



## Legislation Text

---

**File #:** 21-91, **Version:** 1

---

### **TITLE:**

Request to Authorize the Town Manager to Sign an Application Related to Potential Creation of Affordable Housing on Town-Owned Land

**PURPOSE:** The purpose of this item is for the Town Council to consider authorizing the Town Manager to sign an application related to potential new affordable housing on the town-owned parcel located at 106 Hill Street.

**DEPARTMENT:** Planning Department & Housing and Community Services Department

**CONTACT INFORMATION:** Patricia McGuire, Planning Director, [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org), (919) 918-7327; Rebecca Buzzard, Housing and Community Services Director, [rbuzzard@townofcarrboro.org](mailto:rbuzzard@townofcarrboro.org), (919) 918-7438

**INFORMATION:** On [June 19, 2018 <https://carrboro.legistar.com/LegislationDetail.aspx?ID=3508037&GUID=A87A3FE4-CEF1-4F97-820E-15272F88CE07&Options=ID|Text|&Search=affordable+housing>](https://carrboro.legistar.com/LegislationDetail.aspx?ID=3508037&GUID=A87A3FE4-CEF1-4F97-820E-15272F88CE07&Options=ID|Text|&Search=affordable+housing), the Town Council supported the

development of town owned land for affordable housing and staff presented three high potential parcels. One parcel, 106 Hill Street, has substantial development constraints and therefore lends itself to the development of small homes. A local nonprofit, Pee Wee Homes, is interested in developing small affordable homes on the parcel. A variance will need to be granted in order to allow for the homes to be built within portions of a stream buffer on the property, which is located on top of an underground drainage pipe. Town Council is asked to consider adopting the attached resolution, Attachment A, authorizing the Town Manager to sign the variance application allowing Pee Wee Homes to apply for a variance.

As additional background about the project and Pee Wee Homes, over the past year Northside Neighborhood Initiative (NNI) participants have discussed support for building small homes in Northside, in Chapel Hill, and the Lloyd / Broad neighborhood, in Carrboro. Pee Wee Homes has worked with the NNI and the Town of Chapel Hill to construct 7 units, a duplex on Craig Street and 3 units on the Church of the Advocate site. A third location is currently under construction for the 2 additional units. Pee Wee Homes presented their model to the Affordable Housing Advisory Commission (AHAC) and submitted drawings to Planning staff. On February 17, 2021 the AHAC expressed support for the project and passed a recommendation for the Town to donate the land to Pee Wee Homes. Staff recommends waiting to consider the donation of the parcel until the viability of the project via a variance and possible rezoning is established.

**FISCAL & STAFF IMPACT:** None at this time. The request to donate the parcel would come back to Council at a later date, pending the decision by the Board of Adjustment.

**RECOMMENDATION:** Staff recommends that the Council consider adopting the attached resolution, Attachment A, authorizing the Town Manager to sign an application for a variance related to the Town-owned parcel at 106 Hill Street.