central role in what happens to properties that transition
- STABILITY: for an increase in homeownership and affordability that leads to less transition
- PARTNERSHIP: for creative models and housing partners to be mobilized and part of the work
- INCLUSIVITY: for a portfolio approach to community development that makes diverse and inclusive neighborhoods possible



**A RESOLUTION APPROVING A REQUEST FOR GRANT FUNDS FROM THE AFFORDABLE  
HOUSING SPECIAL REVENUE FUND TO MAKE CRITICAL HOME REPAIRS  
FOR CARRBORO RESIDENT CAROLYN EVANS**

3-1-2016

WHEREAS, the Board of Aldermen on, June 27, 2007, by the adoption of resolution no. 244/2006-07 created the Affordable Housing Special Revenue Fund; and

WHEREAS, the creation of the fund is another way in which the Board can advance its goal of increasing and maintaining the stock of affordable housing within the Town and its planning jurisdiction; and

WHEREAS, the Affordable Housing Special Revenue Fund was also designed to provide critical home repair for Carrboro residents without the means to do it on their own; and

WHEREAS, Rebuilding Together of the Triangle has requested funding from the Affordable Housing Special Revenue Fund on behalf of Carrboro resident Carolyn Evans; and

WHEREAS, total cost of the repairs will be \$2,500; and

WHEREAS, Town Staff has reviewed the request and determined that it meets the criteria set forth in the Affordable Housing Special Revenue Fund and the Affordable Housing Goals and Strategies; and

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

Section 1. The Board of Aldermen approves the grant to Rebuilding Together of the Triangle on behalf of Carrboro resident Carolyn Evans for Critical Home Repairs in the amount of \$2,500.

Section 2. The Board of Aldermen authorizes the Town Manager to develop and execute an agreement as necessary to carry out the Board's action.

Section 3. This resolution shall become effective upon adoption.



**A RESOLUTION APPROVING A REQUEST FOR GRANT FUNDS FROM THE AFFORDABLE  
HOUSING SPECIAL REVENUE FUND FOR LAND BANKING ACTIVITIES AND CRITICAL HOME REPAIRS IN  
CARRBORO'S NORTHSIDE NEIGHBORHOOD**

3-1-2016

WHEREAS, the Board of Aldermen on, June 27, 2007, by the adoption of resolution no. 244/2006-07 created the Affordable Housing Special Revenue Fund; and

WHEREAS, the creation of the fund is another way in which the Board can advance its goal of increasing and maintaining the stock of affordable housing within the Town and its planning jurisdiction; and

WHEREAS, the Affordable Housing Special Revenue Fund was also designed to provide funding for land banking and critical home repairs for Carrboro residents without the means to do it on their own; and

WHEREAS, Self-Help has requested funding from the Affordable Housing Special Revenue Fund for land banking activities, and critical home repairs through their Promise of Home program; and

WHEREAS, total cost of these activities will be \$55,000; and

WHEREAS, Town Staff has reviewed the request and determined that it meets the criteria set forth in the Affordable Housing Special Revenue Fund and the Affordable Housing Goals and Strategies; and

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

Section 1. The Board of Aldermen approves the grant to Self-Help in the amount of \$55,000.

Section 2. The Board of Aldermen authorizes the Town Manager to develop and execute an agreement as necessary to carry out the Board's action.

Section 3. This resolution shall become effective upon adoption.





# Town of Carrboro

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

## Agenda Item Abstract

**File Number:**16-077

**Agenda Date:** 3/1/2016

**File Type:**Agendas

**In Control:** Board of Aldermen

**Version:** 1

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### TITLE:

A Discussion of Legislative Issues for the 2016 Short Session of the General Assembly

**PURPOSE:** The purpose of this item is to facilitate a discussion of legislative issues to present to our local delegation at the breakfast. The delegation may be able to pursue some of the issues presented during the upcoming session of the NC General Assembly.

**DEPARTMENT:** Town Clerk

**CONTACT INFORMATION:** Cathy Wilson

**INFORMATION:** The 2015 Regular Session of the 2015 General Assembly adjourned September 30, 2015. The adjournment resolutions provide that the Senate and House of Representatives stand adjourned to reconvene on Monday, April 25, 2016 at 7:00 P.M. The second session held during the even year of the biennium is referred to as the "Short Session."

The adjournment resolution specifies what may be considered during the Short Session. Per a 12-3-2015 memo from Cathy L. Martin the Legislative Librarian to the Members of the General Assembly, those matters include:

1. **Budget bills.** Bills directly and primarily affecting the State budget, including the budget of an occupational licensing board, for fiscal year 2016-2017, provided that the bill must be submitted to the Bill Drafting Division of the Legislative Services Office no later than 4:00 P.M. Wednesday, April 27, 2016, and must be introduced in the House of Representatives or filed for introduction in the Senate no later than 4:00 P.M. Tuesday, May 10, 2016.
2. **Bills amending the Constitution of North Carolina.**
3. **Crossover bills.** Bills and resolutions meeting the crossover deadline but not ratified or defeated in the receiving chamber as follows:
  - a) Senate bills and resolutions introduced in 2015 that passed third reading in the Senate by April 30th, 2015 and
  - b) House and bills and resolutions introduced in 2015 that passed third reading in the House by April 30th, 2015.

- c) However, any bill otherwise meeting these deadlines is not eligible for consideration if it:
  - i. Violates the rules of the receiving chamber; or
  - ii. Is disposed of in the other house by tabling, unfavorable committee report, indefinite postponement, or failure to pass any reading.

**4. Study committee bills.** Bills and resolutions implementing the recommendations of:

- a) Study commissions, authorities, and statutory commissions authorized or directed to report to the 2016 Regular Session;
- b) The General Statutes Commission, the Courts Commission, or any commission created under Chapter 120 of the General Statutes that is authorized or directed to report to the General Assembly;
- c) The House Ethics Committee;
- d) Select committees; or
- e) The Joint Legislative Ethics Committee or its Advisory Subcommittee.
- f) A bill authorized by this subdivision must be submitted to the Bill Drafting Division of the Legislative Services Office no later than 4:00 P.M. Tuesday, April 26, 2016, and must be filed for introduction in the Senate or introduced in the House of Representatives no later than 4:00 P.M. Tuesday, May 10, 2016.

**5. Local bills.** Any local bill that has been submitted to the Bill Drafting Division of the Legislative Services Office by 4:00 P.M. Tuesday, May 3, 2016, is introduced in the House of Representatives or filed for introduction in the Senate by 4:00 P.M. Thursday, May 19, 2016, and is accompanied by a certificate signed by the principal sponsor stating that no public hearing will be required or asked for by a member on the bill, the bill is noncontroversial, and that the bill is approved for introduction by each member of the House of Representatives and the Senate whose district includes the area to which the bill applies.

**6. Appointment bills.** Selection, appointment, or confirmation as required by law, including the filling of vacancies in positions for which the appointees were elected by the General Assembly upon recommendation of the Speaker of the House of Representatives, President of the Senate, or President Pro Tempore of the Senate.

**7. Bills authorized by a joint resolution that passed by a two-thirds vote.** Any matter authorized by joint resolution passed by a two-thirds majority of the members of the House of Representatives present and voting and by a two-thirds majority of the members of the Senate present and voting. A bill or resolution filed in either house under the provisions of this subdivision shall have a copy of the ratified enabling resolution attached to the jacket before filing for introduction in the Senate or introduction in the House of Representatives.

**8. Joint resolutions authorizing introduction of a bill.** A joint resolution authorizing the introduction of

a bill pursuant to subdivision (7) of this section.

- 9. Pension or retirement bills.** Any bills primarily affecting any State or local pension or retirement system, provided that the bill has been submitted to the Bill Drafting Division of the Legislative Services Office no later than 4:00 P.M. Tuesday, May 3, 2016, and is introduced in the House of Representatives or filed for introduction in the Senate no later than 4:00 P.M. Thursday, May 19, 2016.
- 10. Joint resolutions, House resolutions, and Senate resolutions** authorized for introduction under Senate Rule 40(b) or House Rule 31.
- 11. Redistricting bills:**
  - a) Revising the Senate districts and the apportionment of senators among those districts.
  - b) Revising the Representative districts and the apportionment of representatives among those districts.
  - c) Revising the districts for the election of members of the House of Representatives of the Congress of the United States and the apportionment of representatives among those districts.
  - d) Bills responding to actions related to the Voting Rights Act of 1965.
  - e) Bills responding to actions related to litigation concerning Congressional, State House, or State Senate districts.
- 12. Vetoed bills.** Bills returned by the Governor with objections under Section 22 of Article II of the North Carolina Constitution, but solely for the purpose of considering overriding of the veto upon reconsideration of the bill.
- 13. Election law bills.** Any bills relating to election laws.
- 14. Bills disapproving rules.** Bills to disapprove rules under [G.S. 150B-21.3](#).
- 15. Adjournment resolutions.** A joint resolution adjourning the 2015 Regular Session, sine die.

In previous years, the Board of Aldermen has developed a package of legislative issues to discuss with the delegation. Occasionally, this package has included a piece of local legislation that the Board of Aldermen would like to get passed.

#### **2016 Potential Bills/Issues of Interest**

- **Carrboro/Housing Discrimination** - filed on March 4, 2015 and referred to the Committee on Rules and Operations of the Senate on March 5, 2015. This bill would amend the Town's Charter to add sexual orientation, gender identification, or gender expression to the list for protection against housing discrimination. This bill did not make crossover but is a local bill that could be reintroduced and considered in the short session. The bill is attached to this agenda item.

- **Carrboro Building Codes** - SB 179/H 219 filed on March 4, 2015 and referred to the Committee on Rules and Operations of the Senate on March 5, 2015. This act would allow the Town of Carrboro to adopt and enforce the 2012 Energy Conservation Code and the 2012 Residential Code specifically the “additional voluntary criteria for Increasing Energy Efficiency (High Efficiency Residential Option).” This bill did not make crossover but is a local bill that could be reintroduced and considered in the short session. The bill is attached to this agenda item.
- **Billboards** - HB 304/SB320 Under the proposal, an existing billboard could be moved from its current location to any other non-residential zone in a city, regardless of a local community’s restrictions on location. Further, those relocated billboards could be enlarged, made taller, or converted to digital displays, even if a municipality’s ordinance state otherwise.
- **Study of MPO/RPO Oversight** - HB 74 calls for the creation of a 10 member study committee on Metropolitan Planning Organizations and Rural Transportation Planning Organizations to examine the structure and role of these organizations.
- **Rental Registration** - HB 530/SB 442 intended to restrict a cities’ ability to operate rental inspections and rental registration programs. (Usually used to force absentee landlords to address repeated criminal and housing violations on their properties.) The Energy and Climate Action Task Force has recommended that the Town consider a rental registry for the energy performance of rental housing. The Affordable Housing Task Force has a goal of reducing erosion of rental housing quality and affordability via a voluntary rental registry model. Staff does not anticipate that this bill will affect a voluntary model.
- **Study of Municipal Elections in Even Years** - HB 402 would study whether municipal elections should be held in even numbered years rather than odd numbered years, as most municipalities currently hold their elections.

Staff continues to monitor legislation in the General Assembly and will report to the Board as topics arise. Legislative monitoring will continue throughout the short session by using sources including, but not limited to:

1. General Assembly Website
2. UNC School of Government monitoring and reporting service
3. NCLM legislative monitoring and reporting service
4. The NC Metro Mayors Coalition

The 2016 Legislative Breakfast will take place on Monday, March 14, 2016. As in the past, the breakfast will take place at Town Hall and begin at 7:30 a.m.

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**Version:** 1

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**FISCAL & STAFF IMPACT:** The cost of the annual breakfast is a budgeted expense in the 2015-16 Annual Budget.

**RECOMMENDATION:** Town staff recommends that the Board discuss the item and establish a list of legislative issues/priorities to share with our local delegation and, where appropriate, to propose local legislation in the upcoming session of the General Assembly.

A RESOLUTION SETTING THE 2016 SHORT SESSION LEGISLATIVE ISSUES FOR THE  
CARRBORO BOARD OF ALDERMEN

Section 1. The Board provides the following comments and/or the following legislative priorities:

- 1.
- 2.
- 3.

Section 2. The Board of Aldermen hereby expresses its gratitude to Senator Valerie Foushee, Representative Verla Insko and Representative Graig Meyer for their work in representing the citizens of the Town of Carrboro and Orange County.

Section 3. This resolution is effective immediately upon adoption.



## **Local Priorities 2015**

The following items have been identified by the Board of Aldermen as local legislative priorities.

1. Support for historic tax credits and low-income tax credits
2. Oppose so-called religious freedom bill related to the anti-GLBT movement
3. Avoid further weakening of gun control laws, especially with regard to school properties, college and university campuses, parks, and greenways.
4. Affordable housing finance strategies
5. Protection of local roadways from the effects of increased trucking related to hydraulic fracturing
6. Allow municipal rental inspection and registration programs.
7. Amend the Carrboro Town Charter to add sexual orientation, gender identity, and gender expression to the list of bases upon which the Board of Aldermen may, by ordinance, prohibit housing discrimination.
8. Discussion of recent changes to the University System
9. Discussion of New Market Tax Credits
10. Discussion of Local Bill to be Entitled an Act to Allow the Town of Carrboro to Make Mandatory and Enforce Within its Corporate Limits and Extraterritorial Planning Jurisdiction All the Provisions of Appendix 4 of the 2012 Energy Conservation Code
11. Court of Appeal's vacancy filling process

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2015**

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**1**

**SENATE BILL 180**

Short Title: Carrboro/Housing Discrimination. (Local)

Sponsors: Senator Foushee (Primary Sponsor).

Referred to: Rules and Operations of the Senate.

March 5, 2015

A BILL TO BE ENTITLED  
AN ACT AMENDING THE CHARTER OF THE TOWN OF CARRBORO TO ALLOW THE  
TOWN TO ADOPT ORDINANCES PROHIBITING HOUSING DISCRIMINATION ON  
THE BASIS OF SEXUAL ORIENTATION, GENDER IDENTIFICATION, AND  
GENDER EXPRESSION.

The General Assembly of North Carolina enacts:

**SECTION 1.** Section 10-1 of the Charter of the Town of Carrboro, being Chapter 476 of the 1987 Session Laws, as amended by S.L. 2009-115, reads as rewritten:

"Section 10-1. **Housing Discrimination.** The board of aldermen may adopt ordinances designed to ensure that all housing opportunities in the Town of Carrboro shall be equally available to all persons without regard to race, color, religion, sex, national origin, familial status, ~~or handicap~~handicap, sexual orientation, gender identification, or gender expression. Such ordinances may regulate or prohibit any act, practice, activity or procedure related directly or indirectly to the sale or rental of public or private housing that affects or may tend to affect the availability or desirability of housing on an equal basis to all persons, without regard to race, color, religion, sex, national origin, familial status, ~~or handicap~~handicap, sexual orientation, gender identification, or gender expression. However, ordinances adopted pursuant to the authority contained in this act shall not apply to the rental of rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as his residence. Any ordinance passed pursuant to this authorization may be enforced by any method authorized for enforcement of ordinances generally in G.S. 160A-175. In addition, any ordinance adopted pursuant to this authorization may provide that any person aggrieved by any act, practice, activity or procedure prohibited by such ordinance may seek equitable relief in the appropriate division of the General Court of Justice."

**SECTION 2.** This act becomes effective October 1, 2015.





**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2015**

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**SENATE BILL 179\***

Short Title: Carrboro Building Codes. (Local)

Sponsors: Senator Foushee (Primary Sponsor).

Referred to: Rules and Operations of the Senate.

March 5, 2015

A BILL TO BE ENTITLED

AN ACT TO ALLOW THE TOWN OF CARRBORO TO ADOPT AND ENFORCE WITHIN  
ITS CORPORATE LIMITS AND EXTRATERRITORIAL PLANNING JURISDICTION  
THE 2012 ENERGY CONSERVATION CODE AND 2012 RESIDENTIAL CODE.

The General Assembly of North Carolina enacts:

**SECTION 1.** Notwithstanding any provision of the North Carolina State Building Code or any general or local law to the contrary, the Town of Carrboro may by ordinance make mandatory and enforce within its corporate limits and extraterritorial planning jurisdiction all the provisions of Appendix 4 of the 2012 Energy Conservation Code, entitled "Additional Voluntary Criteria for Increasing Energy Efficiency (High Efficiency Residential Option)."

**SECTION 2.** This act is effective when it becomes law.



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