

Proposal for the Lloyd/Broad Neighborhood: February, 2018:

Purpose: The Lloyd/Broad neighborhood is one of Carrboro's most historic neighborhoods and one of its largest historically Black communities.

Today, our neighborhood is one of the most diverse in the County. We are proud of the longevity and leadership of our neighbors, many who have been here for decades or even generations. We also take pride in the diversity of all kinds our community - of the architecture and character of houses, the mix of homeowners and renters, historic residents & student residents, and the wide array of people of all races & backgrounds who live here. Our hope is to be able to continue to welcome a diversity of families and individuals into our community, which is why we are here tonight. Recent student rental development is beginning to tip the balance, making it increasingly difficult for folks of all backgrounds to access housing in our neighborhood and affecting the quality of life for families who do live here. In the last two years, several larger student rental houses have been built on Broad Street, and a current house under construction on Lloyd will have seven bedrooms and be twice the size of a majority of our homes.

Our neighborhood is part of the Northside Neighborhood Initiative because it is historically & geographically interconnected to Chapel Hill's Northside; indeed, it is part of the broader Northside community. Student rental development is increasing in the Lloyd/Broad neighborhood because of the lack of similar protections in our neighborhood. We are seeking ordinances that increase consistency & uniformity with Northside while utilizing additional tools specific to our neighborhood's issues & hopes. With this proposal and in collaboration with the Town of Carrboro, we hope to address a series of specific issues as well as prevent further tear to the fabric of this historic community.

Proposal:

- 1) The Lloyd/Broad Neighborhood Association would like to proceed with a zoning overlay district and policy changes to protect the future of our community as a family-friendly neighborhood. These changes should integrate tools that we know of and tools that we may not to prevent the scale of student-rental development at 308 Lloyd, 215 Broad, 101 Cobb, 200 Lloyd, and 307 Broad from happening again. This zoning district should include enforceable mechanisms to address the following shared concerns of our association:
 - a. **Occupancy:** this new house at 308 Lloyd is being built for 6 or more renters. The last two new homes built are both 5+ occupants. Not only should this be a safety concern (more than 5 unrelated occupants in a residential home is a violation of fire code) but it also drastically increases the impact of rentals on parking, noise, and neighborhood prices. College communities such as Boulder (CO), Madison (WI), Burlington (VT), Bloomington (IN), and others across the country use 2-4 unrelated person occupancy ordinances to limit the ability of investors to take advantage of neighborhoods like ours with a

combination of relatively affordable prices and a strong student rental market. Many of these communities are progressive and have found ways to navigate the definition of family & rooming houses according to progressive values. We would like to see an occupancy ordinance of 3 or 4 unrelated persons instituted for our neighborhood to better protect it from investor pressures. This is one of the only ways to limit this existing development at 308 Lloyd and future developments from having the impact it intends and from protecting our neighborhood from investors who have been deterred from Chapel Hill. It can also be done just for our neighborhood's zoning overlay, so it does not have an impact on the entire Carrboro community.

- b. **Size compatibility:** 308 Lloyd Street is going to be nearly 3,000 sq ft and will include 7 bedrooms. The average of existing homes in the Lloyd/Broad neighborhood is 1304 Sq Ft and the median is 1222 sq ft. There are only two existing single-family homes (out of ~90) above 2,000 sq ft and only 10 above 1800 sq ft (of these 80% are student rentals). Additionally, new homes are allowed to be far taller than existing structures, especially when adding garages. We would like to revise zoning standards to make new homes and renovations more compatible with the size, height, and setbacks of existing homes.
- c. **Parking:** The increase of student rentals, community parking, and poor town enforcement in the neighborhood has created daily on-street parking violations, a lack of emergency fire access, and functional residential parking lots. We'd like to see a comprehensive approach to addressing the various parking concerns in the neighborhood. This should include specific requirements for defined off-street parking based on rooms that could be considered bedrooms as well as specific location and buffer requirements for this parking. This should also address the problems with on-street parking, potentially with residential parking permits, marked spaces, or at the minimum, mechanisms for increased enforcement of existing parking regulations. Most importantly, policies should address emergency fire access issues on Cobb St. and Starlite Drive.
- d. **Rental registry:** It is our understanding that, in the state of North Carolina, a municipality can create a rental registry that includes inspections for homes that have more than 2 violations of local codes/ordinances per year. We would like to see this concept explored, as it can be a productive way to enforce violations of occupancy and code only on those homes that are causing ongoing issues to the neighborhood.
- e. **Rooming house regulations:** Larger bedroom rentals should be reclassified into rooming or boarding houses, with additional restrictions, code, and limitations applied to these rentals, as well as exclusion of these from certain zoning overlay districts. This would

help ensure the safety of such homes as well as limit investor abuse of tenants.

- 2) We request that the Town of Carrboro increase enforcement of existing laws and ordinances by:
- a. Enforcing all existing laws and remaining vigilant with inspections (including issuing all appropriate and justifiable SWOs) throughout the construction of 308 Lloyd -- including the size of the designated parking area, the extent of demolition of the current structure, the size of the current building and the addition, and the number of parking spaces that should be required by the additional unlabeled bedrooms.
 - b. Creating a new ordinance to track serial violators and stop them from receiving permits on new development either by penalty or a forced moratorium on their ability to apply for new permits.
 - c. Create a county-wide system for municipalities to share data on serial violators who are known to skirt the rules and abuse the system.
 - d. Ticket parking violations, especially on the wrong side of the street or in front of driveways
 - e. Require more stringent oversight for “self-contracting” developers who are utilizing the 12 month rule to be exempt from many regulations otherwise imposed on typical construction and General Contractors. This should include the handling of hazardous construction materials such as asbestos and lead to conform to state standards, standards for site conditions and their impact on the neighbors during construction, and rules to ensure workers are kept safe while on the jobsite.
 - f. Increasing the 12 month owner-occupied exemption to 2-3 years to help eliminate this loophole.
 - g. Enforcing existing state residential fire code, which limits unrelated occupants to five in any residential building.

Thank you for your attention to this and for your help preserving the future of our community.

Approved by the Lloyd/Broad Neighborhood Association

