



Affordable Housing Advisory Commission Meeting
REMOTE*
September 16, 2020
7:00 PM
Remote Meeting



Agenda

- I. Welcome (7:00-7:05)**
- II. Consider Approval of August 2020 Meeting Minutes (7:05-7:10)**
- III. Proposed Land Use Ordinance Amendments Relating to the Historic Rogers Road Neighborhood (7:10-7:30)**
 - a. Recommendation for proposed LUO amendment
- IV. Carrboro Neighborhood Liaisons (7:30-7:40)**
- V. Affordable Housing Goals and Strategies Review (7:40-8:10)**
- VI. Additional comments/questions (8:10-8:30)**
 - a) Tiny Homes on Town-owned land update
 - b) 104 Cobb Street update – Council vote 9/22/20
 - c) October AHSRF applications
 - d) September Affordable Housing Presentation to Town Council Recap
 - e) Next meeting 10/21/20

*To view the advisory board meeting, please email Rebecca Buzzard at rbuzzard@townofcarrboro.org to receive an invitation. Requests to remotely attend the meeting shall be made within 24 hours of the meeting start time.

JOINT ADVISORY BOARDS

ITEM NO. _____

AGENDA ITEM ABSTRACT

MEETING DATE: March 5, 2020

TITLE: Consideration of Land Use Ordinance Amendments Relating to the Historic Rogers Road Neighborhood

DEPARTMENT: Planning	PUBLIC HEARING: YES ___ NO_X
ATTACHMENTS: A Recommendation Template B Draft LUO Ordinance	FOR INFORMATION CONTACT: Christina Moon – 918-7325 Patricia McGuire -- 918-7327 Marty Roupe – 919-918-7333

PURPOSE

The purpose of this agenda item is for advisory boards to consider a draft amendment to the Land Use Ordinance that would establish a mixed-use zoning district for the Historic Rogers Road Neighborhood. The Town Council has set a public hearing for March 24, 2020, and has requested advisory board review prior to the hearing.

INFORMATION

A draft ordinance has been prepared to establish a new mixed-use zoning classification for the Historic Rogers Road neighborhood, which if adopted, would provide a greater range of uses, including opportunities for flex-space and live-work space as well as major home occupations. As currently written, the district would be available as a general district or as a conditional district. Adoption of the text amendment, under consideration for March 24th, would only add the districts to the Land Use Ordinance (LUO); a subsequent rezoning would be required to apply the district to property in the Historic Rogers Road community.

Background

At the April 2019, joint advisory board review meeting, advisory boards received a presentation from Renaissance Planning on the development of planning concepts designed to help implement the Historic Rogers Road neighborhood's "Mapping Our Community Future" report. (Link to the report: <http://www.townofcarrboro.org/DocumentCenter/View/5936/Mapping-Our-Communitys-Future-Report>.) Renaissance Planning was one of two consultant firms hired by Chapel Hill and Carrboro to develop land use/zoning concepts based on the 2016 report and to facilitate meetings and drop-in sessions to seek additional input from community residents. The collaborative effort yielded text amendments for both towns to establish new zoning districts, a residential district with slightly higher density (up to three lots per acre) and a mixed-use district.

At the June 18th, public hearing the Board of Aldermen adopted only the part of the draft ordinance that created the residential district (HR-R). As part of a separate agenda item, at the same meeting, the Board adopted a map amendment to rezone all thirty neighborhood properties

HR-R. (June 18th meeting materials may be found at the following link: [https://carrboro.legistar.com/LegislationDetail.aspx?ID=3985247&GUID=0D716EA5-CFF5-455C-9A6F-72DA40A48F42&Options=&Search=.](https://carrboro.legistar.com/LegislationDetail.aspx?ID=3985247&GUID=0D716EA5-CFF5-455C-9A6F-72DA40A48F42&Options=&Search=)) During the deliberation, the Board asked a number of questions and directed staff to prepare for a future meeting, a draft ordinance that would create a HR-MU district with some modifications. On February 11, 2020, staff provided the, now, Town Council with a follow up report, including a revised draft ordinance. The Council set a public hearing for March 24th and referred the matter to advisory boards for recommendations. (Meeting materials may be found at the following link: ([https://carrboro.legistar.com/LegislationDetail.aspx?ID=4327995&GUID=67D76C59-3931-44DF-A0A3-F9E31B2B7C4A&Options=&Search=.](https://carrboro.legistar.com/LegislationDetail.aspx?ID=4327995&GUID=67D76C59-3931-44DF-A0A3-F9E31B2B7C4A&Options=&Search=)))

The key changes are as follows:

- The ordinance, if adopted, would establish a Historic Rogers Road Mixed Use District as a general district and as a conditional district.
- A HR-MU district must include a minimum of 16 acres. Once rezoned, the district can be recombined or subdivided into smaller lots as part of an approved development.
- Most land uses would require a conditional use permit (CUP).
- The undisturbed buffer along the perimeter of a HR-MU district and boundary line building setbacks have been increased to 50 feet.
- Nonresidential buildings can be no larger than 6000 gross square feet. (This maximum may be subject to further discussion.)

The Council has requested that the Planning Board, Appearance Commission, Transportation Advisory Board, Economic Sustainability Commission and Northern Study Area Advisory Commission review of the draft ordinance based on their areas of expertise and provide comments.

RECOMMENDATION

Staff recommends that advisory boards review the draft ordinance (*Attachment B*) and adopt a recommendation for inclusion in the public hearing materials for March 24, 2020. A recommendation template has been provided for the boards to use (*Attachment A*).

TOWN OF CARRBORO



301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, MARCH 5, 2020

Land Use Ordinance Text Amendment Relating to the Historic Rogers Road Community

Motion was made by _____ and seconded by _____ that the _____ of the Town of Carrboro recommends that the Board of Aldermen _____ the draft ordinance.

VOTE:

- AYES: ()
- ABSENT/EXCUSED: ()
- NOES: ()
- ABSTENTIONS: ()

Associated Findings

By a unanimous show of hands, the _____ membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by _____ and seconded by _____ that the _____ of the Town of Carrboro finds the proposed text amendment, _____ consistent with the provisions in *Carrboro Vision2020* to promote diverse housing options with regard to type and size, the *Facilitated Small Area Plan for Carrboro’s Northern Study Area* to allow for opportunities for commercial uses at a community-scale, and the four principals of the “Rogers Road: Mapping our Community’s Future” report.

Furthermore, the _____ of the Town of Carrboro finds the proposed text amendment, prepared in response to a community initiative with considerable public input from the residents it is intended to serve is in the public interest.

VOTE:

- AYES: ()
- ABSENT/EXCUSED: ()
- NOES: ()
- ABSTENTIONS: ()

(Chair)

(Date)

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ESTABLISH HISTORIC ROGERS ROAD MIXED USE DISTRICT AND ASSOCIATED DEVELOPMENT STANDARDS

DRAFT 02-21-2020

THE CARRBORO TOWN COUNCIL ORDAINS:

Section 1. The Carrboro Land Use Ordinance is amended by modifying Section, 15-136.1 Historic Rogers Road District Established, to read as follows:

Section 15-136.1 Historic Rogers Road Districts Established

- (a) The Historic Rogers Road districts, HR-R (residential) and HR-MU (mixed use), are established to implement the goals and recommendations of the *Mapping Our Community's Future* community planning effort, completed in May 2016. The intent of *Mapping Our Community's Future* and the HR Districts is to:
- 1) Create opportunities for long-term residents to continue living in the community and to age in place;
 - 2) Preserve the socioeconomic and cultural diversity of the neighborhood;
 - 3) Increase physical connections within the neighborhood, including for pedestrians and bicyclists;
 - 4) Respect and protect the natural character of the neighborhood;
 - 5) Ensure that new development is consistent with neighborhood character and the vision that residents have developed for its future;
 - 6) Provide greater residential housing choice, affordability, and diversity;
 - 7) Increase economic opportunities within the neighborhood;
 - 8) Increase recreational resources within the neighborhood; and
 - 9) Ensure that new development is adequately served by infrastructure, including streets, sidewalks, and utilities.
- (b) The HR-R zoning district is designed to protect and preserve the character of existing lower-density areas (minimum lot size 14,520 square feet, or no more than three lots per acre) within the neighborhood while providing for compatible new development, including new housing choice options, and increased home occupation opportunities for residents.
- (c) The HR-MU district is designed to provide for a broader range of housing and employment options by concentrating new development into nodes which will balance providing areas for desired new uses while protecting the overall neighborhood character. Uses appropriate in the HR-MU district include live-work units, flex space, and low-intensity neighborhood-serving establishments such as healthcare, assisted living, elder care, child care, and recreation facilities. Property proposed for rezoning to HR-MU district shall include no

less than sixteen contiguous acres. The development of an HR-MU district may include the recombination of existing lots and/or the subdivision of new lots that meet the density and dimensional standards outlined in Article XII.

Section 2. Section 15-141.4(a) of the Carrboro Land Use Ordinance is amended to read as follows:

- (a) Conditional zoning districts are zoning districts in which the development and use of the property so zoned are governed by the regulations applicable to one of the general use zoning districts listed in the Table of Permissible Uses, as modified by the conditions and restrictions imposed as part of the legislative decision creating the district and applying it to the particular property. Accordingly, the following conditional zoning districts may be established:

R-20-CZ, R-15-CZ, R-10-CZ, R-7.5-CZ, R-3-CZ, R-2-CZ, R-R-CZ, R-S.I.R.-CZ, and R-S.I.R.-2-CZ

B-1(C)-CZ, B-1(G)-CZ, B-2-CZ, B-3-CZ, B-3-T-CZ, B-4-CZ, CT-CZ, O-CZ, OACZ, M-1-CZ, M-2-CZ (AMENDED 4/27/10; 06/23/15; 10/23/18)

There may also be established a HR-MU-CZ zoning district, pursuant to the purpose statement and criteria described in Section 15-136.1.

Section 3. Article II Section 15-15 Definitions of Basic Terms is amended by modifying the existing definition of Home Occupation, Major to add a reference the HR-MU district as follows:

Home Occupation, Major. A Major Home Occupation is an accessory business use of a residentially-zoned property, that meets one or more of the following criteria: (i) employs up to four non-resident employees, who may work on site; (ii) utilizes outdoor storage of materials, supplies, products, or machinery; or (iii) generates noise, vibration, dust, odor, light, or glare that is visible from neighboring properties or the public right-of-way at any hour of the day. Examples of Major Home Occupations include: lawncare or landscaping services, woodworking shops, small engine repair, appliance repair, metalworking, and any home business with more than one non-resident employee. Major home occupation uses are only permissible with a zoning permit in the HR-R and HR-MU districts, and are subject to the performance standards specified in Section 15-176.9.

Section 4. Section 15-146 (Table of Permissible Uses) is amended by adding one new column labelled HR-MU with permissible use classifications as shown in the attached Exhibit 'A.' The letters "Z," "S," "C," "SC," and "ZS," and the symbol "*" have the meanings described for all uses as provided in applicable subsections of Section 15-147.

Section 5. Section 15-176.9 Special Standards for Historic Rogers Road District, is amended to include the HR-MU District as follows:

Section 15-176.9 Special Standards for Historic Rogers Road Districts.

- (a) All applicable provisions of the Carrboro Land Use Ordinance not specifically exempted or modified by this section shall apply to the HR-R and HR-MU districts.
- (b) In both the HR-R and HR-MU districts, the maximum size of any single-family dwelling constructed after the effective date of this section shall be 2,000 square feet of heated floor area; the maximum size of any duplex or triplex dwelling unit constructed after the effective date of this section shall be 1,200 square feet of heated floor area. Any dwelling unit in existence on the effective date of this subsection containing 2,000 square feet or greater of heated floor area may be increased by a maximum of 25% of the existing heated floor area or 500 square feet whichever is greater, but with a maximum size of 2,500 square feet at any time. Any dwelling unit in existence on the effective date of this subsection containing less than 2,000 square feet of heated floor area may be expanded up to a maximum size of 2,000 square feet of heated floor area or 25% whichever is greater.
- (c) In the HR-MU district the maximum size of the building footprint for any building containing any nonresidential uses shall not exceed 6,000 square feet.
- (d) An undisturbed buffer, of no less than 50 feet, shall be maintained along the perimeter of the entire HR-MU district.
 - 1. The buffer shall consist of existing vegetation and/or new plantings to meet the requirements in Section 15-307(1) for an Opaque Type A screen.
 - 2. This area shall remain undisturbed except for the removal of noxious weeds and trees determined to be diseased by a Certified Arborist, and the installation of new plantings as required by the standards for a Type A screen described in subsection (c)(1) above.
- (e) Development within the HR-MU district shall be subject to the screening requirements of Section 15-306, to provide sufficient screening between uses, so long as a Type A screen is retained at the boundary line of any parcel in the HR-MU district where that parcel adjoins an adjacent property outside of the district.
- (f) As set forth in the Table of Permissible Uses, Major Home Occupations are permissible only in the HR-R and HR-MU districts, subject to the following standards:
 - 1. Must be conducted by a person who resides on the same lot.
 - 2. Major Home Occupations shall only be located on lots a minimum of one acre in size.
 - 3. No more than 50% of the heated square footage of the home shall be used for business purposes. This calculation does not include accessory structures in the total square footage calculation for the home; such structures shall be limited to a maximum size of 150% of the home, but in no case shall exceed 2,000 gross square feet.
 - 4. The maximum number of trips per day to or from the business shall not exceed 50.
 - 5. The on-premises sale and delivery of goods which are not produced on the premises is prohibited, except in the case of the delivery and sale of goods incidental to the provision of a service.
 - 6. No more than three business-associated vehicles shall be parked on-site.
 - 7. Business-associated vehicles shall be limited to vehicles allowed under a Class C license.
 - 8. Parking for vehicles associated with the business, including employee and visitor vehicles shall be provided on-site, pursuant to the requirements in Section 15-291.

- 9. If more than three parking spaces are provided for business-associated vehicles and / or employees and visitors, then the additional spaces above three must be screened by a Type A buffer.
- 10. All business activities shall be a minimum of 60 feet from all lot lines or within a fully enclosed building.
- 11. All noise, dust, vibration, odor, light, and glare-producing activities shall be located a minimum of 60 feet from all lot lines, and any activity that results in noise, vibration, dust, odor, light, or glare shall only occur between the hours of 8 AM and 6 PM.
- 12. Any outdoor storage of materials, supplies, products, or machinery (excluding functional vehicles associated with the business) shall be screened with a Type A screen as described in LUO Section 15-307.

- (g) Any Land Use Category 8.100 use located in the HR-MU district is limited to 2,000 square feet heated floor area and may only conduct business between the hours of 6 am and 9 pm.
- (h) For proposed developments within the HR-MU District, a phasing plan must be incorporated into the project which mandates that at least fifteen percent (15%) of the uses must be nonresidential and at least fifteen percent (15%) of the uses must be residential. The phasing plan must ensure that the nonresidential portions are completed prior to or in conjunction with the residential portions of each phase.

Section 6. Section 15-181 Minimum Lot Size Requirements, subsection (a) is revised with the addition of minimum lot size requirements for the HR-MU zoning district as follows:

<u>ZONE</u>	<u>MINIMUM SQUARE FEET</u>
HR-MU	7,500

Section 7. Section 15-182 Residential Density, subsection (a) is revised with the addition of residential density requirements for the HR-MU zoning district, as follows:

<u>ZONE</u>	<u>Minimum Square Feet Per Dwelling Unit, Multi-Family, Triplex and Duplex</u>
HR-MU	7,500

Section 8. Section 15-182.3 Residential Density of Major Developments in Certain Districts, subsection (a) is amended to read as follows:

- (a) Notwithstanding the provisions of Section 15-182, when any tract of land within the R-10, R-15, R-20, RR, HR-R and HR-MU districts is developed under circumstances requiring the issuance of a special or any tract within the R-10, R-15, R-20, RR, HR-R or HR-MU requiring the issuance of conditional use permit, the maximum number of dwelling units that may be placed on that tract shall be determined in accordance with the provisions of this section.

Section 9. Section 15-183 Minimum Lot Widths, subsection (b) is revised with the addition of minimum lot width requirements for the HR-MU zoning district, as follows:

<u>ZONE</u>	<u>Lot Width</u>
HR-MU	50

Section 10. Subsection 15-184 Building Setback Requirements, subsection (a) is revised with the addition of setback requirements for the HR-MU zoning district, as follows:

<u>ZONE</u>	<u>Minimum Distance from Street Right of Way Line</u>		<u>Minimum Distance from Street Centerline</u>		<u>Minimum Distance from Lot Boundary Line</u>
	Building	Freestanding Sign	Building	Freestanding Sign	Building and Freestanding Sign
HR-MU	50	20	70	50	50

Section 11. The table included in Subsection 15-185 (a) (2) is amended by the addition of information on the maximum building height for the HR-MU zoning district, as follows:

<u>ZONE</u>	<u>Maximum Height</u>
HR-MU	40'

Section 12. Article XVII Signs, Section 15-271(e) is amended to read as follows:

- (e) Signs for home occupations and major home occupations shall be permitted subject to the following provisions:
 1. A lot that houses a legally-established home-based occupation as an accessory use may have up to one wall-mounted sign with a maximum area of 4 square feet. In the HR-R and HR-MU districts, legally-established major home occupations may have up to one wall-mounted sign with a maximum area of 8 square feet.
 2. Signs must be non-illuminated.
 3. Signs shall comply with the standards of Sections 15-271, Permit Required for Signs, 15-275, Computation of Sign Area, and 15-282, Miscellaneous Requirements.

Section 13. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 14. This ordinance shall become effective upon adoption

Exhibit 'A' - TABLE OF PERMISSIBLE USES
Historic Rogers Road Zoning District Additions - 2/21/2020

DESCRIPTION	HR MU
1.000 Residential	
1.100 Single Family Residences	
1.110 Single Family Detached One Dwelling Unit Per Lot	
1.111 Site Built/Modular	Z
1.112 Class A Mobile Home	Z
1.113 Class B Mobile Home	
1.120 Single Family Detached More Than One Dwelling Unit Per Lot	
1.121 Site Built/Modular	*
1.122 Class A Mobile Home	*
1.123 Class B Mobile Home	
1.200 Two-Family Residences	
1.210 Two-Family Conversion	*
1.220 Primary Residence with Accessory Apartment	* *
1.230 Duplex	
1.231 Maximum 20% units > 3 bedrms/du	*
1.232 No bedroom limit	
1.240 Two Family Apartment	
1.241 Maximum 20% units > 3 bedrms/du	*
1.242 No bedroom limit	
1.300 Multi-Family Residences	
1.310 Multi-Family Conversion	
1.320 Multi-Family Townhomes	
1.321 Maximum 20% units > 3 bedrms/du	C
1.322 No bedroom limit	
1.330 Multi-Family Apartments	
1.331 Maximum 20% units > 3 bedrms/du	
1.332 No bedroom limit	
1.340 Single-Room Occupancy	
1.350 Triplex	C
1.400 Group Homes	
1.410 Fraternities, Sororities, Dormitories and Similar Housing	
1.420 Boarding Houses, Rooming Houses	
1.430 Adult Care Home, Class A	C
1.440 Adult Care Home, Class B	C
1.450 Child Care Home, Class A	C
1.460 Child Care Home, Class B	C
1.470 Maternity Home	C

Exhibit 'A' - TABLE OF PERMISSIBLE USES
Historic Rogers Road Zoning District Additions - 2/21/2020

DESCRIPTION	HR MU
1.480 Nursing Care Home	C
1.500 Temporary Residences	
1.510 Tourist Homes and other Temporary Residences Renting Rooms for Relatively Short Periods of Time	
1.600 Homes Emphasizing Services, Treatment or Supervision	
1.610 Temporary Homes for the Homeless	
1.620 Overnight Shelters for Homeless	
1.630 Senior Citizen Residential Complex	
1.700	
1.800	
1.900 Home Occupation	Z
1.910 Major Home Occupation	Z
2.000 Sales and Rental of Goods, Merchandise and Equipment	
2.100 No Storage or Display of Goods Outside Fully Enclosed Building	
2.110 High-Volume Traffic Generation	
2.111 ABC Stores	
2.112 Specialty High Volume Retail	
2.120 Low-Volume Traffic Generation	
2.130 Wholesale Sales	
2.140 Drive-In Windows	
2.150 Retail Sales with Subordinate Manufacturing and Processing	
2.200 Display of Goods Outside Fully Enclosed Building	
2.210 High-Volume Traffic Generation	
2.220 Low-Volume Traffic Generation	
2.230 Wholesale Sales	
2.240 Drive-In Windows	
2.300 Storage of goods outside fully enclosed building	
2.310 High-volume traffic generation	
2.320 Low-volume traffic	
2.330 Wholesale Sales	

Exhibit 'A' - TABLE OF PERMISSIBLE USES
Historic Rogers Road Zoning District Additions - 2/21/2020

DESCRIPTION	HR MU
2.340 Drive-in Windows	
3.000 Office, Clerical, Research and Services Not Primarily Related to Goods or Merchandise	
3.100 All operations conducted entirely Within Fully Enclosed Building	
3.110 Operations designed to attract and serve customers or clients on the premises, such as the office of attorneys, physicians, other professions, insurance and stock brokers, travel agents, government office buildings, etc.	C
3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	C
3.130 Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area	C
3.140 Watershed research	
3.150 Copy Centers/Printing Operatio	C
3.200 Operations conducted within or outside fully enclosed buildings	
3.210 Operations designed to affect and serve customers or clients on the premises	
3.220 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	
3.230 Banks with drive-in window	
3.240 Watershed research	
3.250 Automatic Teller Machine, Freestanding	
3.260 Social Service Provider with Dining	
4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods,	

Exhibit 'A' - TABLE OF PERMISSIBLE USES
Historic Rogers Road Zoning District Additions - 2/21/2020

DESCRIPTION		HR MU
Merchandise and Equipment		
4.100	All operations conducted entirely within fully enclosed buildings	C
4.200	Operations conducted within or outside fully enclosed buildings	
5.000 Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses		
5.100	Schools	
5.110	Elementary and secondary (including associated grounds and athletic and other facilities)	C
5.120	Trade or vocational school	
5.130	College	
5.200	Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school buildings) school or secondary	C
5.300	Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)	
5.310	Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet	
5.320	Located within any permissible structures	
5.400	Social, fraternal clubs and lodges, union halls, and similar uses	
6.000 Recreation, Amusement, Entertainment		
6.100	Activity conducted entirely within building or substantial structure	
6.110	Bowling alley, skating rinks, indoor tennis and squash courts, billiards and pool halls, indoor athletic and exercise facilities and similar uses.	
6.120	Movie Theaters	
6.121	Seating capacity of	

Exhibit 'A' - TABLE OF PERMISSIBLE USES
Historic Rogers Road Zoning District Additions - 2/21/2020

DESCRIPTION	HR MU
not more than 300	
6.122 Unlimited Seating Capacity	
6.130 Coliseums, stadiums, and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1000 people	
6.140 Community Center--a Town sponsored, non-profit indoor facility providing for one or several of various type of recreational uses. Facilities in a Community Center may include, but are not limited to gymnasias, swimming pools, indoor court areas, meeting/ activity rooms, and other similar uses	
6.150 Electronic Gaming Operations	
6.200 Activity conducted primarily outside enclosed buildings or structures.	
6.210 Outdoor recreational facilities developed on private lands, without Town sponsorship or investment, such as golf and country clubs, swimming or tennis clubs, etc. and not constructed pursuant to a permit authorizing the construction of a residential development.	
6.220 Outdoor recreational facilities developed on public lands, or on private lands with swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	
6.221 Town of Carrboro owned and operated facilities.	
6.222 Facilities owned and operated by public entities other than the Town of Carrboro	
6.230 Golf driving ranges not accessory to golf course, par 3 golf courses, miniature golf course, skateboard parks,	

Exhibit 'A' - TABLE OF PERMISSIBLE USES
Historic Rogers Road Zoning District Additions - 2/21/2020

DESCRIPTION	HR MU
water slides, and similar uses.	
6.240 Horseback riding stables (not constructed pursuant to permit authorizing residential development)	
6.250 Automobile and motorcycle racing tracks	
6.260 Drive-in Movie Theaters	
7.000 Institutional Residence or Care of Confinement Facilities	
7.100 Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area	
7.200 Nursing care institutions, intermediate care institutions, handicapped, aged or infirm institutions, child care institutions	
7.300 Institutions (other than halfway houses) where mentally ill persons are confined	
7.400 Penal and Correctional Facilities	
8.000 Restaurants (including food delivery services), Bars, Night Clubs	
8.100 Restaurant with none of the features listed in use classification below as its primary activity	C
8.200 Outside Service or Consumption	
8.300 Drive-in (service to and consumption in vehicle on premises)	
8.400 Drive Through Windows (service directly to vehicles primarily for off-premises consumption)	
8.500 Carry Out Service (food picked up inside of off-premises consumption)	
8.600 Food Delivery	
8.700 Mobile prepared food vendors	
9.000 Motor Vehicle-Related Sales and Service Operations	
9.100 Motor vehicle sales or rental of sales and service	
9.200 Automobile service stations	
9.300 Gas sales operations	
9.400 Automobile repair shop or body shop	
9.500 Car wash	
10.000 Storage and Parking	
10.100 Independent automobile parking lots or garages	

Exhibit 'A' - TABLE OF PERMISSIBLE USES
Historic Rogers Road Zoning District Additions - 2/21/2020

DESCRIPTION	HR MU
10.200 Storage of goods not related to sale or uses of those goods on the same lot where they are stored	
10.210 All storage within completely enclosed structures	
10.220 Storage inside or outside completely enclosed structures	
10.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot	
11.000 Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards	
12.000 Services and Enterprises Related to Animals	
12.100 Veterinarian	
12.200 Kennel	
13.000 Emergency Services	
13.100 Police Stations	
13.200 Fire Stations	
13.300 Rescue Squad, Ambulance Service	
13.400 Civil Defense Operation	
14.000 Agricultural, Silvicultural, Mining, Quarrying Operations	
14.100 Agricultural operations, farming	
14.110 Excluding livestock	
14.120 Including livestock	
14.200 Silvicultural operations	
14.300 Mining or quarrying operations, including on-site sales of products	
14.400 Reclamation landfill	
15.000 Miscellaneous Public and Semi-Public Facilities	
15.100 Post Office	
15.200 Airport	
15.300 Sanitary landfill	
15.400 Military reserve, National Guard centers	
15.500 Recycling materials collection operations	
15.510 Using collection facilities other than motor vehicles	
15.520 Aluminum recycling using motor vehicles	

Exhibit 'A' - TABLE OF PERMISSIBLE USES
Historic Rogers Road Zoning District Additions - 2/21/2020

DESCRIPTION	HR MU
15.600 Public utility service complex	
15.700 Cable Television Signal Distribution Center	
15.750 Data Service Provider Facility	
15.800 Town-owned and/or Operated Facilities and Services	
15.810 Town-owned and/or Operated Public Parking Lot	
15.820 All other town-owned and/or operated facilities and services	
16.000 Dry Cleaner, Laundromat	
16.100 With drive-in windows	
16.200 Without drive-in windows	
17.000 Utility Facilities	
17.100 Neighborhood	
17.200 Community or regional	
17.300 Cable Television Satellite Station	
17.400 Underground Utility Lines	
17.410 Electric Power Lines & Gas Lines	
17.420 Other Underground Lines	
17.500 Solar Array	
17.501 Solar Array Facility, Level 1	
17.502 Solar Array Facility, Level 2	
17.503 Solar Array Facility, Level 3	
18.000 Towers and Related Structures	
18.100 Towers and antennas fifty feet tall or less	C
18.200 Towers and antennas attached thereto that exceed 50 feet in height, and that are not regarded as accessory to residential users under 15-150(c)(5)	
18.300 Antennas exceeding 50 feet in height attached to structures other than towers, [other than accessory uses under 15-150(c)(5)]	
18.400 Publicly-owned towers and antennas of all sizes that are used in the provision of public safety services	
19.000 Open Air Markets and Horticultural Sales	
19.100 Open air markets (farm and craft markets, flea markets, produce markets)	
19.200 Horticultural sales with outdoor display	
19.300 Seasonal Christmas or pumpkin sales	
20.000 Funeral Homes	

Exhibit 'A' - TABLE OF PERMISSIBLE USES
Historic Rogers Road Zoning District Additions - 2/21/2020

DESCRIPTION	HR MU
21.000 Cemetery and Crematorium	
21.100 Town-owned cemetery	
21.200 All other cemeteries	
21.300 Crematorium	
22.000 Day Care	
22.100 Child Day Care Home	C
22.200 Child Day Care Facility	C
22.300 Senior Citizens Day Care, Class A	C
22.400 Senior Citizens Day Care, Class B	C
23.000 Temporary structure or parking lots used in connection with the construction of a permanent building or for some non-recurring purpose	
23.100 Temporary structures located on same lot as activity generating need for structure	C
23.200 Temporary parking facilities located on or off-site of activity generating need for parking	
24.000 Bus Station	
25.000 Commercial Greenhouse Operations	
25.100 No on-premises sales	
25.200 On-premises sales permitted	
26.000 Subdivisions	
26.100 Major	C
26.200 Minor	C
27.000 Combination Uses	C
28.000 Planned Unit Developments	
29.000 Special Events	C
30.000 Planned Industrial Development	
31.000 Off-Premises Signs	
32.000 Village Mixed Use Development	
33.000 Office/Assembly Planned Development	
34.000 Temporary Lodging	
34.100 Hotels and Motels	
34.200 Bed and Breakfast	C

TOWN OF CARRBORO



301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

WEDNESDAY, SEPTEMBER 16, 2020

Land Use Ordinance Text Amendment Relating to the Historic Rogers Road Community

Motion was made by _____ and seconded by _____ that the Affordable Housing Advisory Commission (AHAC) of the Town of Carrboro recommends that the Town Council _____ the draft ordinance.

VOTE:

AYES: ()

ABSENT/EXCUSED: ()

NOES: ()

ABSTENTIONS: ()

Associated Findings

By a unanimous show of hands, the AHAC membership indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by _____ and seconded by _____ that the AHAC of the Town of Carrboro finds the proposed text amendment, _____ consistent with the provisions in *Carrboro Vision2020* to promote diverse housing options with regard to type and size, the *Facilitated Small Area Plan for Carrboro's Northern Study Area* to allow for opportunities for commercial uses at a community-scale, and the four principals of the "Rogers Road: Mapping our Community's Future" report.

Furthermore, the AHAC of the Town of Carrboro finds the proposed text amendment, prepared in response to a community initiative with considerable public input from the residents it is intended to serve is in the public interest.

VOTE:

AYES: ()

ABSENT/EXCUSED: ()

NOES: ()

ABSTENTIONS: ()

(Chair)

(Date)

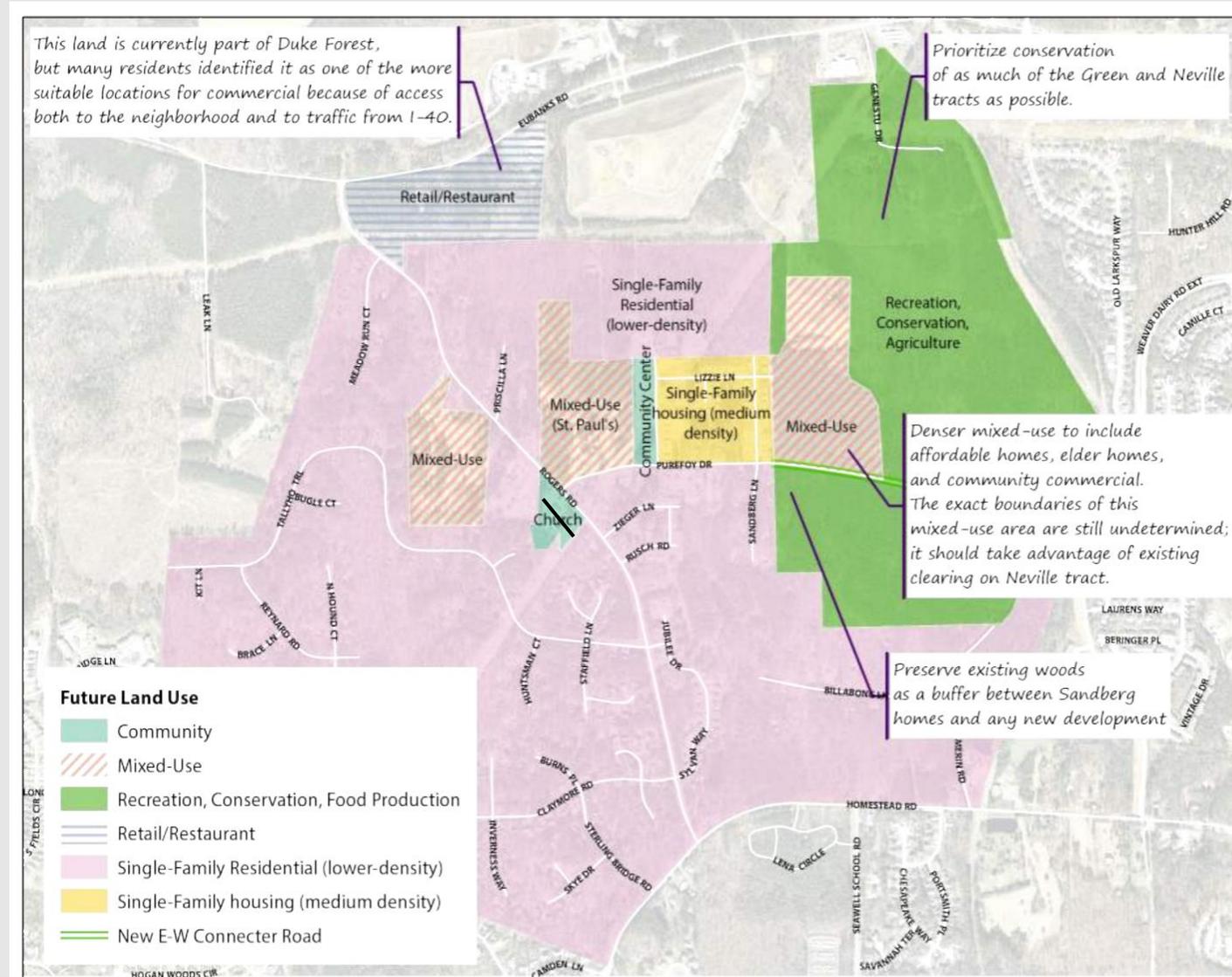
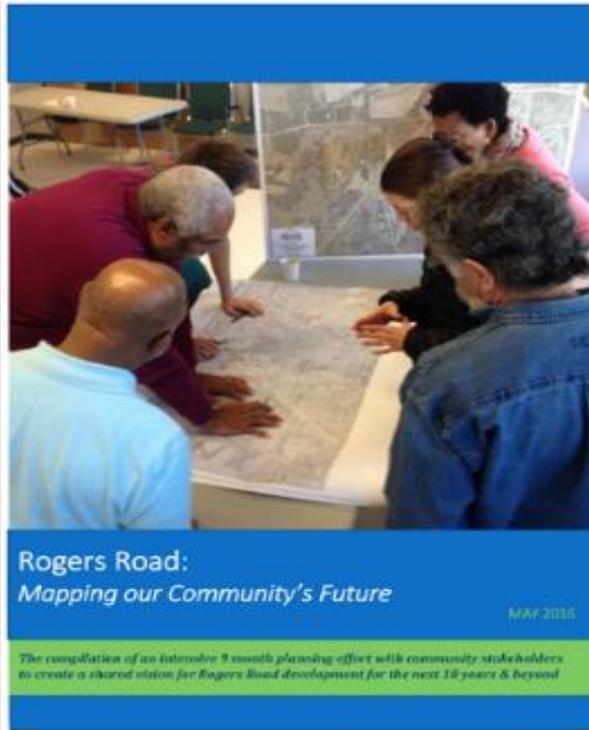


Consideration of LUO Text Amendments to Relating to the Historic Rogers Road Neighborhood

~~AHAC Joint Advisory Board Review~~
~~August 19, 2020 March 5, 2020~~

Rogers Road: Mapping Our Community's Future

Future Land Use Classes



2019 Proposal for Two New Districts

Historic Rogers Road-Residential (HR-R)

- Increase density to 14,520 sq. ft. per dwelling unit (approx. 3 DU per acre)
- Allow additional opportunities for home occupations

Historic Rogers Road-Mixed Use (HR-MU)

- Concentrated nodes with broader range of housing/employment options
- Live-work/flex space
- Low intensity neighborhood services-healthcare, elder/child care



Revised Draft Ordinance to Establish HR-MU District

- Establishes a Historic Rogers Road Mixed Use District as a general district and as a conditional district
 - General Zone – Owner, agent or Town may initiate; no illustrative plan of proposal provided
 - Conditional Zone – Only owner initiated, illustrative plan and conditions required
- HR-MU district must include a minimum of 16 acres
 - Once rezoned, district can be recombined, or
 - Subdivided into smaller lots as part of an approved development
- At least 15% residential & 15% nonresidential; phasing plan required to ensure nonresidential portions completed prior to or in conjunction with residential portions of project
- Most land uses would require a conditional use permit (CUP)
- Undisturbed buffer along the perimeter of a HR-MU district & building setbacks for boundary lines, increased to 50 feet
- Nonresidential buildings can be no larger than 6000 gross square feet

Other Discussion Topics

Restaurant use retained (8.100)

- Maximum size 2000; hours of operation 6am to 9pm.

All other regulations not specifically changed by text amendment remain in place

- Development in HR-R and, if adopted, an HR-Mixed Use district would be subject to stormwater management requirements
 - Developments that involve net addition of more than 5000 sf (subdivided & unsubdivided)
 - Stream buffers requirements
- Development in both districts would be subject to natural constraints analysis for density determination
- Affordable housing policy provisions would apply
- Further refinement needed for determining permitting requirements for residential uses

Procedural Notes

- Text amendments are legislative decisions
- The Town Council must hold a public hearing before making a decision; a hearing has been scheduled for September 22nd ~~March 24th~~
- A recommendation template has been provided
 - Consistency with adopted plans and policies
 - Consistency with the public interest, and
 - A reminder of the conflict of interest provision
- Adoption of text amendments adds the district to the LUO
 - A separate, subsequent public hearing process would be needed to rezone the subject properties to the new district
 - Map amendments (rezonings) have a mailed notice requirement

Attachment E (1 of 3)



TOWN OF CARRBORO

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

SEPTEMBER 6, 2018

700 Old Fayetteville Road – Conditional Rezoning to B-4-CZ

Motion was made by _____ and seconded by _____ that the _____ recommends that the Board of Aldermen _____ the draft ordinance.

VOTE:
AYES: ()
ABSENT/EXCUSED: ()
NOES: ()
ABSTENTIONS: ()

Associated Findings

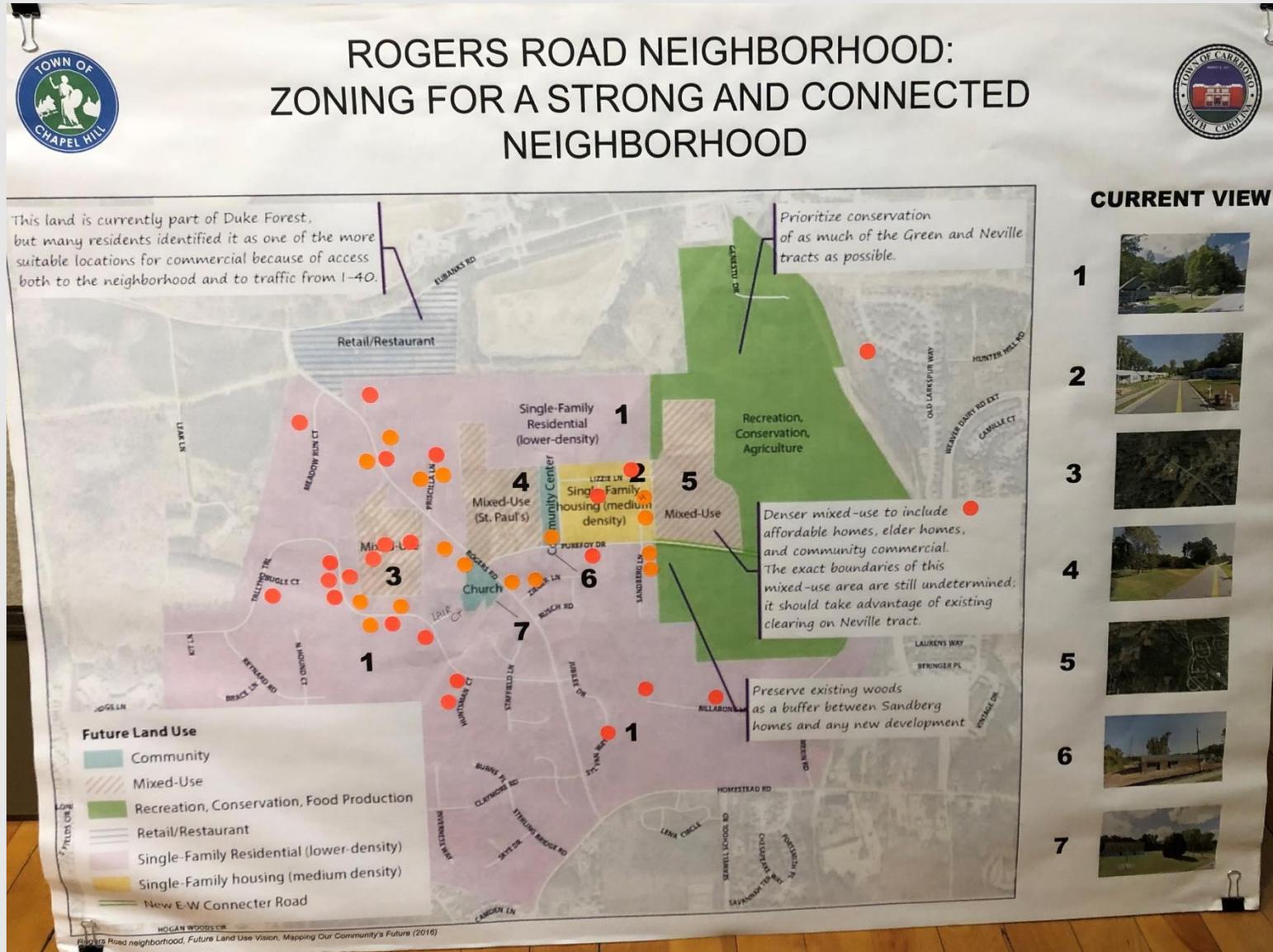
By a unanimous show of hands, the _____ membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by _____ and seconded by _____ that the _____ of the Town of Carrboro finds the proposed map amendment _____ consistent with *Carrboro Vision 2020*, particularly the following provisions:

2.0 DEVELOPMENT
Carrboro's development should take place in a manner consistent with a set of adopted values. Growth should occur in a balanced fashion, and at a rate that does not jeopardized the values set forth by Vision 2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

2.5 Balanced and Controlled Growth
2.52 The town should continue to require the construction of a diverse housing stock.

Planning Concept Outreach - Participation



MAPPING OUR COMMUNITY'S FUTURE



Rogers Road:
Mapping our Community's Future

MAR 2015

The completion of an intensive 9-month planning effort with community stakeholders
to create a shared vision for Rogers Road development for the next 10 years & beyond.



Retain families who have lived here for decades/
generations



Connect us with each other and the larger
community



Preserve socioeconomic and cultural diversity
for the future



Respect the physical/natural character of the
neighborhood



Neighborhood Liaisons

The Town of Carrboro is looking for residents who would like to share and exchange information between the Town and residents in their neighborhoods.

Register to be a Neighborhood Liaison at <https://www.townofcarrboro.org/FormCenter/Town-Managers-Office-20/Neighborhood-Liaisons-Registration-146>

Registered participants will receive information from the Town for redistribution to their neighbors in any form that works well for how they like to share within their communities – email, text, social media, fliers, or chatting by phone or over the backyard fence.

The program supports the Town Council's priority to improve Town engagement with all residents. It also aims to increase access to information, resources and civic processes for those who have been historically underrepresented in government decision making.

Designed to supplement the Town's existing communication channels, the program advances the Town's goals to exchange relevant information with the community and provide news and engagement opportunities that matter most to them. This is especially important during community emergencies such as the COVID-19 pandemic.

Carrboro residents are also encouraged to sign up for community news at www.townofcarrboro.org/signup and follow the Town's social media channels on Facebook, Twitter, Nextdoor and Instagram.

Register to be a Neighborhood Liaison at <https://www.townofcarrboro.org/FormCenter/Town-Managers-Office-20/Neighborhood-Liaisons-Registration-146>

For more information or to register by phone, contact Communications Manager Catherine Lazorko at clazorko@townofcarrboro.org

Town of Carrboro Affordable Housing Goals and Strategies

The Town of Carrboro is devoted to providing opportunities for safe, decent and affordable housing for all residents no matter their age, ability or income level.

Goal	Strategies	Target Completion Date	Partners/Resources Needed	Updates and Plans
1. Affordable Homeownership (Target income range is 60%-115% AMI)				
1.1 Increase number of homeownership units that are permanently affordable in Carrboro. 2024 goal is to have 85 affordable ownership homes. In July 2020, there were 71 affordable homeownership units. (Note: the Cobb Street project will add 4 units next FY)	A. Gather more data from the developers about what percentages will work to both incentivize them and respond to the market condition.	FY2024	Developers, Orange County Affordable Housing Coalition, non-profit housing developers, staff	1. Work with affordable housing nonprofits to permanently preserve existing affordable units and to create new affordable units. 3. Exploring the use of abandoned properties, Town-owned properties, mobile home parks , and tiny homes.
	B. Request that the BOCC continue to fund impact, permitting fees for non-profits.	Ongoing	Orange County	County is working closely with jurisdictions on affordable housing projects.
	C. Analyze modifying the ordinance to reflect a model that will both incentivize developers and respond to market conditions. Ex. Expedited development review process.	FY2020-21	Orange County Affordable Housing Coalition, non-profit housing providers, staff	Based on findings of 1.1A in conjunction with the Comprehensive Plan .
	D. Identify/build dedicated subsidy source to assist with land trust transactions.	Completed		The Affordable Housing Special Revenue Fund is a dedicated funding source to support affordable housing initiatives, including subsidizing land trust transactions. The Town Council has dedicated 1.5 cents of property tax revenue to affordable housing - ~\$337,500 per year.
1.2 Fully evaluate and reduce housing density restrictions to slow the climb of housing prices and diversify housing stock, particularly in high transit areas.	A. Schedule a community discussion to examine open space requirements and their implications on housing prices and the feasibility for inclusion of affordable units.	Ongoing	For and non-profit housing providers, citizens, environmental advocates, recreation advocates, Town and County elected officials	1. Based on findings of 1.1A, reevaluate and incorporate findings into Comprehensive Plan . 2. Greene Tract
	B. As a component of the parking plan, determine whether modifications to parking requirements could materially affect homeownership prices, development opportunities, and density. Unbundled parking for condominiums and townhouses should be included in this analysis.	FY2020-21	Staff, Comp. Plan committees	Reevaluate for Comprehensive Plan
	C. Explore opportunities to modify zoning and land-use ordinances related to in-fill residential, connected housing, zero lot-line housing, and mixed-use developments.	Ongoing	Staff, intern, graduate planning workshop students, development community	1. With 1.2A above, reevaluate and incorporate completed study findings into Comprehensive Plan . 2. In FY2020-21, Consideration of Land Use Ordinance Amendments Relating to the Historic Rogers Road Neighborhood
1.3 Decrease barriers to first-time homeownership and to homeownership retention, particularly among seniors	A. Develop and implement a clear set of priorities and policies for the use of dedicated funding that includes opportunities to support this goal.	Ongoing	Affordable Housing Advisory Commission, Town Council, Orange County Affordable Housing Coalition, Consolidated Plan partners	1. Update the Affordable Housing Fund Guidelines to reflect Goals and Strategies Document 2. Subcommittees of Orange County Affordable Housing Coalition formed specifically to address housing for 30% AMI and under group and mobile home displacement . 3. Engagement in Orange County Master Aging Plan Committee informs affordable housing priorities 4. In June 2020, approved text amendment to LUO to facilitate 104 Cobb Street Habitat for Humanity projects - 4 units
	A1. Down payment assistance for families participating in local homebuyer education programs.	Ongoing	Federal and state funding for down payment assistance	1. Council approved the Buyer Identified Homeownership Program 2. Staff worked with CHT to implement - 1st implementation phase is targeting Town employees. Two families helped.

	A2. Grants for critical home repairs, energy efficiency, up fits to accommodate changing mobility, etc. +opportunities to decrease utility payments.	Ongoing	Affordable Housing Advisory Commission, Town Council and staff	1. Annually award grants from the Affordable Housing Special Revenue Fund to nonprofits conducting critical repairs, improvements in energy efficiency and/or universal design upgrades on behalf of qualifying individuals. In FY2019-20, 15 homes and 8 EmPOWERment-owned rental units were repaired, weatherized or rehabbed through this fund. 2. Participation in OWASA's Affordability Outreach Program to decrease water bill payments for residents. 3. Engagement in Orange County Preservation Coalition
1.4 Continuously improve public transit access, with a particular eye to moderate-income homeownership communities and developments with an affordability component.	A. Determine whether subsidizing transit access should be an approved use for dedicated housing funds.	Ongoing	Orange County Affordable Housing Coalition, Town Council, Consolidated Plan partners	With 1.3 above. Not currently an approved use of funds in the Affordable Housing Special Revenue Fund but access to public transit is measured when reviewing applications to the Affordable Housing Special Revenue Fund.
	B. Partner with CHT, and homeowners associations to identify and pursue opportunities to fund or otherwise make practical greater transit service to growing areas, including feeder systems to main routes.	Ongoing	Chapel Hill Transit, Transit Partners Committee, developers, HOAs, GoTriangle	1. "Provide geographic equity" and "Support transit-oriented land use" are long term goals of the Orange County Transit Plan. 2. In FY21, Chapel Hill Transit's Short Range Transit Plan (SRTP) increased weekend service routes. 3. Bus shelter added to Rogers Road community.
	C. Play a leadership role at local and regional transit 'tables' to ensure future transit priorities and policies support affordable housing goals.	Ongoing	Transit Partners, DCHC MPO	Council Member Seils, Council Member Haven-O'Donnell and Town staff serve on the Partners Transit Committee 2. Carrboro Transit Partners connected CHT to both Carolina Spring and IFC to facilitate inclusion of their client's needs in the SRTP.
2. Affordable Rentals (Target income is 60% or less of AMI)				
2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% of AMI. 2024 goal is to have 470 affordable rental units. By July 2020, there were 372 affordable rental units.	A. Modify ordinance to reflect a model that will both incentivize developers to include affordable units in their rental developments while also responding to market conditions.	Ongoing	Developers/Property Owners, Orange County Affordable Housing Coalition, Town Council, Staff	1. With 1.1 and 1.2 plans
	B. Work with Orange County, the University, and other landowners to examine, identify and reserve one or more tracts for future LIHTC and/or HUD-restricted rental communities.	Ongoing	Local governments, property owners, University	1. Staff created a map to identify possible LIHTC parcels and met with a developer to analyze the map 2. Have worked with OC and Chapel Hill to identify publicly owned land that could be suitable for affordable housing development 3. CASA LIHTC development off Merritt Mill Road approved in 2018, and in 2020 CASA was awarded a 9% LIHTC project. Construction will begin in 2021.
	C. Better position the town for future affordable rental development /redevelopment opportunities by cultivating relationships with experienced non-profit affordable rental housing developers.	Ongoing	OC Housing Coalition, NC Housing Coalition, DHIC, CH-Carrboro Chamber of Commerce Big Bold Ideas Group	1. Staff engaged with nonprofit affordable housing agencies in OC and state level. Continuously working to build relationships. 2. Staff participate in monthly Orange County Affordable Housing Coalition Meetings and serve on its subcommittees.
2.2 Reduce negative effects of parking requirements on rental prices.	A. Fully examine research and data regarding parking density and "bundling" to determine best approaches to achieve this goal.	Ongoing	Planning staff	Reevaluate for Comprehensive Plan
	B. Utilize Town's parking management policy to support this goal.	Ongoing	Planning staff	Reevaluate for Comprehensive Plan
2.3 Slow the pressure on rental prices by increasing rental housing stock, particularly in high-transit areas.	A. Examine and consider reducing restrictions on accessory dwelling units. This strategy has the potential to support homeownership affordability by enabling homeowners to generate income to support their homeownership costs.	Ongoing	Developers, Orange County Affordable Housing Coalition, non-profit housing developers, planning staff	With 1.1, 1.2, and 2.1 plans 1. Research and consider tiny homes and modular homes in this strategy, in progress, Orange County Affordable Housing Coalition 2. In FY21, will explore the possibility of tiny homes on Town-owned land with the Northside Initiative.
2.4 Reduce erosion of rental housing quality and affordability	A. Research effective voluntary rental registry models and determine the efficacy of a similar program in Carrboro. If feasible, determine opportunities to implement a registry or rating system through a non-profit or other civic organization, with Town support.	FY2021	Orange County Affordable Housing Coalition, staff	Can be explored through the OCAHC's ELI (extremely low-income) subcommittee.

	B. Require all landlords with more than one unit of rental property to register for a business privilege license, and examine use of business regulations to enforce better <u>stewardship of housing and neighborhoods</u> .	FY2021	Orange County Affordable Housing Coalition, staff	Can be explored.
	C. Gather and examine rental housing data to better anticipate and monitor opportunities/conditions for redevelopment/rehabilitation.	Ongoing	OC Housing Coalition, Orange County HHRCD/Chapel Hill (Consolidated Plan partners)	Publicly available housing data has been collected and analyzed to gain a better understanding of the housing and affordable housing market in Carrboro. Reviewed annually.
	D. Convene landlords and property managers on an annual (regular) basis to build positive relationships, educate about Carrboro's housing expectations and policies, and encourage transparency about redevelopment/rehab/sale plans.	FY2021	Orange County Affordable Housing Coalition, staff	Master leasing being explored and evaluated by Orange County Affordable Housing Coalition.
2.5 Examine the current marketplace for mobile and modular homes.	A. Educate the Town Council about the difference between the housing styles and regulations that apply.	FY2021	Orange County Affordable Housing Coalition, Orange County Collaborative, staff	1. Draft plan in development. 2. Orange County Affordable Housing Collaborative and Coalition considering mobile homes as affordable housing strategy. 3. OCAHC is re-creating a mobile home subcommittee for FY2020-21.
3. Overarching Priorities				
3.1 Concerted Land Use Planning/small land use plan for three high priority/high potential areas.	A. Identify the three high priority/potential areas that are ripe for development or re-development. Could include: downtown, Jones Ferry Corridor, Estes Drive.	Ongoing	Affordable Housing Advisory Commission, Town Council, and staff	1. Staff working with Northside Initiative to determine feasibility of tiny homes on a Town-owned parcel in the Northside community. 2. Map of naturally occurring affordable housing (NOAH) in Carrboro in progress. 3. Four Habitat for Humanity homes to be built on Cobb St. in 2021.
	B. Consider the current planning processes that are underway and share coordination and overlap.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	Comprehensive Plan Development.
3.2 Improve opportunities for developers and potential partners to identify affordability in a project.	A. Include members of OCAHC in initial development review to encourage creative solutions/opportunities for affordable housing to be integrated into projects, and/or identify best opportunities to secure payment-in-lieu.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	1. Staff provides information to OCAHC on proposed developments to allow an opportunity to receive their input
3.3 Develop dedicated funding source--in partnership with county and peer municipalities	A. Explore the parameters of an AH Bond. □	Completed	HOME Consortium, Consolidated Plan Partners, Orange County Affordable Housing Coalition, and Downtown Housing Improvement Corporation (DHIC).	1. The Town's Affordable Housing Special Revenue Fund currently provides \$337,500 annually to support affordable housing projects. 2. Federal CARES funding has been used to provide emergency housing assistance to Carrboro renters affected by COVID - \$120,000 as of July 2020.
	B. Explore a public private fund for example TCF.	Completed		
	C. Find out about tax deduction.	Completed		CASA is building a LIHTC development on Merritt Mill Road, supported by Affordable Housing Special Revenue Fund.
	D. Look to identify complimentary external funding that could be better leveraged with municipal participation.	Ongoing	Orange County Affordable Housing Coalition, staff	Additional funding opportunities, including federal and state grants, are assessed through the Orange County Affordable Housing Coalition.
	E. Assessment of the most cost effective strategies-if we had a pot of money what is the best way to use it.	Completed	University, staff	In 2015, Staff worked with a UNC Capstone Group to analyze the cost effectiveness of each strategy, including subsidy amount needed and target population for each AH development model
3.4 Ensure implementation of the Affordable Housing Strategy	A. Affordable Housing Advisory Commission meets monthly. □	Ongoing		Town Affordable Housing Advisory Commission established in 2018 and meets monthly. Includes a Council liaison and a staff liaison.
	B. Ensure operationalization and monitor progress of affordable housing plan by staffing at least 1/2 time.	Ongoing		Staffing is provided by the Director and Management Specialist (at least 1/2 time for both positions)
	C. Continue to look at data and continuing to understand it-existing stock-number of affordable units and distribution-including transit access, non-motorized travel, overlaid with the <u>distribution of housing</u> .	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	1. Staff collects data on existing permanent affordable housing and updates on an annual basis 2. Creating a GIS map which strives to reflect current affordable housing and its proximity to resources
3.5 Provide greater incentives for developers to include affordable housing in their projects	A. Expedited review for projects that include affordable housing component.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	With 1.1, 1.2, 2.1, and 2.3 plans 1. Include Affordable Housing Advisory Commission in review process. 2. Include in Comprehensive Plan Development.

	B. Ask 3-5 developers to do an assessment of the costs for all of the LUO requirements-how much does this increase the cost per unit, or the rent per unit.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	1. With 1.1, 1.2, 2.1, and 2.3 plans in conjunction with Comprehensive Plan 2. In FY2019-2020, the AHAC held two meetings with a private developer - for project review and a more general discussion about AH and the for-profit market.
	C. Evaluate the provision of public sector assistance for infrastructure in exchange for the provision of some percentage of affordable units (scaled).	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	With 1.1, 1.2, 2.1, and 2.3 plans in conjunction with Comprehensive Plan
3.6 Reduce utility costs	A. Work with OWASA, explore grants for energy efficiency.	Ongoing	OWASA, staff	Extension of Rogers Road sewer completed in June 2019. Providing public assistance to eligible households.
3.7 Acquisition of land/property-be proactive with OWASA in the land or parcels they are saying they will offer to municipalities first-Start to engage with them	A. OWASA-example but there are other options.	Completed	OWASA, staff	1. Staff has worked with OWASA to identify and evaluate potential sites. 2. All sites in Carrboro are mission critical and are not available to be sold or used for affordable housing. □
	B. Consider condemned properties -provide an incentive for homeowner to sell loan fund for Habitat, Empowerment to allow for the property to be renovated and fixed up.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, staff	Staff has researched the process for acquiring condemned properties for the use of affordable housing but further work is needed to determine incentives and possible policy changes.
NEW 3.8 View affordable housing creation and retention through a racial equity lens to address historical inequities and structural racism	A. Prioritize Affordable Housing Special Revenue Fund allocations for requests that benefit the extremely low-income and people of color.	FY2021	Affordable Housing Advisory Commission, Town Council, staff	1. Adjust the AHSRF application process to reflect priority for projects that benefit historically marginalized populations (in addition to seniors)
	B. Work with local partners to address affordable housing needs that disproportionately affect people of color and households with extremely low-income levels (as defined by HUD).	Ongoing	Affordable Housing Advisory Commission, Town Council, Orange County Affordable Housing Coalition, Orange County Collaborative, staff	1. Aligned emergency housing assistance program with the County and Towns and expanded assistance funding levels and frequency to better meet need 2. Use of CARES funds for emergency housing assistance 3. County developed an eviction diversion program
	C. Inclusion -Community Engagement and Education.	Ongoing	Affordable Housing Advisory Commission, Orange County Affordable Housing Coalition, Carrboro Neighborhood Liaisons, nonprofits, communications staff	1. Co-hosted Fair Housing Workshop in 2020 2. Awareness event in Oakwood in 2019