

Summary of Action related to Affordable Housing

(Primarily Land Use Ordinance)

1977

A comprehensive Land Use Plan is adopted with five housing goals including diversity of housing types to serve different economic, social, et cetera, needs.

1997

Facilitated Small Area Plan for Carrboro's Northern Study Area (NSA Plan) finalized, which includes recommendation for density bonus for affordable housing.

1998

Ordinance drafting to implement (NSA Plan) underway, including density bonus based on one market rate unit for one affordable unit in selected zoning districts, up to 150 percent of permitted density. Vernacular and affordable housing architectural standards also adopted.

1999

NSA Plan adopted, as are amendments to Joint Planning Land Use Plan and Agreement by three parties: Orange County, Chapel Hill, and Carrboro. See item 1 under "Plans:"

<http://www.townofcarrboro.org/PZI/Induserregs.htm>

Highlights from the plan include:

- Increase density incentives to reduce land cost per dwelling and to offset building costs to help ensure that affordable housing projects seamlessly integrate into market-rate housing and do not look like a government project.
- Install a size-limited housing requirement for subdivisions with thirteen or more dwelling units adopted.

2000

Carrboro Vision2020 adopted, which includes a section on housing diversity.

(<http://www.townofcarrboro.org/PZI/PDFs/Vision2020.pdf>)

Highlights from Vision2020 include:

- Emphasis on promoting variety in housing styles, sizes, and pricing; includes addressing issues of density, funding, and rezoning to encourage more non-detached housing, mixed use development, and communal living options.
- Suggests exploring different strategies for alternative public and private funding for construction and renovation of low and moderate income housing.
- Advocate for "inclusionary zoning techniques" to increase affordable housing.
- Prioritize senior citizen living accommodation and their access to transportation.
- Minimum of 15% of residential units in any residential development should meet the affordability criteria specified in section 15-182.4 (Residential density for Affordable Housing) of the Carrboro Land Use Ordinance (section was last amended January, 2008).

2001

At the December 18 public meeting, the BOA completed the following actions:

- Supported affordable housing as one of three uses of Greene Tract.
- Requested a staff report on opportunities for rezoning for multi-family housing.

2002

Revisions to residential density bonus for affordable housing adopted, including:

- Making density bonus applicable in more zoning districts; and
- Allowing reduced setbacks and lot sizes for developments using density bonus.

Staff report on rezoning opportunities to achieve housing diversity.

2003

On May 5, land use ordinance section 15-216. 1 was amended to allow for alternative parking design standards for projects using LID and including 15 percent affordable housing.

“When any tract of land is developed under circumstances requiring the issuance of a special or conditional use permit, the street and road design requirements for streets other than collector streets that would otherwise be determined in accordance with the provisions of Sections 15-216 and 15-221 may be modified, by approval of the permit-issuing authority, to alternative street width and construction specifications, sidewalk and drainage requirements, as illustrated in Appendix C, for developments that:

- 3) include a minimum of 15 percent affordable housing units (as defined in Section 15-182.4(a).”

To review provisions 1 and 2 see: See Section 15-216.1 at <http://www.townofcarrboro.org/PZI/PDFs/LUO/Art-xiv.pdf>.

2004

In 2004, the following amendments or presentations were made at BOA meetings:

- **March 23:** Amendments to exempt projects from size limited requirements if they provide 15 percent affordable housing and to allow for the acceptance of payments in lieu of units. (http://www.townofcarrboro.org/BoA/Minutes/2004/03_23_2004.pdf)
- **April 20:** the staff presents a report about inclusionary zoning. (See Item D.3. at http://www.townofcarrboro.org/BoA/Agendas/2004/04_20_2004.htm)
- **May 4:** The Town of Carrboro contracts with the Orange Community Housing and Land Trust (now the Community Home Trust). The Town agrees to allocate funds to the nonprofit in return, the Orange Community Housing works with local developers to increase affordable housing options in new development plans. The Town Manager is instructed to update and execute the contract on an annual basis.

2005

On June 28, the BOA adopted an ordinance requiring a review requirement for projects that do not include a 15 percent affordable housing. Additionally, the board asked town staff to prepare a report on payment in lieu of affordable housing for small subdivisions.

(http://www.townofcarrboro.org/BoA/Agendas/2005/06_28_2005.htm)

2006

On June 13, Dr. Anita Brown- Graham from the UNC School of Government gave a report/presentation on Inclusionary Zoning. Agenda items, including the report, can be found here:

http://www.ci.carrboro.nc.us/boa/Agendas/2006/06_13_2006.htm

On August 22, amendments were made to architectural requirements for subdivisions exempting projects created to provide affordable housing to first time homebuyers. (See Item 3. at http://www.townofcarrboro.org/BoA/Agendas/2006/08_22_2006.htm)

2007

On June 26, amendments were made to the affordable housing review requirement and density bonus provisions to provide alternative methods to allow developers to fulfill the Town's affordable housing policy goals as presented in Vision2020. See Item C.4. located here: http://www.townofcarrboro.org/BoA/Agendas/2007/06_26_2007.htm)

Also during the June 26 meeting, the Board passed a resolution to create an affordable housing special revenue fund. Payments to the Town made by developers in lieu of providing affordable housing under the applicable provisions of the Land Use Ordinance are to be deposited into this fund. The BOA stipulates that other revenue sources may include grants, donations, loans, interest payments, or other revenues that may become available. Meeting minutes for the June 26 meeting can be found here:

http://www.ci.carrboro.nc.us/boa/Minutes/2007/06_26_2007.pdf

2008

During 2008, the BOA made the following amendments to affordable housing policies:

1/22: BOA approves changes to the Land Use Ordinance to amend Section 15-54.1 and Section 15-182.4 to allow policy goal of 15 percent affordable housing to be met by payments-in-lieu.

Administrative process established for managing/disbursing funds from Special Revenue Fund for Affordable Housing.

9/9: The BOA 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.

10/28: The BOA amends the Land Use Ordinance Section 15-54.1 to modify the formula and schedule for establishing annual payment in lieu of affordable housing units. Agenda can be here: http://www.ci.carrboro.nc.us/boa/Agendas/2008/10_28_2008_5.pdf

12/02: The BOA review the affordable housing plans for the Veridia Redevelopment proposal conditional use permit project (see September 21, 2010 for additional review)

2009

On April 7, funds from the Affordable Housing Fund were approved to be used to make emergency repairs to 109 Jones Ferry Road.

2010

In 2010, the BOA took the following actions on Affordable housing:

09/21: The BOA reviewed the Veridia redevelopment Conditional Use Permit project application again after new information was made available.

11/23: The BOA asked staff to modify the draft ordinance to incorporate varying income limits/price levels and proportions based on US Census data. The Board also asked the staff to evaluate size-limited housing provisions and possible changes to the development review process for projects that include affordable housing. (Meeting minutes available here: http://www.ci.carrboro.nc.us/boa/Minutes/2010/11_23_2010.pdf)

2012

In 2012, the BOA has taken the following action on affordable housing:

3/20: Section 15-182.4 of the Land Use Ordinance was amended based on the suggestions from the Community Home Trust. The amendment allows for up to 25 percent of affordable housing units to be made available, for sale, to a family whose income falls between 80 percent and 115 percent of AMI. This ordinance only applies to projects where the developer is providing at least four affordable units.

5/1: The Board passed a resolution based on a recommendation from Robert Dowling of the Community Home Trust, petitioning the Board of County Commissioners to make private sector housing developers eligible for a partial reimbursement of school impact fees associated with the construction of new housing for low income buyers. The resolution can be read here: http://www.townofcarrboro.org/BoA/Minutes/2012/05_01_2012.pdf

06/26: The BOA created the Affordable Housing Task Force.

October: Affordable housing dialogue sessions held.

12/04: The Affordable Task Force made its first report back to the whole board.

2013

Current as of June 11, the BOA has taken the following action on Affordable Housing:

2/19: Planning board reported on the affordable housing dialogue sessions held the previous October. Staff made several recommendations and the Board suggested that the Affordable Housing Task Force review the recommendations.

3/21: The Board reviewed an application for the construction of a mixed-use commercial/residential development located adjacent to, and including, 402 N. Greensboro Street called Shelton Station. The Conditional Use Permit, if approved, would allow the creation of a four-story multi-family residential building with 94 dwelling units and a two-story, 22,706 square foot of commercial building with associated infrastructure. The Board requested that the exact number of affordable housing units be given.

4/2: The BOA required that 20 of the 94 units in Shelton Station be designated as affordable units, which includes 10 units at 80% of AMI, and 10 units at 60% of AMI.

4/16: Graduate students from the UNC Department of City and Regional Planning present their report on Housing and Transportation Affordability in Carrboro. It was suggested that the taskforce look further into this report.

4/22: On April 2, 2013, the Board directed staff to schedule a future agenda item for the Board to discuss affordable housing including possible Town ownership of public housing. On April 22, staff made a formal presentation about affordable housing.