



# Task Force Meeting #3

Thursday, November 12, 2020



# Zoom tips:

1. Please mute your mic when not speaking.
2. If you called into this meeting on your phone, please email Ben ([bberolzheimer@townofcarrboro.org](mailto:bberolzheimer@townofcarrboro.org)) with your name and the phone number you are using.
3. Click the “raise your hand” button if you would like to ask a question.
4. Use the chat room feature to post questions while others are speaking.
5. We recommend using Gallery View and encourage your video to be on when possible so you can see your peers.
6. Please call, or email with any technical issues: Ben Berolzheimer  
[bberolzheimer@townofcarrboro.org](mailto:bberolzheimer@townofcarrboro.org) 919-918-7330

# 1

welcome



Opening and Introductions  
Quinton Harper,  
Task Force Co-Chair

# Spread the word: Nov 19 Community Workshop

Post within your networks · Share Town's posts



Shape Carrboro's future!  
Visit [www.carrboroconnects.org](http://www.carrboroconnects.org)  
today to register for the Town's  
Comprehensive Plan Kick-Off on  
November 19<sup>th</sup> at 7:00

**HASHTAGS** #CARRBOROCONNECTS #COMPREHENSIVEPLAN #CREATINGCOMMUNITYTOGETHER

# Posters

Print + Stick · Inside + Outside · Here + There



PLEASE PRINT AND POST AROUND TOWN

ALL MATERIALS ARE AT [WWW.CARRBOROCONNECTS.ORG/DOCUMENTS](http://WWW.CARRBOROCONNECTS.ORG/DOCUMENTS)

#2

# Damon Seils, Town Council



Source: Town of Carrboro

# #3

## task force meeting 2 summary



Catherine Fray  
Task Force Chair

Progress toward Vision and  
Goals for:

- Social and Racial Equity
- Ecosystems
- Natural Resources

# Feedback from Task Force 2

## *Input into Vision*

- The Town conducts systematic and holistic evaluation of possible actions, that considers unintended consequences and cumulative impacts
- The community is resilient to the impacts of climate change.
- The community's visions and goals are not limited by the budget.
- The Town proactively identifies needs for all areas of the community.
- Community members express self-determination.
- Community engagement values members as advisors.
- The community values service industry workers.



# Feedback from Task Force 2

## Input into Goals and Strategies:

- Support neighborhood organizing efforts and outreach to disillusioned community groups. Emphasize outreach to involve neighborhoods and populations that have been historically underrepresented.
- Invest resources and money into communities to allow members to implement the changes they seek.
- Educate the public on civic engagement processes.
- Use culturally-responsive communication to transparently share government decisions from vision to implementation; e.g., language accessibility and neighborhood-based meetings
- Increased use of renewable energy sources, e.g., solar.
- The community has strong connectivity, which shifts transportation from driving to other alternative transportation modes. Community members have equal access to nature trails and transportation services.



#4

# Demographic Trends, Land Use & Affordable Housing



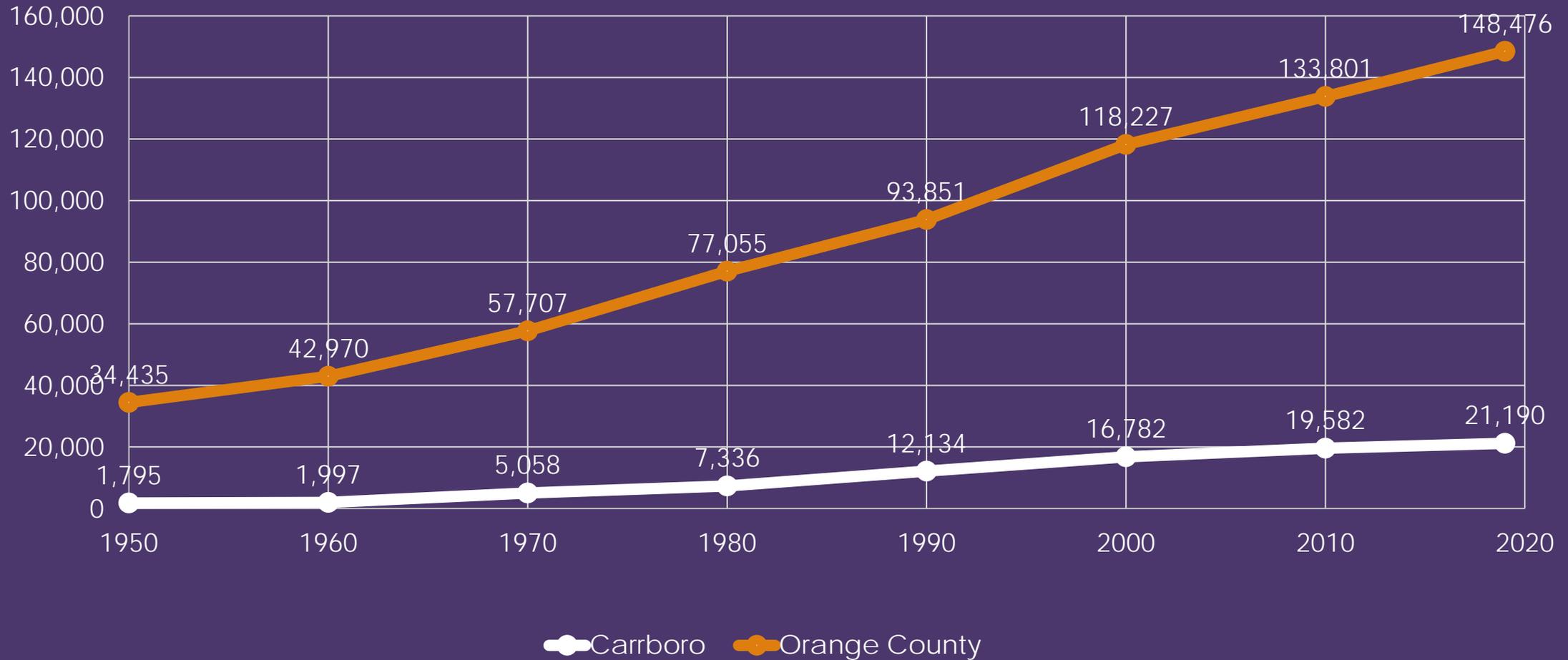
Scott Goldstein, Teska





● ● ● ● ● demographic trends

# Population Change

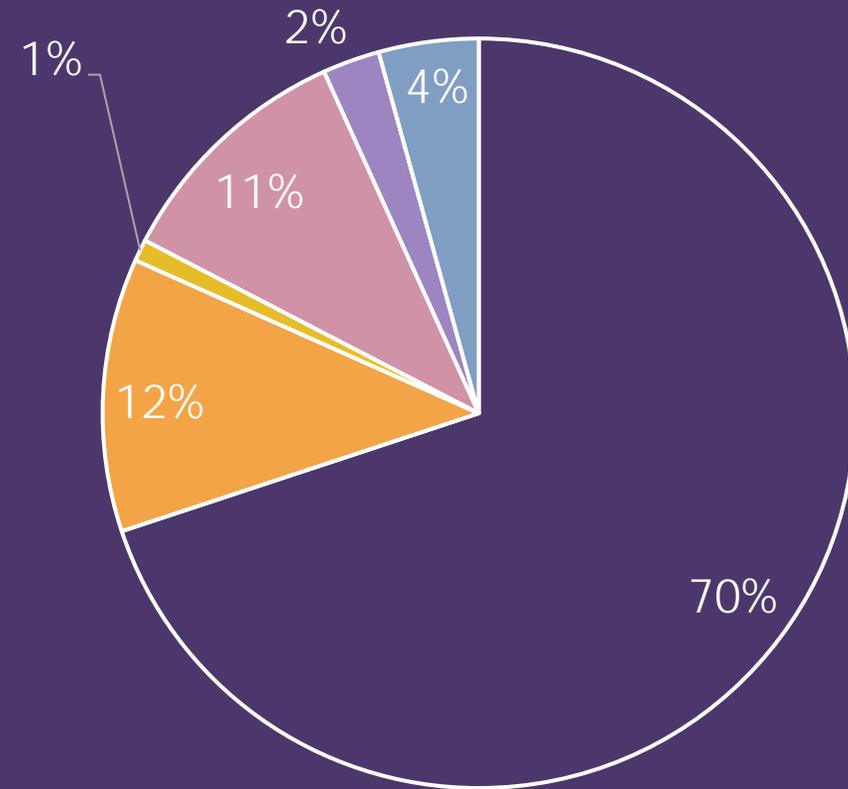


Source: U.S. Census 1950-2010, U.S. Census 2019 Population Estimate

# Town of Carrboro Race and Ethnicity, 2018

- White Alone 70%
- Black Alone 12%
- Native American Alone 1%
- Asian Alone 11%
- Some Other Race Alone 2%
- Two or More Races 4%

**Hispanic or Latino of Any Race: 8%**



# Household Income Growth by Race & Ethnicity

Race	2010	2018	Percent Change
White Not Latino	\$59,500	\$66,588	12%
Black Not Latino	\$32,005	\$41,073	28%
Asian Not Latino	\$30,530	\$52,739	73%
Latino	\$34,350	\$54,135	58%

Source: Social Explorer, ACS 5 Year Estimates, Inflation Adjusted in 2018 Dollars, Bureau of Labor Statistics CPI Inflation Calculator

# Household Income by Education Level 2010-2018

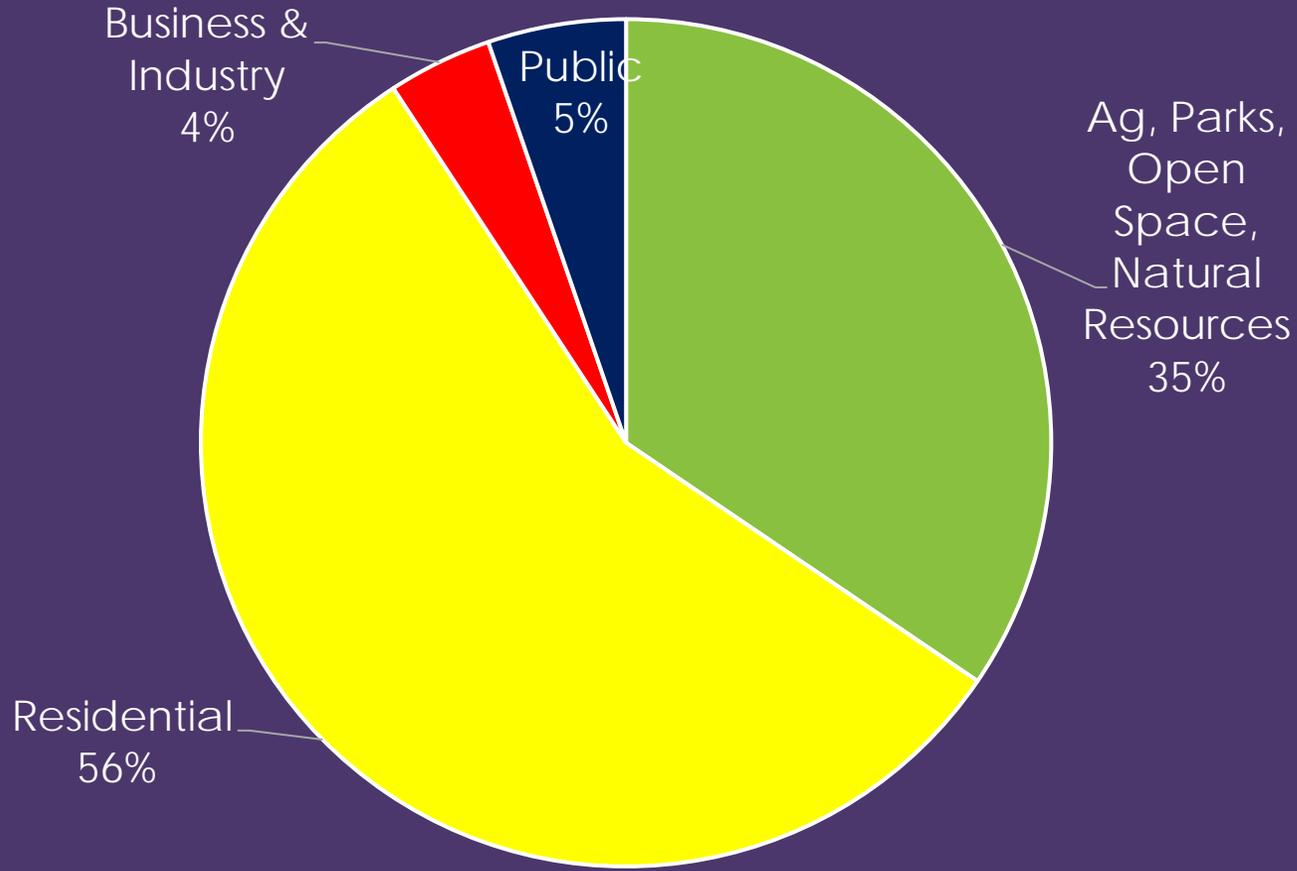
Median Earnings by Educational Attainment (Over Age 25)	2010	2018	Percent Change
Less than High School	\$21,878	\$19,513	-11%
High School or GED	\$19,898	\$31,095	56%
Some College	\$31,128	\$30,993	0%
Bachelor's Degree	\$38,467	\$41,586	8%
Graduate or Professional Degree	\$52,886	\$66,498	26%

Source: Social Explorer, ACS 5 Year Estimates, Inflation Adjusted in 2018 Dollars, Bureau of Labor Statistics CPI Inflation Calculator

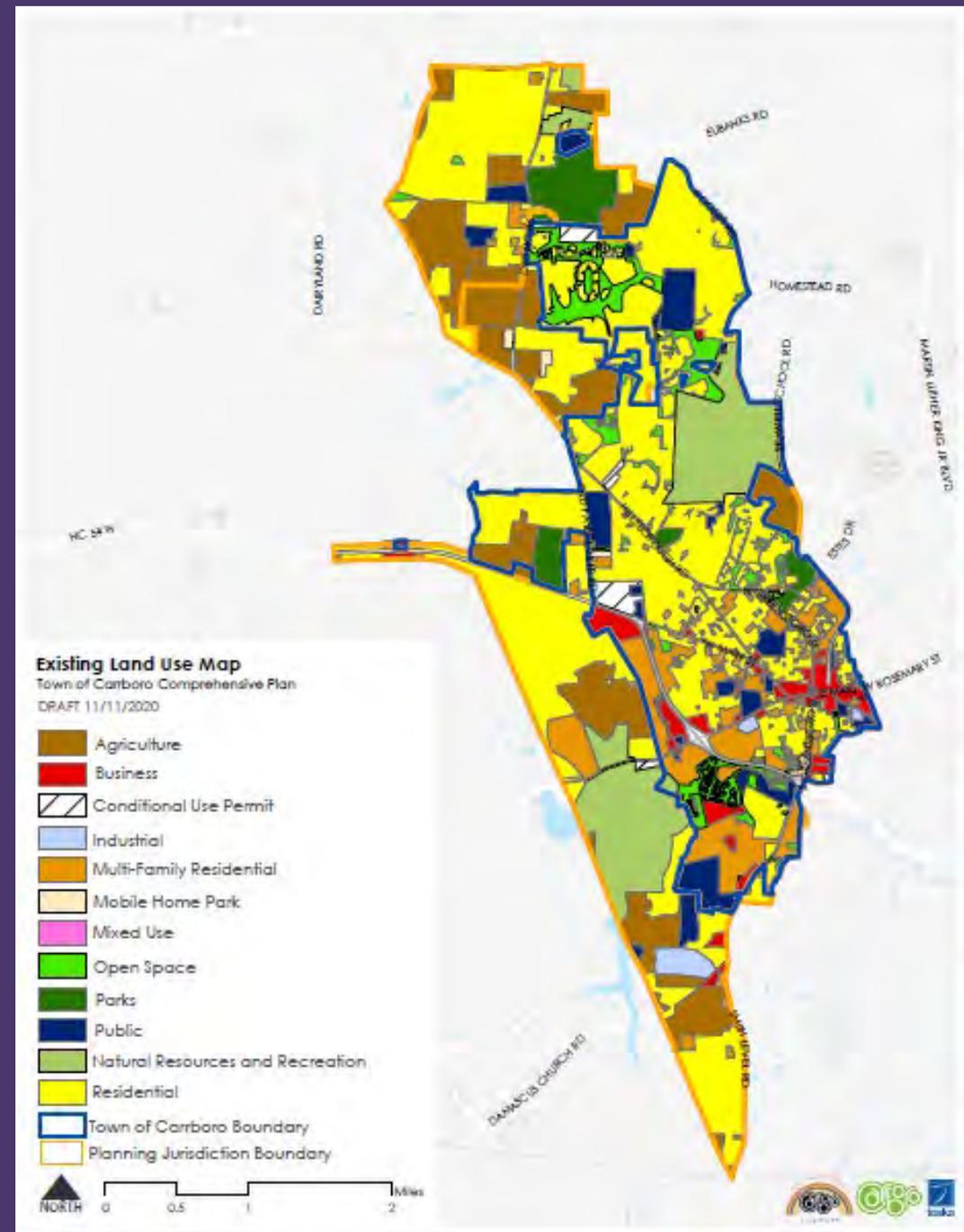
● ● ● ● ● land use



# Existing Land Use

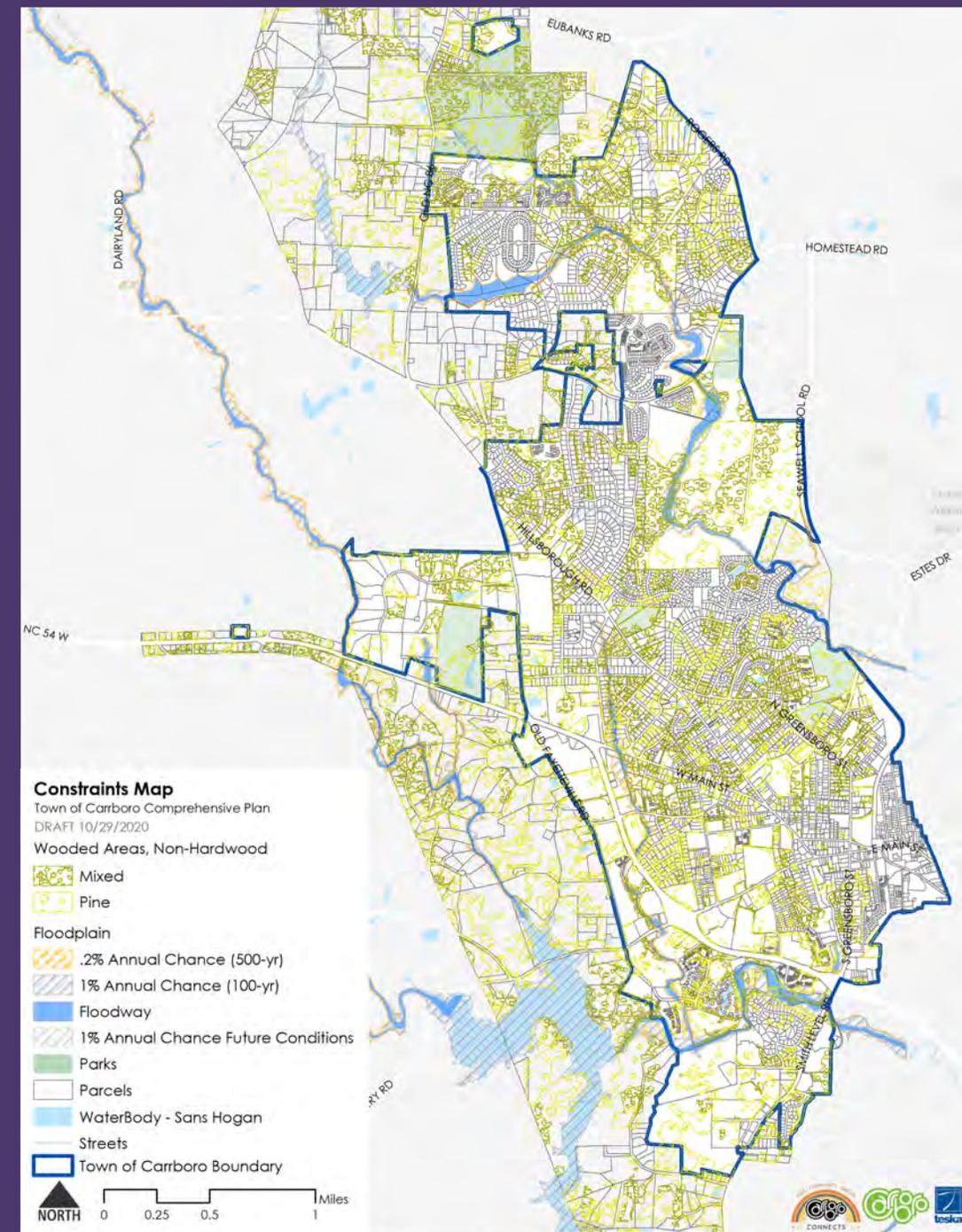


Source: Town of Carrboro



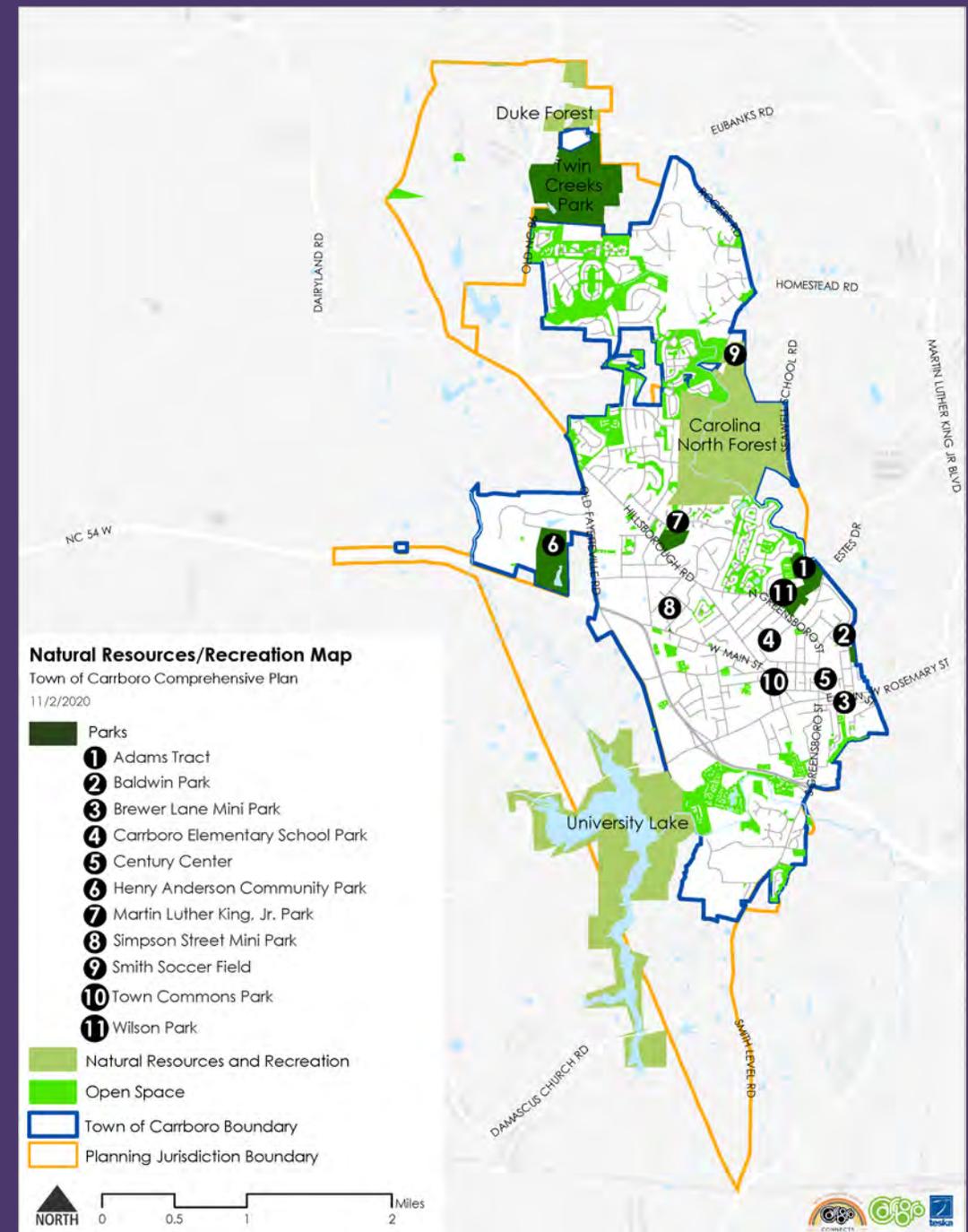
# Development Constraints

- Map includes various limitations on development to protect natural resources and biodiversity
  - wetlands
  - major road buffer
  - utility easements
  - wooded areas
  - steep slopes
  - stream buffers
  - flood plain
  - floodway
- Visit the interactive Carrboro web map to zoom in for a more detailed view of development constraints [here](#)



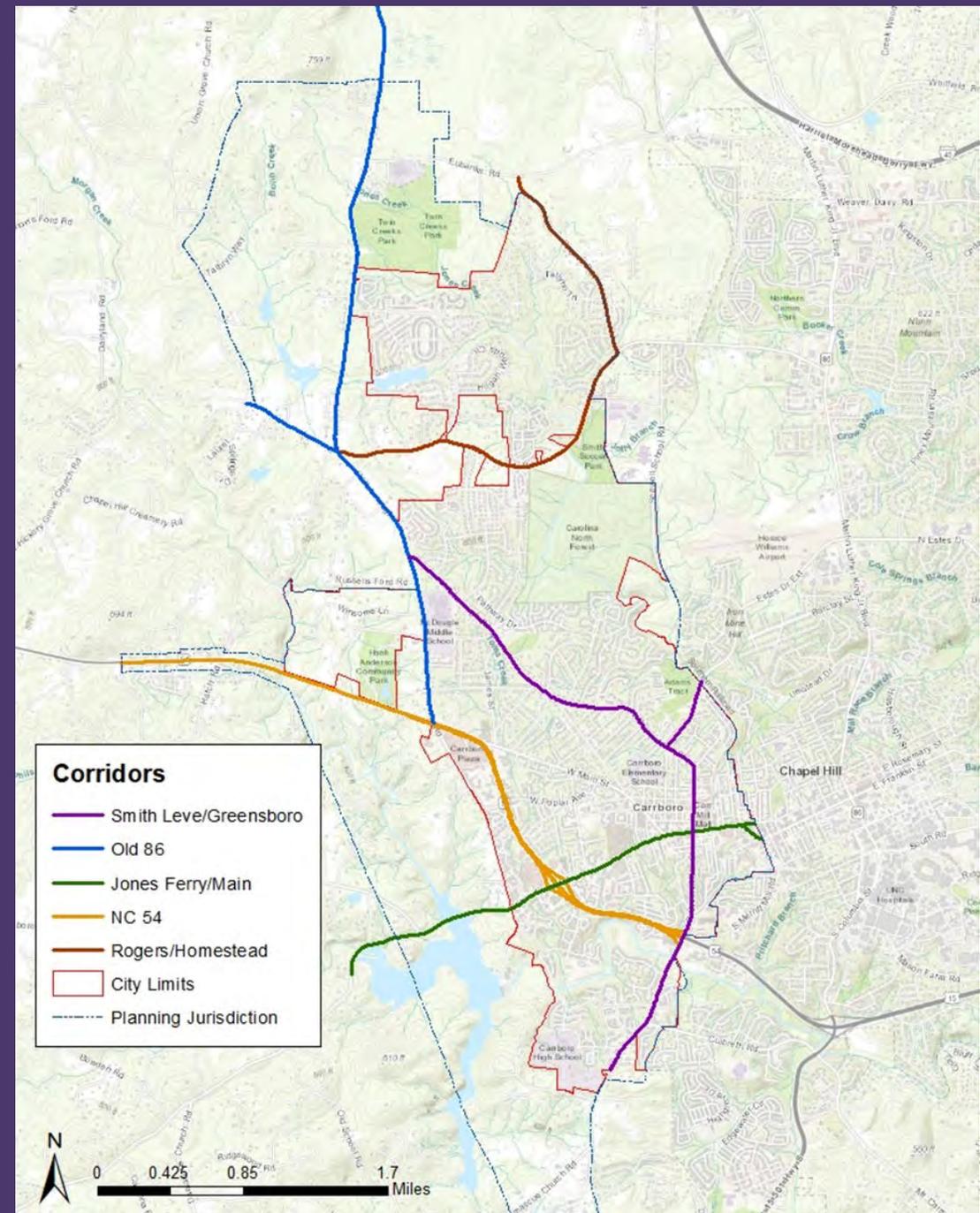
# Parks, Natural Resources and Open Space

- Different types of protected areas for parks, recreation and natural resources
  - Parks = Town and County Parks
  - Natural Resources and Recreation = three large, protected areas owned by institutions: Carolina North Forest (UNC); University Lake (UNC and OWASA) and Duke Forest (Duke University)
  - Open Space in residential subdivisions per Land Use Ordinance



# Planning Corridors Map

- Several corridors will be analyzed in greater detail to evaluate several key features:
  - nature of physical form
  - natural resources
  - transportation significance
  - corridor's potential for anticipated change over the next 20+ years.





● ● ● ● ● land use issues & opportunities

# A. Climate change and natural resource preservation

## Planning Themes:

- 40% Open Space requirement
- 50% Energy efficiency challenge
- Energy performance beyond minimum requirements for new development
- 50% challenge: reduce Greenhouse Gas Emissions from motor vehicle use by 50%

## Community Climate Action Plan

Reducing Greenhouse Gas Emissions, Saving Energy, Generating Renewable Energy, and Enhancing Ecosystems



### Town of Carrboro, North Carolina

January 24, 2017

#### BOARD OF ALDERMEN

LYDIA LAVELLE, MAYOR  
BETHANY CHANEY  
JACQUELYN GIST  
RANDEE HAVEN-O'DONNELL

MICHELLE JOHNSON  
DAMON SEILS  
SAMMY SLADE

David Andrews, Town Manager

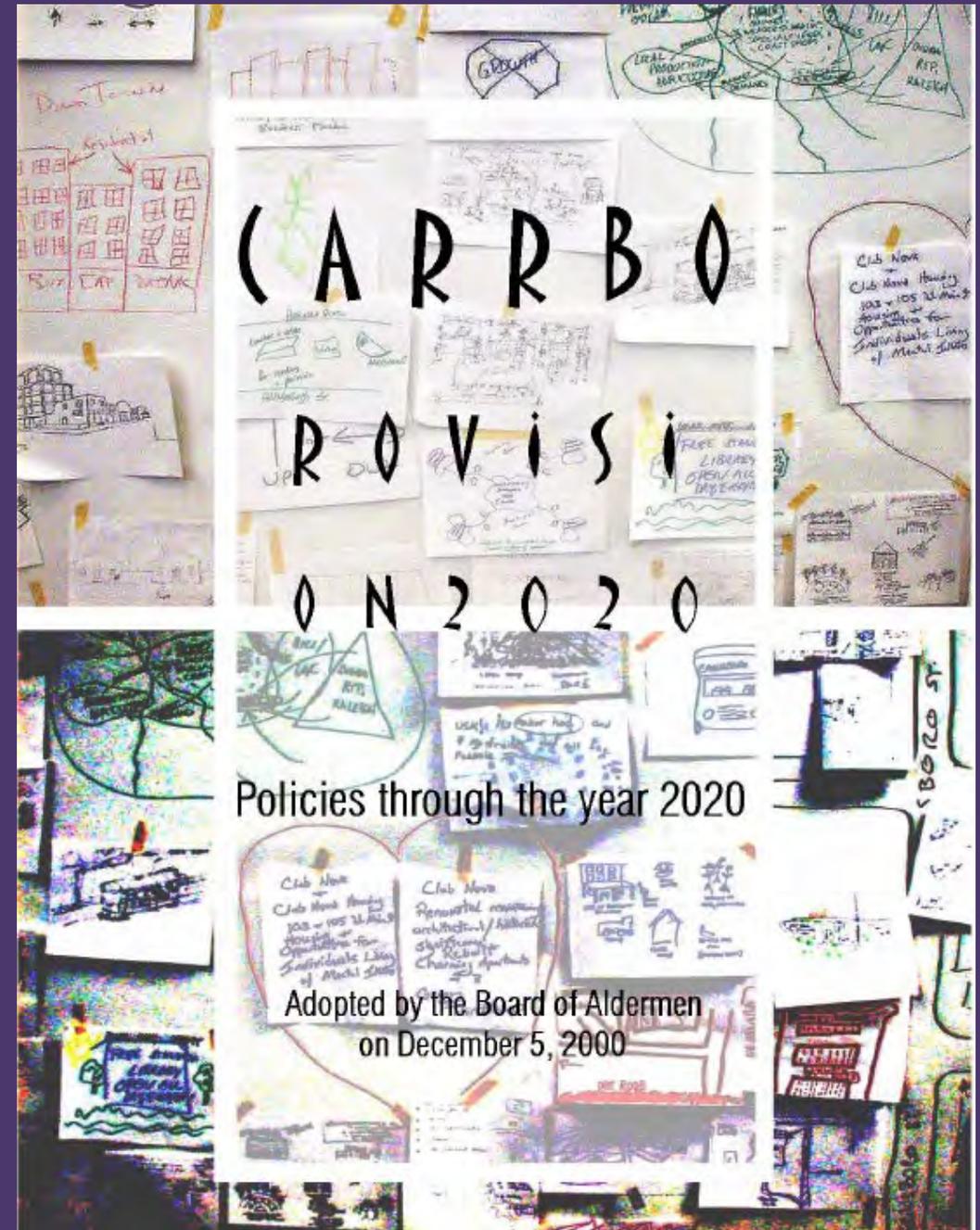
With support from the Carrboro Energy and Climate Action Task Force:

Carolyn Buckner, Jeff Herrick, Kathy Kaufman, Jeanette O'Connor, Rob Pinder

# B. Equitable and adaptive use of land resources

## Planning Themes:

- Land use connections to social, economic and racial equity
- Foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds (V2020)
- The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens. (V2020)



# C. Placemaking

## Planning Themes:

- Active and passive spaces
- Urban, suburban and rural (beyond downtown)
- Opportunity to reinvigorate commercial, multi-family residential and mixed-use locations



David Jessee



Town of Carrboro



Town of Carrboro

# D. Smart Infrastructure Investment

## Current goals of Capital Plan:

- Maintaining the existing infrastructure
- Expanding the Town's tax base
- Complying with state and federal mandates
- Incorporating energy and climate protection strategies
- Providing Town services in the most efficient, safe and quality manner
- Managing & encouraging orderly implementation of Town adopted needs assessments, strategic and master plans

**TOWN OF CARRBORO, NORTH CAROLINA  
CAPITAL IMPROVEMENTS PLAN  
FY 2021 THROUGH FY 2025**

**TOWN COUNCIL**

Lydia Lavelle, Mayor  
Barbara Foushee, Mayor Pro-Tempore  
Jacquelyn Gist  
Ranee Haven-O'Donnell  
Susan Romaine  
Damon Seils  
Sammy Slade

**TOWN MANAGER**

David L. Andrews, ICMA-CM

**DEPARTMENT HEADS**

Cathy Dorando, Town Clerk  
Julie Eckenrode, Human Resources  
Joe Guckavan, Public Works Director  
Walter Horton, Police Chief  
Arche L. McAdoo, Finance Director  
Patricia McGuire, Planning Director  
Anita Jones-McNair, Recreation and Parks Director  
David Schmidt, Fire Chief  
Annette Stone, Economic & Community Development Director  
Andy Vogel, Information Technology Director

 affordable housing



# What is affordable housing?

Affordable Housing is defined as housing expenses being no greater than 30% of household income.

The impacts of unaffordable housing varies for different for income levels.

# What is affordable housing?

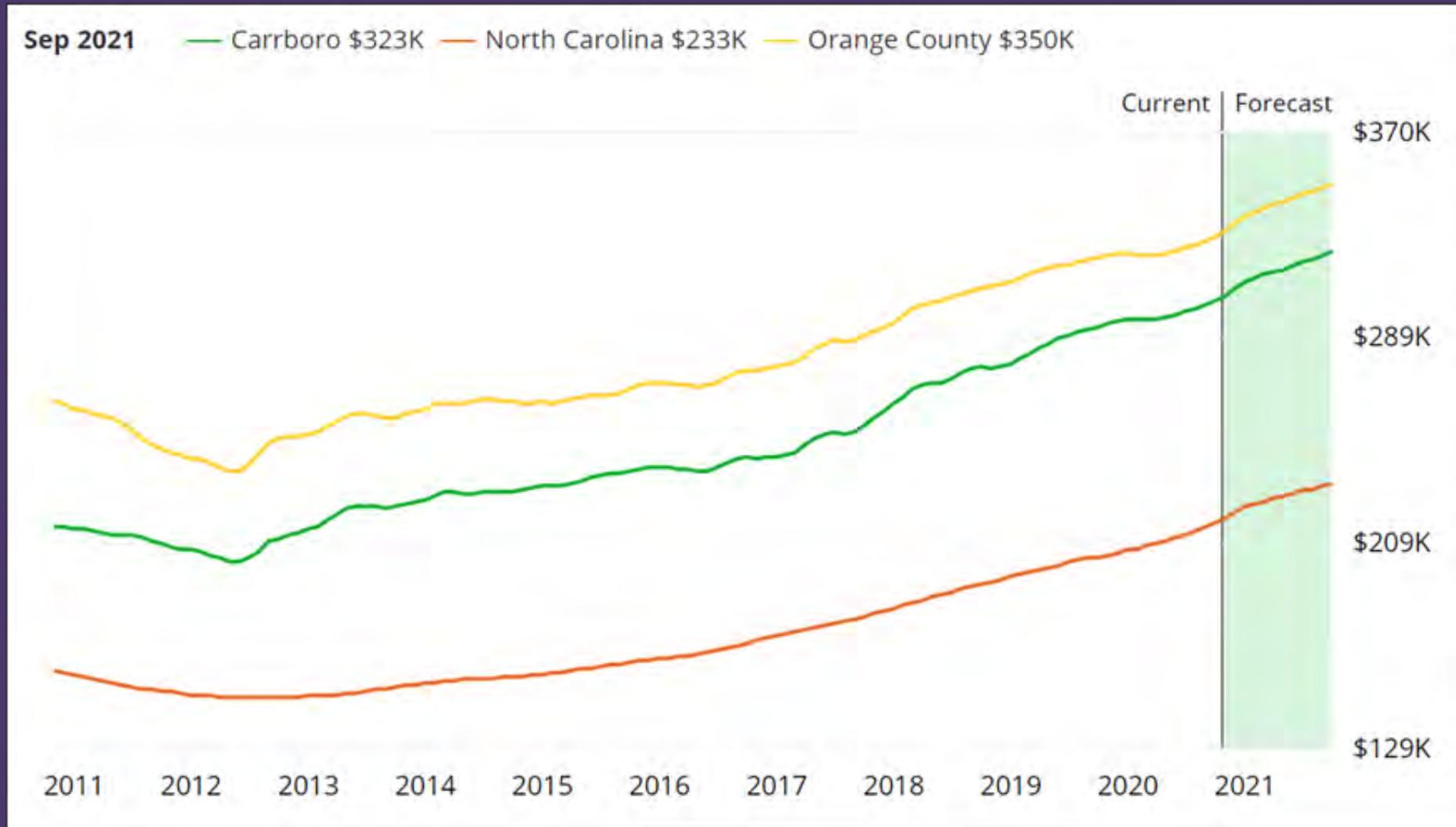
2018 HH Income Range	Examples of Job Titles	Affordable Rent	Affordable Home Value
<\$15k	Minimum wage and fixed income	225	N/A
\$15,000 - \$24,999	Food & beverage serving & related workers	467	\$19,739
\$25,000 - \$34,999	Social service workers, truck drivers	700	\$59,556
\$35,000 - \$49,999	Carpenters, const. equip workers, technicians, health educators	992	\$109,327
\$50,000 - \$74,999	Graphic/industrial designers, dentists, nurses, EMTs	1,458	\$188,961
\$75,000 +	Management, high tech, architects, doctors	2,042	\$291,622

Carrboro median household income is \$59,200  
Durham-Chapel Hill AMI is \$90,900

### FY 2020 Income Limits for HUD Housing Programs

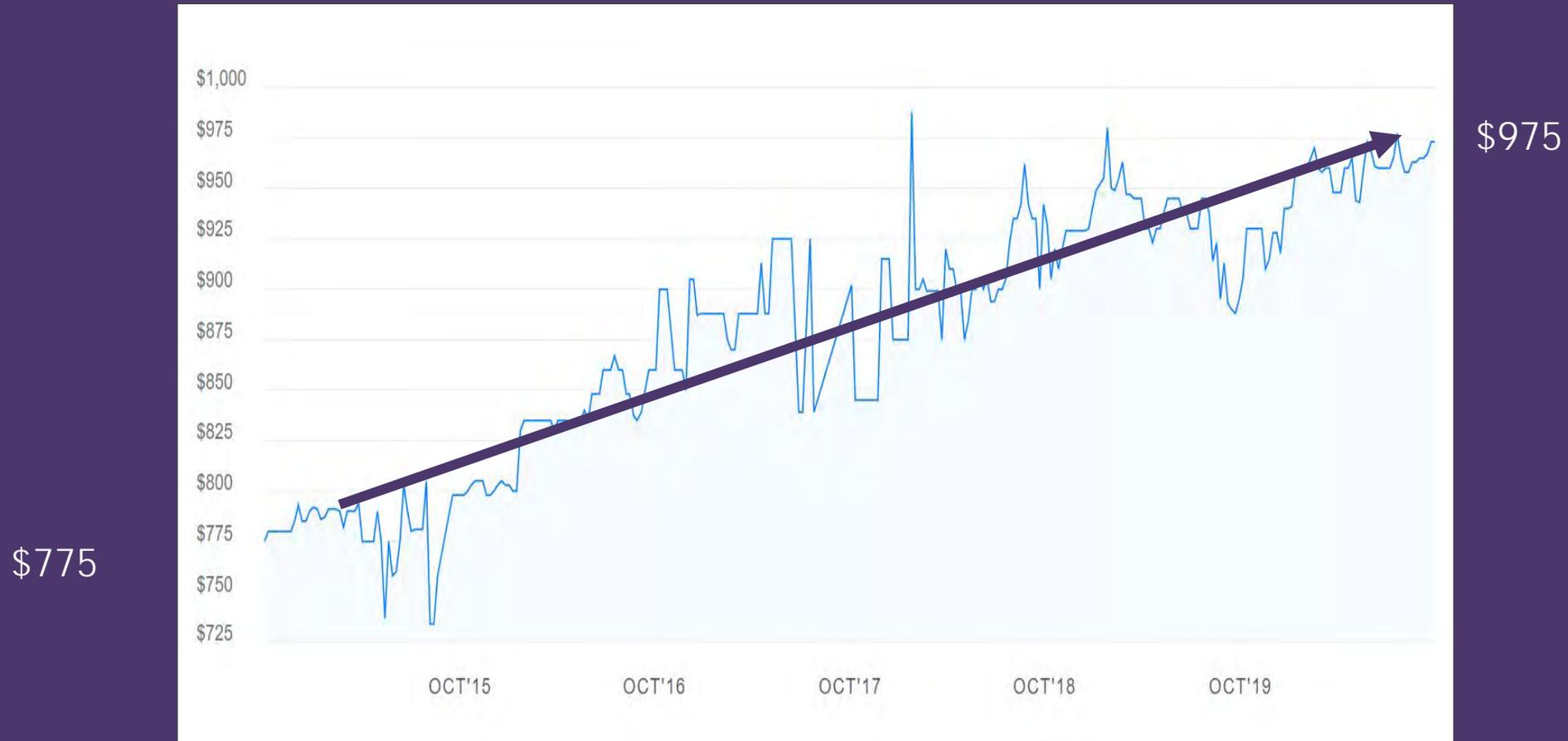
	1 Person	2 People	3 People	4 People
80% AMI	\$50,900	\$58,200	\$65,450	\$72,700
60% AMI	\$38,178	\$43,632	\$49,086	\$54,540
30%-50% AMI	\$19,100	\$21,800	\$24,550	\$27,250

# For-Sale Housing Prices Continue to Rise



Source: Zillow, 2020

# One-Bedroom Rent: 2015- 2020



Source: Median Rent – Zumper

# Percentage of Households with Cost Burden

Household Income	Homeowners (with mortgage)	Renters
Less than \$20,000	100%	81%
\$20,000-\$35,000	81%	94%
\$35,000-\$50,000	86%	35%
\$50,000-\$75,000	31%	21%
\$75,000+	8%	10%

Source: ACS 2018 Five-Year Estimates

# How much affordable housing is needed?

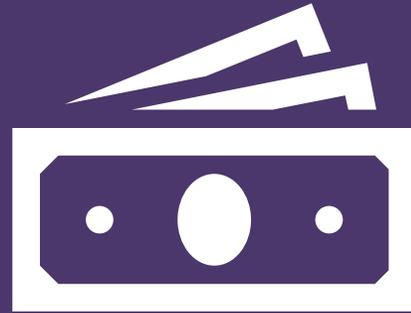
We looked at the “housing gap” between the number of households at various income levels and how many housing units are available in Carrboro that those households can afford.

# Household Income: \$15,000 - \$25,000

Example: service industry workers



Households



Affordable Cost



Existing Supply



Gap - or Surplus +

RENTERS

377

\$467 rent

152

-225

OWNERS

49

\$19,700  
mortgage

0

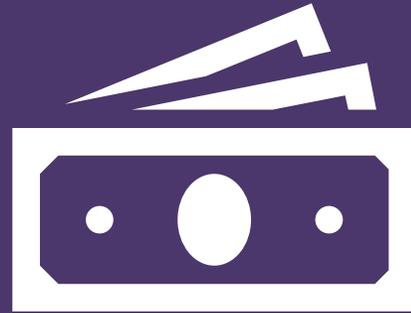
-49

# Household Income: \$25,000 - \$35,000

Examples: social service and construction workers



Households



Affordable Cost



Existing Supply



Gap - or Surplus +

RENTERS

1,295

\$700 rent

1,563

+269

OWNERS

180

\$60,000  
mortgage

8

-172

# Total Affordable Housing Gap

Type	# of Units	% of Units
Homeowners	314	8%
Renters	765	15%
Total Gap	1,078	12%

Source: Teska Analysis of ACS 2018 Five-Year Estimates, Freddie Mac Mortgage Calculator, Esri 2020 for Units by Sale Price

# A. Creation of Affordable Housing

## Planning Themes:

- Increase number of homeownership units that are permanently affordable
- Evaluate and reduce housing density restrictions to slow the climb of housing prices and diversify housing stock, particularly in high transit areas
- Increase number of rental units that are permanently affordable
- Reduce negative effects of parking requirements on rental prices

“Missing Middle”



## B. Maintaining Existing Affordable Housing

### Planning Themes:

- Homebuyer assistance
- Housing rehabilitation and preservation
- Preserve Naturally Occurring Affordable Housing (NOAH)
- Prevent displacement, particularly for BIPOC households
- Reduce erosion of rental housing quality and affordability
- Reduce property tax burden, particularly on lower- and moderate-income households

# C. Address High Cost Burden

## Planning Themes:

- Demand side approaches – focus on homebuyer assistance, rental assistance and household income
- Supply-side approaches – reduce barriers to development, increase incentives for affordable units as a part of new development, allow greater use of vouchers in private housing, broaden diversity of housing stock (ADUs, mobile homes, greater density)

# D. Promote Sustainable and Energy-Efficient Housing

## Planning Themes:

- Reduce utility costs through energy efficiency
- Land use planning – more compact, walkable and affordable development while preserving open space and natural resources
- Reduce time and complexity of development approval process for projects that meet affordable housing and environmental goals and standards

# #5

## Key Planning Concepts



Patricia McGuire, Town of Carrboro

- Evolution of Land Use Ordinance
- Open Space Requirement
- Density Bonus
- Joint Planning Area

# Land Use Ordinance – Incentivize Affordable Housing Development

The Town has an expectation that every development with at least 5 units will contain 15% affordable housing

Incentive	Description
1. Density Bonus	a. Can increase density up to 150% of otherwise allowable density
	b. 1 additional market-rate unit for every 1 affordable unit
	c. 85% of the maximum required affordable units at maximum density must be met to gain a density bonus; $85\% \text{ of } (\text{max density} - \text{base density})/2$
	d. Developments that use the density bonus may be entitled to relief from the setback requirements under some circumstances
2. Permit Fee Waiver	a. Land use and building permit fee waivers by Board approval for nonprofits
3. Open Space	a. Any development that provides affordable housing can reduce the required open space by an amount equal to twice the land area consumed by all affordable housing units (down to a minimum of 20% open space)
4. Size Limited Requirement Waiver	a. It is required that all new residential developments have 25% size-limited units. Basically, if the affordable housing policy goal is met, this requirement is waived

#6

# Current Affordable Housing Programs



Rebecca Buzzard, Town of Carrboro

# Affordable Housing in Carrboro

Carrboro Comprehensive  
Plan

[Housing and Community  
Services Web Page](#)

[FY 19-20 Affordable  
Housing and Community  
Services Report](#)



# Public Housing

- Chapel Hill Housing Authority
- Oakwood



# Low Income Tax Credit Projects

- Carolina Spring
- The Landings
- Club Nova
- UPCOMING:  
Merritt Mill



# Examples of Other Affordable Units in Carrboro



# Affordable Housing Special Revenue Fund

## Sources of Funding

- Payment in Lieu
- Grants/Donations
- Value equal to 1.5¢ property tax



## Funding Decisions

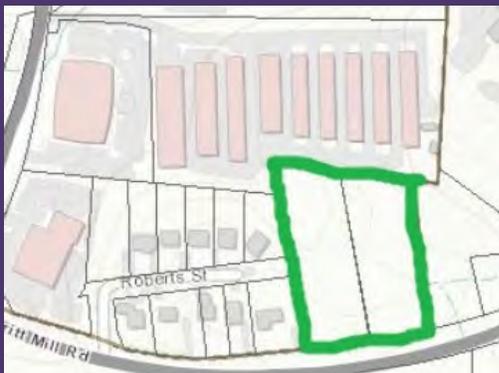
- Applications accepted 3x a year for amounts over \$5000
- Affordable Housing Advisory Commission (AHAC) reviews and makes recommendations
- Council provides final approval

# AHSRF Eligible Uses

Priority goals include increasing the supply of affordable housing units, increasing the quality of housing stock while maintaining affordability, and helping people stay in the homes they have (both owners and renters).

## 1. Development & Acquisition

- Land Banking
- Construction
- Acquisition



## 2. Rehabilitation & Preservation

- Emergency Home Repairs
- Home Maintenance
- Foreclosure Prevention



## 3. Housing Stabilization

- Rental and Utility Assistance



AHSRF Decisions are Guided by established **Goals & Strategies Document** (2014) –

1. Increase number of affordable homeownership units
2. Increase number of affordable rental units
3. Preserve/maintain existing affordable properties

**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.

**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 370 affordable rental units.

**3. Overarching Priorities**

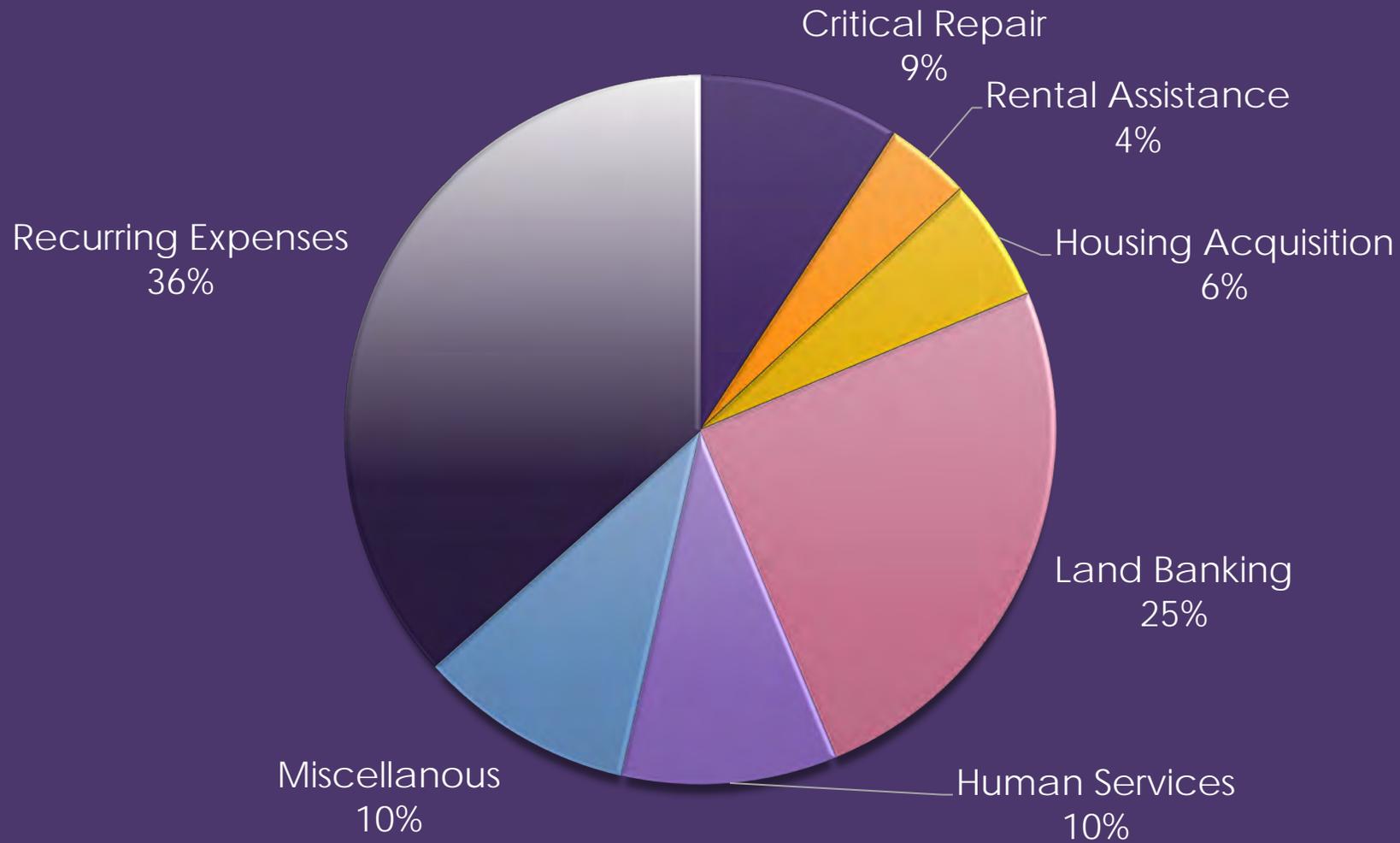
3.1 Concerted Land Use Planning/small land use plan for three high priority/high potential areas.

3.2 Improve opportunities for developers and potential partners to identify affordability in a project.

# Expenditures Over the past 5 years

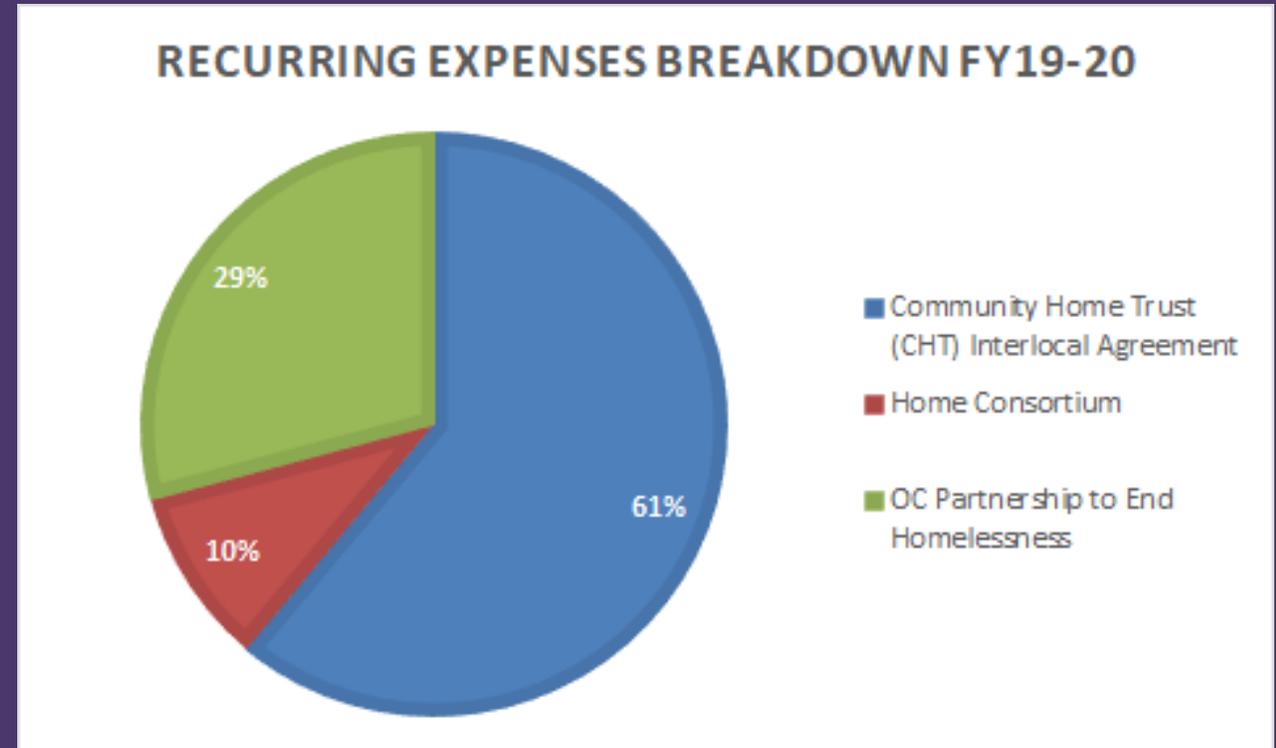
 <b>5 Year AHSRF Summary</b> 				
Expenditure Type	Amount Expended	Units Created/ Preserved	Average/unit	Percent of budget
Critical Repair	\$130,779	20	\$6,538.95	9%
Rental Assistance	\$55,641	46	\$1,209.59	4%
Housing Acquisition	\$80,000	3	\$26,666.67	6%
Land Banking	\$357,208	24	\$14,883.67	25%
Human Services	\$140,200	0	-	10%
Miscellaneous	\$140,093	58	\$2,415.40	10%
Recurring Expenses	\$521,717	0	-	37%
<b>Total</b>	<b>\$1,425,638</b>	<b>151</b>	<b>\$9,441.31</b>	<b>100%</b>

# Expenditures Over the Past 5 Years Cont.'d



# Recurring Expenses: FY19-20 Snapshot

Agreement/Entity	Amount
Community Home Trust (CHT)	\$ 73,784
Home Consortium	\$ 11,823
OC Partnership to End Homelessness	\$ 35,232



# Maintain Affordable Housing Stock

## Home Repairs

- 20 units preserved through critical repairs in Carrboro
- SEEA Grant – Orange County Housing Preservation Coalition
- Weatherization
- Aging in Place

## Rental Assistance

**Help with Rent, Eviction, Housing**

**Orange County Housing Helpline**

**Orange County Emergency Housing Assistance**

- Financial assistance for deposits, utilities, & rent
- Orange County residents
- Income limits apply

**ELIGIBILITY INFORMATION & APPLICATION:**  
[www.orangecountync.gov/HousingAssistance](http://www.orangecountync.gov/HousingAssistance)

**Submit application & supporting documentation** (lease, proof of income, etc.) directly to online application portal accessible from the EHA webpage: [www.orangecountync.gov/HousingAssistance](http://www.orangecountync.gov/HousingAssistance), link to portal is on the right.

**OR**

**Contact the Housing Helpline** for help in completing the application at (919) 245-2655 or [housinghelp@orangecountync.gov](mailto:housinghelp@orangecountync.gov)

**OR**

Contact referral agencies who can help with completing the application:

AGENCY:	PHONE NUMBER:
Community Empowerment Fund	(919) 200-0233
Community Home Trust	(919) 967-1545
Compass Center	(919) 968-4610
El Centro	(919) 945-0132
EmPOWERment Inc.	(919) 967-8779
Refugee Community Partnership	(919) 590-5910

**919-245-2655**  
Monday-Friday, 10am-4pm

**housinghelp@orangecountync.gov**  
Emails returned during office hours

**ORANGE COUNTY NORTH CAROLINA**

**TOWN OF HILLSBOROUGH**

**CHCD**  
COMMUNITY HOUSING DEVELOPMENT CENTER

[www.orangecountync.gov/HousingAssistance](http://www.orangecountync.gov/HousingAssistance)

# Create New Rental and Ownership Units

## New Northside Neighborhood Units



# Our Partners

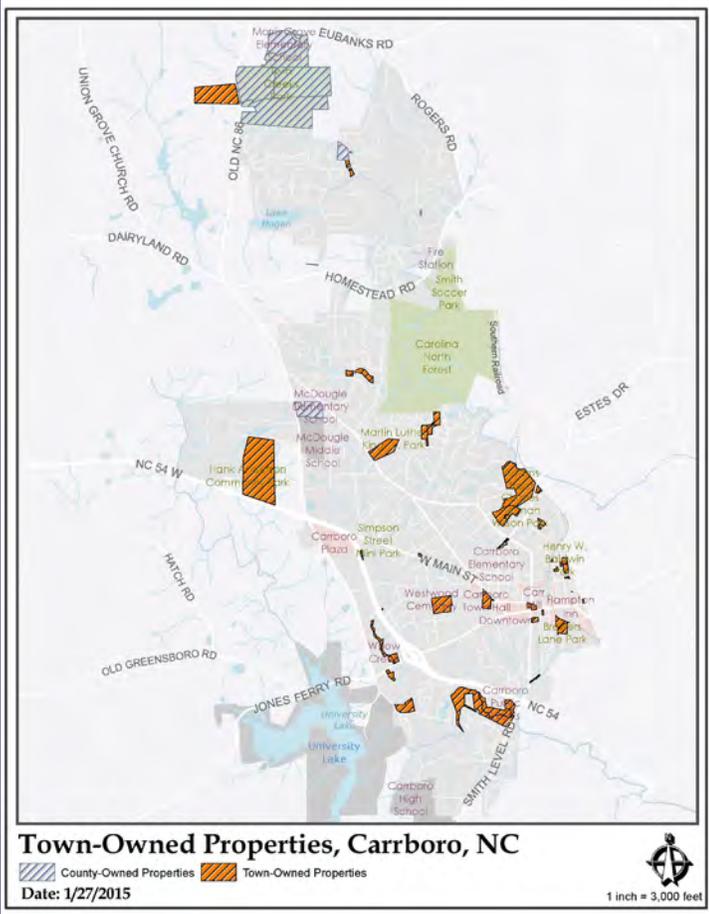
## Government



## Non-Profit



# Where Do We Want To Go From Here?



#7

# Demographics, Land Use, and Affordable Housing Discussion



Teresa Lockamy, Lockamy Consulting

# questions



1. For what issues that we have discussed today do you think Carrboro is already making steady progress?
2. What issues do we need to focus on more as a community to have a greater impact?

# #8

## break-out discussions



Discuss key components to form a vision and goals for land use and affordable housing.

**Vision** – big picture of what we want Carrboro to be

**Goals** – outcome focused aspirations to achieve vision

# Land use break-out discussion

Discuss key components of a vision and goals

**Vision** – big picture of what we want Carrboro to be

**Goals** – outcome focused aspirations to achieve vision

Themes:

- A. Climate change and natural resource preservation
- B. Equitable and adaptive use of land resources
- C. Placemaking – urban, suburban and rural
- D. Smart infrastructure

# Affordable housing break-out discussion

Discuss key components of a vision and goals

**Vision** – big picture of what we want Carrboro to be

**Goals** – outcome focused aspirations to achieve vision

Themes:

- A. Creation of more affordable housing – for-sale & rental
- B. Maintenance of existing affordable housing
- C. Addressing high cost burden (e.g. increase income & lower housing cost)
- D. Promotion of sustainable and energy-efficient housing (e.g. transit-friendly locations and design of housing)

#9

# report back



Teresa Lockamy



Soteria Shepperson

#8

# engagement update



Scott Goldstein, Teska

WWW.CARRBOROCONNECTS.ORG



THURSDAY · NOVEMBER 19TH · 7:00 PM

Virtual Community Workshop  
Comprehensive Plan Kick-off

Attend by visiting:

WWW.CARRBOROCONNECTS.ORG OR CALL 919-918-7324

Share with your advisory boards, organizations you are involved in and social networks



Email, post on social media, distribute flyers

[www.carrboroconnects.org/documents](http://www.carrboroconnects.org/documents)



ဖန်တီး · COMMUNITY · UNIDAS

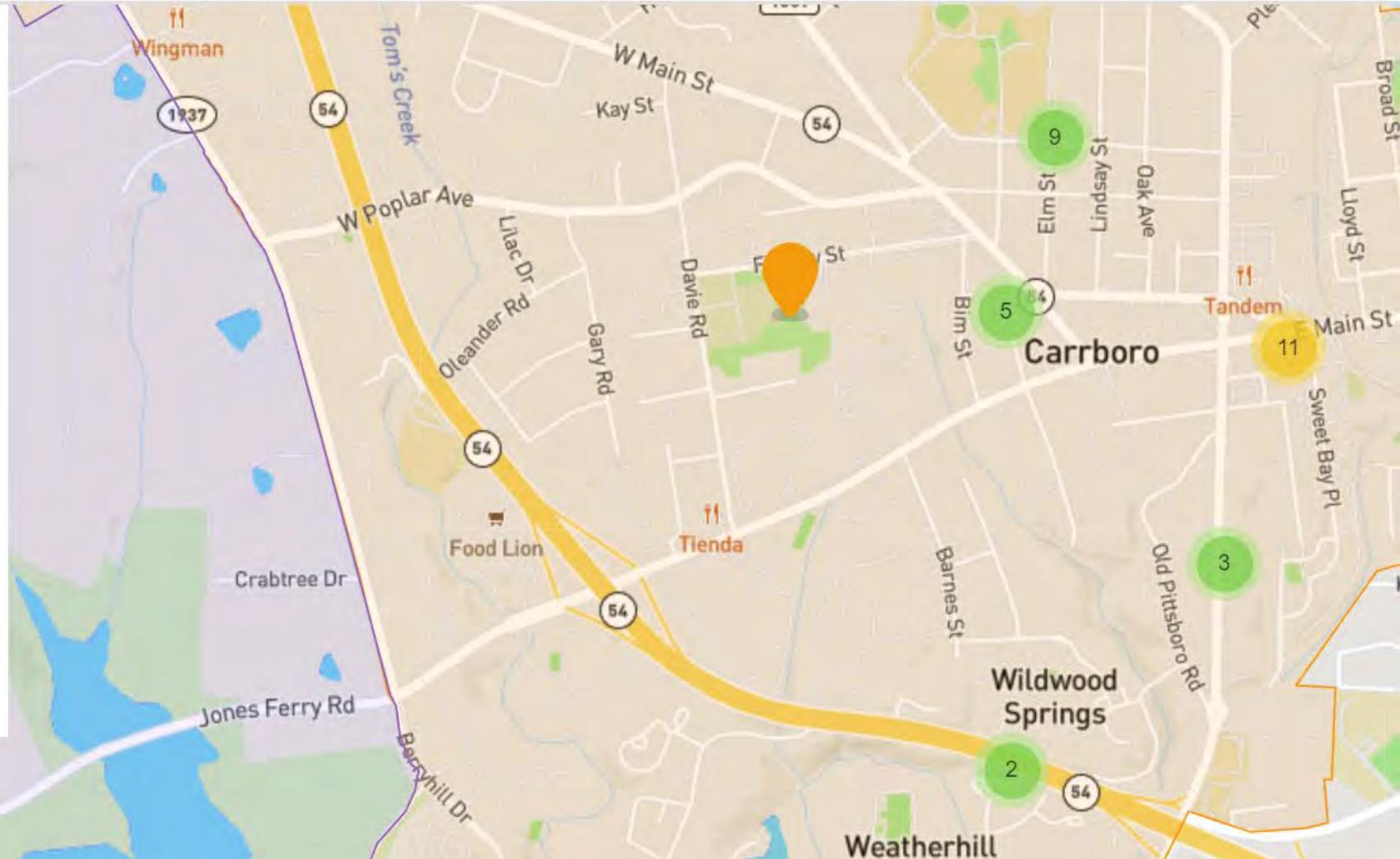
**Share your vision for the future and take part in Carrboro's first Comprehensive Plan!**

[Join Us](#)

## Map Input

Where do issues and opportunities exist?  
What places do you love?

1. Click "Add Pin" (+)
2. Select the icon that best relates to your input (issue, opportunity, etc.)
3. Drag-n-drop it onto the map location
4. Enter comment and identify up to 3 topics your comment pertains to (optional: add photo)



# Share Ideas



We want to hear from YOU! Share your ideas on you love and want to see in Carrboro. As the comprehensive planning process continues we will be asking questions about specific topics... but for now, we want to understand what you cherish most about your community. Click the heart icon to show your support for ideas you agree with.

**Ideas**

**Looking to the future, what are our biggest opportunities? How can Carrboro enhance quality of life?**

3 months ago

 To add your idea  
[Sign In / Register](#)

 **Mark Alexander**  
7 days ago  
**Do not raise property taxes. It is very high in comparison to other towns across the nation.**  
0 

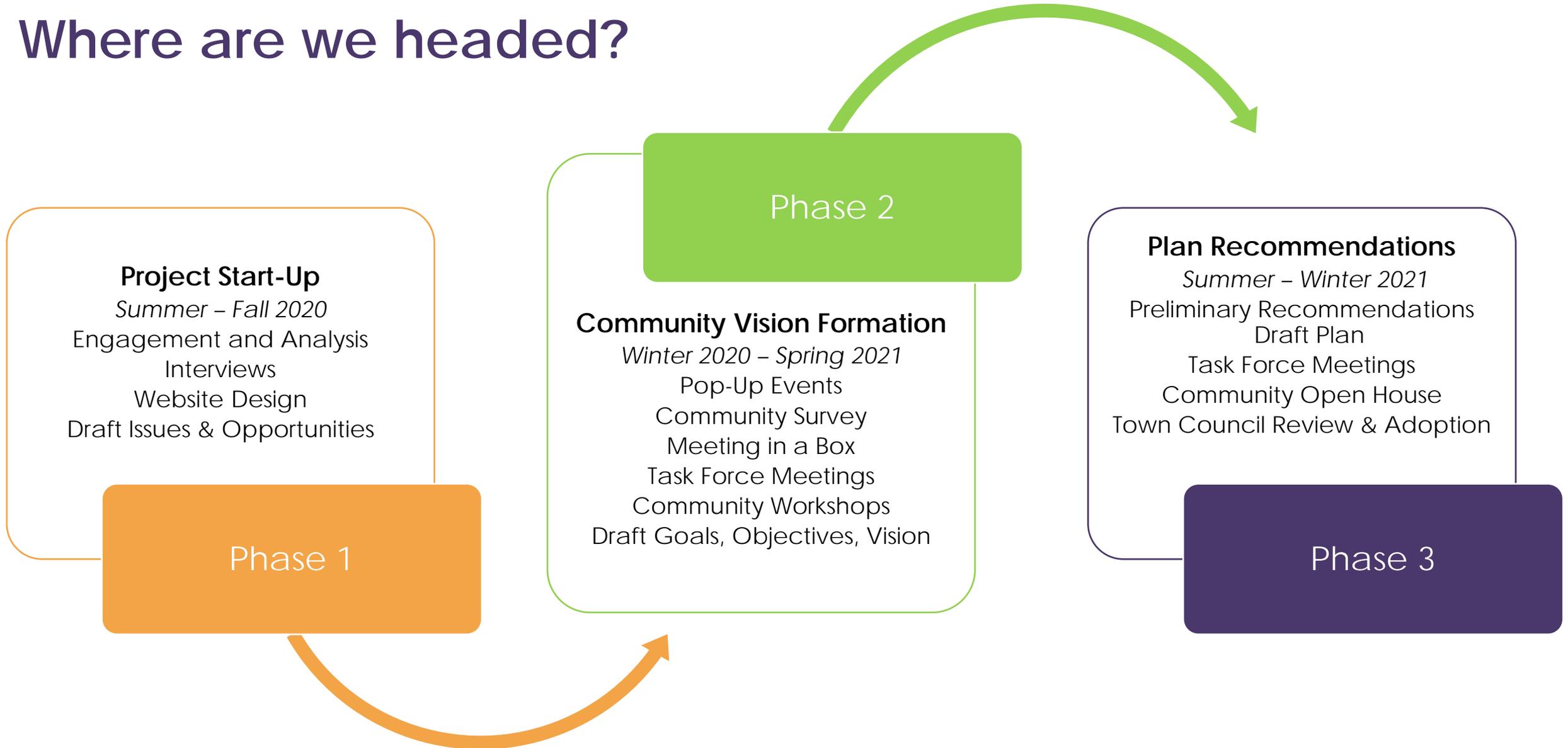
 **Team Carrboro**  
about 1 month ago  
**Expand affordable housing along transit corridors.**  
- Town Resident  
1 

#9

debrief &  
next steps



# Where are we headed?



# next steps

## Upcoming dates:

Nov. 19 @ 7:00, Community Meeting 1

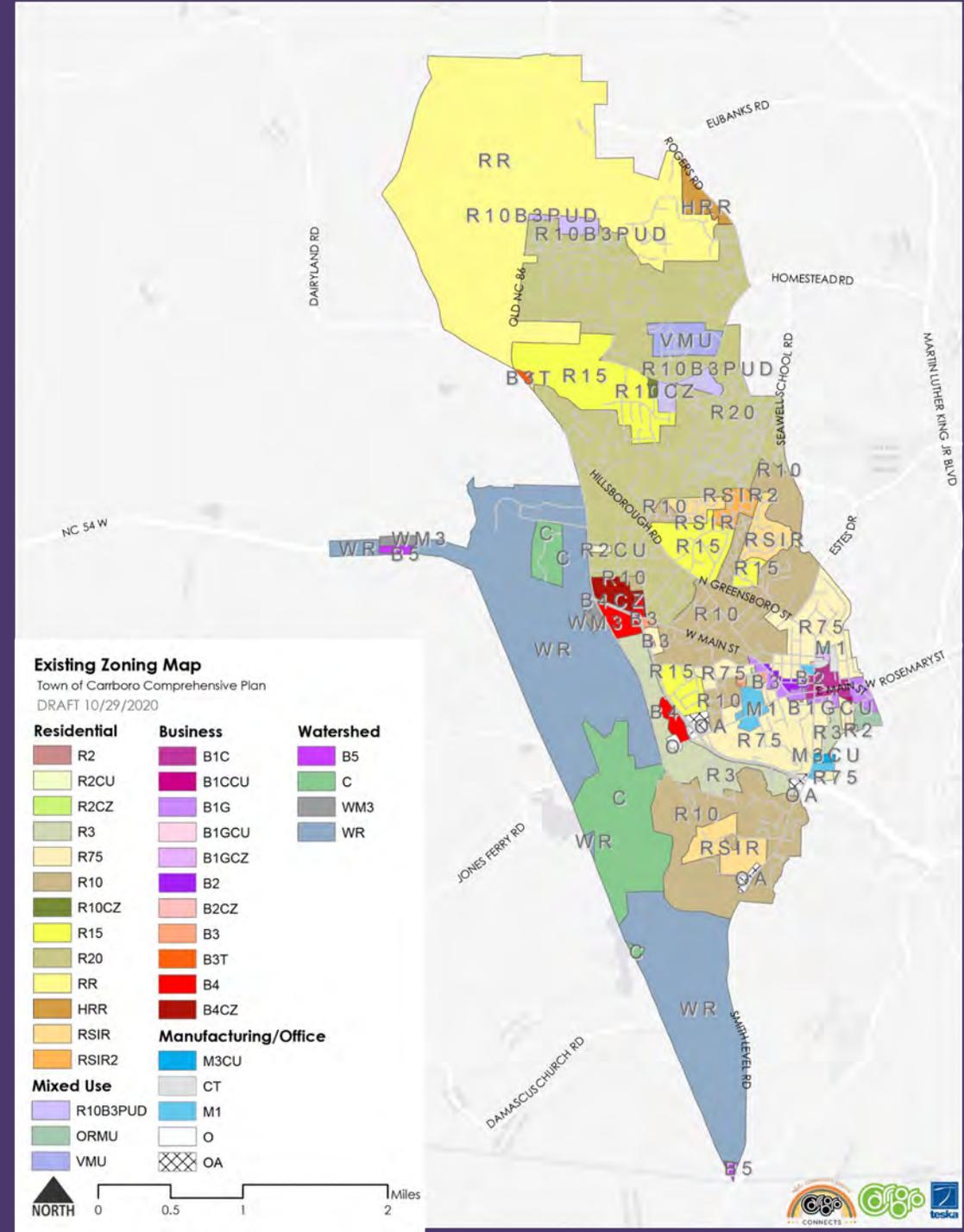
Jan. 21 @ 5:30, Task Force 4

Feb. 18 @ 5:30, Task Force 5

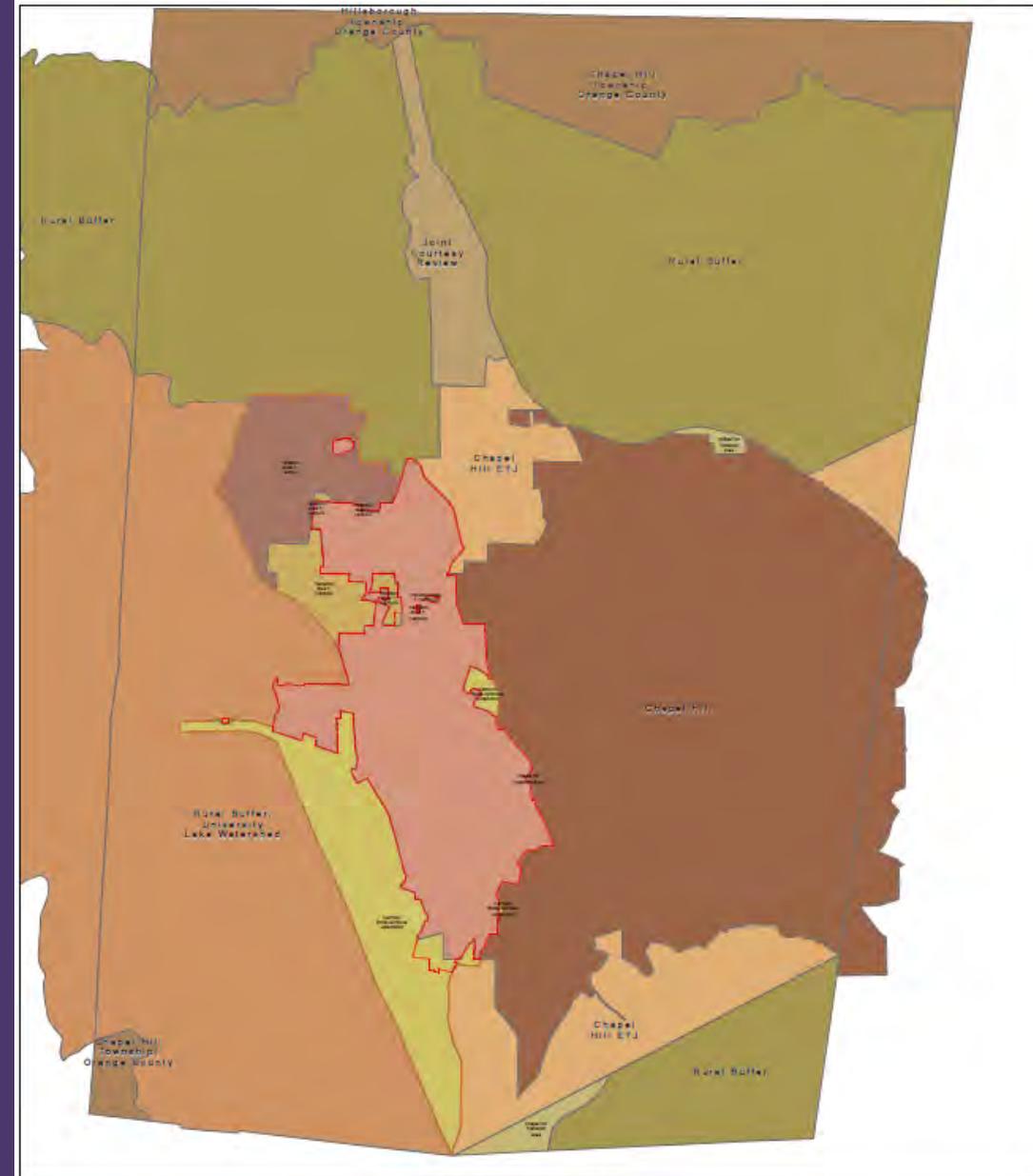
Mar. 18 @ 7:00, Community Meeting 2

1. Finish your three interviews
2. Post Community Meeting announcement on social media
3. Provide an update to and get input from your Advisory Board
4. Distribute postcards and posters if you can
5. Continue to share ideas on how to get people involved in the plan and attend first Community Meeting

# Key Planning Concepts



# Joint Planning Area



**Joint Planning Area**



CITY OF CHAPEL HILL  
PLANNING DEPARTMENT  
100 SOUTH GARDNER STREET  
CHAPEL HILL, NC 27514  
(919) 966-2000

- Planning Jurisdiction
- City Limits
- Carboro
- Carboro Extra-Territorial Jurisdiction
- Cedar Grove Township, Orange County
- Chapel Hill
- Chapel Hill ETJ
- Chapel Hill Township, Orange County
- Chapel Hill Transition Area
- Cheeks Township, Orange County
- Joint Courtesy Review
- Rural Buffer
- Rural Buffer, University Lake Watershed
- Transition Area 1, Carboro
- Transition Area 2, Carboro

THIS MAP IS NOT A CERTIFIED SURVEY, AND NO LIABILITY SHALL BE PLACED ON THE ACCURACY OF THIS MAP OR ANY INFORMATION DERIVED FROM IT. THE CITY OF CHAPEL HILL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP OR ANY INFORMATION DERIVED FROM IT. THE CITY OF CHAPEL HILL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP OR ANY INFORMATION DERIVED FROM IT.

**Carrboro median household income is \$59,200**  
**Durham-Chapel Hill-Carrboro AMI is \$90,900**

FY 2020 Income Limits for HUD Housing Programs

	1 Person	2 People	3 People	4 People
80% AMI	\$50,900	\$58,200	\$65,450	\$72,700
60% AMI	\$38,178	\$43,632	\$49,086	\$54,540
30%-50% AMI	\$19,100	\$21,800	\$24,550	\$27,250

Fair Market Rent

Bedroom Type	FY 2020 FMR	Median Rent in Carrboro
1 Bedroom	\$934	\$970
2 Bedroom	1,088	1,195
3 Bedroom	1,461	1,404

Source: Fair Market Rent: HUD, Median Rent: Zumper

# Household Income: \$35,000 - \$50,000

Examples: editors, reporters, teachers



Households



Affordable Cost



Existing Supply



Gap - or Surplus +

RENTERS

788

\$992 rent

2,420

+1,632

OWNERS

102

\$109,000  
mortgage

15

-87