

Affordable Housing

Focus Group Feedback



Focus Group Feedback

	Number of	
Focus Group Name	People	Date
1 Justice United	29	2/21/2011
2 UNC HOPE	20	2/22/2011
3 Habitat for Humanity Homeowners	10	2/26/2011
4 CHT - One on one interview	1	3/1/2011
5 Property Managers	3	3/2/2011
6 Home Trust Homeowners	5	3/2/2011
7 Friends of the Downtown	5	3/4/2011
8 Habitat for Humanity Staff	2	3/7/2011
9 Local Transportation Policy	3	3/8/2011
10 Sustainability Committee	12	3/8/2011
11 CASA - Staff	4	3/8/2011
12 Economic Development Staff	4	3/9/2011
13 ARC - Parents Group	8	3/10/2011
14 Developers	5	3/10/2011
15 Community Home Trust Staff	2	3/10/2011
16 CHT - One on one interview	1	3/10/2011
17 CHT - One on one interview	1	3/11/2011
18 NAMI	5	3/13/2011
19 Chapel Ridge - Staff	1	3/14/2011
20 Classified Council (CH/C School System)	13	3/14/2011
21 ARC Advocates	4	3/14/2011
22 Affordable Housing Consultant	1	3/14/2011
23 UNC Employee Forum	13	3/15/2011
24 Lenders	4	3/15/2011
25 Project Homestart	17	3/16/2011
26 Regional Transportation	4	3/17/2011
27 CFAC	17	3/17/2011
28 Orange County Senior Center	1	3/21/2011
29 Chapel Hill Police	6	3/22/2011
30 IFC Shelter Residents	7	3/22/2011
31 TOCH Housing Advisory Board	4	3/22/2011
32 Chapel Hill Police	3	3/23/2011
33 Pines Community Center Board	5	3/24/2011
34 Chapel Ridge - Student	1	3/24/2011
35 IFC Staff	6	3/24/2011
36 UNC Build-a-Block Students	5	3/25/2011
37 EmPOWERment Inc. Staff	2	3/25/2011
38 Community Empowerment Fund Meeting	7	3/28/2011
39 Seymour Senior Center	8	3/28/2011

40	Fire Department - Shift B	4	3/29/2011
41	Fire Department - Shift A	8	3/29/2011
42	Piedmont Health	12	3/29/2011
43	UNC Housing/Development	3	3/29/2011
44	Public Housing Residents	5	3/29/2011
45	Love Chapel Hill Church	15	3/30/2011
46	Partnership to End Homelessness	1	3/30/2011
47	UNC Undergraduates	5	3/30/2011
48	Fire Department - Shift C	7	3/31/2011
49	UNC Graduate Students	8	3/31/2011
50	Center for Human Rights ESL Class	8	3/31/2011
51	Housing for New Hope	3	4/1/2011
52	UNC Student Body Cabinet Meeting	23	4/3/2011
53	El Centro Hispano ESL Class	10	4/4/2011
54	St. Thomas More Hispanic Prayer Group	12	4/11/2011
55	Affordable Housing Advisory Board	9	4/12/2011
56	Northside/Hargraves	38	4/19/2011
57	Community Meeting	12	4/20/2011
58	Home Builders Association	5	4/29/2011

Affordable Housing Focus Group Feedback



Focus Group Questions

Produce and Maintain
Affordable Housing Units



- Who needs affordable housing?
- What kind of housing is needed?

Pursue Innovative
Approaches to Evolving and
Emerging Issues



- What do you see happening to housing that is currently affordable?
- What should Chapel Hill be doing that it is not?

Continue to Establish
Collaboration and Connectivity



- Who would be partners to work with to solve affordable housing challenges?

Strengthen Capacity to
Manage Programs



- Thinking of existing programs, how can we support them and help them operate more efficiently and effectively?

Analyze Town
Ordinances and Policies



- Are there Town policies or rules that discourage affordable housing?
- Are there policies that the Town does not have that it should?

Other



Affordable Housing

Focus Group Feedback



1. Produce and Maintain Affordable Housing Units

Who Needs Housing

- 1 Public Service sector - police, teachers
- 2 Young professionals
- 3 Live closer to work
- 4 Need to prevent homelessness
- 5 nice to live in the Town you work in
- 6 Need more land in town because current space does not accommodate
- 7 More IZ - 15% is a drop in the bucket
- 8 UNC faculty at \$80-120K cant afford lifestyle that is provided in Durham
- 9 Post doc - \$35-60K starting out looking for starter homes
- 10 Development review process is too expensive
- 11 Teachers
- 12 Town workers
- 13 Blue collar workers
- 14 Student Housing that does not encroach on Northside and Pine Knolls
- 15 Student Housing that is not like summer camp - don't need pool and
- 16 House for a family of 4 that's in a good neighborhood
- 17 Single family houses
- 18 It would be nice not to have a long commute
- 19 Housing for families
- 20 Housing for mentally ill
- 21 Centrally located housing
- 22 Individual leases for students are good
- 23 Student rental with parking and other amenities
- 24 Women between 62-70 years old, recently widowed or divorced
- 25 Working at the University
- 26 Housing for the disabled
- 27 Students
- 28 Retirees
- 29 Affordable for graduate student salaries (15-20K per year)
- 30 More density closer to campus
- 31 Rental for \$500 per month
- 32 Student housing on bus lines
- 33 More density closer to campus
- 34 low cost student housing
- 35 Land costs
- 36 Housing for homeless families
- 37 Single mother under 25 years old
- 38 Safe haven for people to come and not necessarily stop doing drugs or drinking
- 39 People below the AMI need housing
- 40 Housing for people earning minimum wage
- 41 Housing for UNC and hospital employees
- 42 Housing for middle income
- 43 "modest" housing
- 44 homeownership
- 45 mixed use design for moderate income people
- 46 Housing for middle income
- 47 Low income to moderate income families
- 48 Hospital employees
- 49 People commuting from far away
- 50 Diversity throughout the town
- 51 Middle income
- 52 city workers

What Kind of Housing is Needed

- 1 Close to downtown
- 2 Rental and Purchase
- 3 Single family house
- 4 Affordable subsidized rental units
- 5 Permanent supportive housing units
- 6 Safe, clean affordable rentals
- 7 Units for students that allow cars
- 8 Townhomes
- 9 Cluster homes
- 10 Capstone project would have helped relieve pressure of student housing on downtown neighborhoods
- 11 Regional options with transportation
- 12 Rental units for non-profit employees
- 13 Locate affordable housing downtown near amenities and transportation
- 14 Affordable rental housing
- 15 Housing for families and children
- 16 CEF: need one room affordable units
- 17 Units on one level for seniors
- 18 Townhomes with low HOA dues
- 19 Rental affordable to employees of nonprofits with families
- 20 Rental apartments priced for people on SSI - which is \$700-\$900 a month
- 21 Options for \$400 a month
- 22 Rooming Houses - pay by the week
- 23 Need more Section 8
- 24 2 and 3 bedroom condos - no yard
- 25 Studios
- 26 Seniors need 2 bedroom apartments
- 27 Variety
- 28 2 BR units for employees and staff
- 29 Efficiency units are needed
- 30 Single Room Occupancy units are needed
- 31 Section 8 vouchers
- 32 Rent subsidies
- 33 Affordable rentals
- 34 Affordable for middle-income working people
- 35 Variety
- 36 Rental units for officers just moving to CH
- 37 Housing along bus lines
- 38 Place where your family can grow
- 39 Scatter affordable units throughout the community
- 40 Retirement units for Town employees - age in place
- 41 Single-family housing
- 42 Affordable rental units
- 43 Housing First model
- 44 Emergency Shelter
- 45 Transitional Housing
- 46 Need more student housing to protect areas for permanent residents
- 47 Single Room Occupancy units are needed
- 48 Permanent supportive housing units
- 49 ownership
- 50 rental
- 51 Homeless shelter for an 'intact' family
- 52 units for homeless

53	university workers	53	Rental for seniors
54	single parents	54	Mobile homes
55	seniors	55	Mobile homes
56	workforce	56	Studio units
57	Social and physical components to housing	57	Houses that are really well built and won't need frequent repair
58	Mentally and physically disabled	58	Rental for seniors
59	Teenagers graduating from foster care need a place to go	59	Acquire land
60	Need housing for long-term northside residents	60	Workforce rentals
61	Veterans	61	Rent - to - own
62	Workforce housing	62	Group Homes
63	Mentally and physically disabled	63	Affordable rentals for disabled
64	seniors	64	Rental for families
65	single-family houses for 4+people	65	Require affordable housing funding from commercial enterprises
66	Family sized rental units	66	Single Family houses
67	homeownership for 80-120%	67	Townhomes good for starters
68	Homeless	68	Single Family Attached
69	Help for people new to the area	69	Single Family Detached
70	Affordable rentals - section 8 vouchers	70	Apartments
71	House for a family of 4 that's in a good neighborhood	71	Condos
72	Maintenance for habitat owners	72	Flats
73	People transitioning out of prison	73	Townhomes
74	Program for elderly staying in homes	74	Patio home style
75	Needed housing on an emergency basis	75	Workforce Housing
76	Housing for retirees	76	Single Room Occupancy units are needed
77	Rental subsidies instead of homeownership assistance	77	affordable rentals
78	Safe houses in safe neighborhoods	78	Big enough for children
79	Single parent families with professional jobs	79	Units w/ access to open space
80	People just starting their career	80	Located in walkable neighborhoods
81	Registered Nurses	81	Housing for people on disability \$\$
82	Service Employees	82	Need rental subsidies
83	Need a next step after the Hometrust (workforce housing)	83	Housing first units
84	Housing for working families	84	Need a pool of money that can be accessed quickly for purchase of land to build AH
85	30-60% of AMI	85	Need a planner who can shepherd a NP through the development process
86	Aging in place options	86	Housing for people on disability \$\$
87	Workforce housing	87	Single Family Townhomes
88	Gen-Y: compact walkable w/ amenities	88	Assisted living for Seniors
89	Seniors	89	Homeless shelter
90	UNC healthcare employees	90	Group homes for people with disabilities
91	People with disabilities	91	Rental subsidies for people with disabilities
92	Different opportunities along a spectrum	92	Need a mixture in housing types
93	Some people are not going to grow their income	93	Townhomes work
94	young professionals just leaving home	94	rental units with social services
95	elderly parents aging in place	95	Use LIHTC
96	help elderly remain in their homes	96	Use tax-exempt bonds
97	Need housign for families	97	Affordable rental
98	High density	98	Housing for people on disability \$\$
99	Universal Access	99	Single family housing
100	People who work here should be able to live here	100	supportive housing
101	Families with one wage earner	101	Safe, clean affordable rentals
102	University employees, teachers, firefighters, police, nurse3s, trades, service, security guards, govt. employees, elderly.	102	need units on bus routes
103	Teachers - just moving in from out of state	103	Accelerate the production of houses or control the price of houses
104	Single people want more than one bedroom	104	Hospitals are building units for their employees
105	Access to highway and transportation	105	Housing and transportation index good
106	Continuum of affordable housing	106	look at hosuign in regional context
107	0-40% of AMI	107	Use land for schools to build housign
108	School Teachers	108	Build density along transportation corridors
109	Accessibility to services	109	Avoid 'affordable' stigma - build mixed income
110	need units in the same developments as market rate units	110	create diversified housing
111	People with disabilities	111	Senior housing
112	Safety	112	Affordable, compact development

113 People who work here should be able to live here
 114 Families
 115 Seniors that are downsizing
 116 Women in transition b/c of divorce
 117 Town workers
 118 Workers
 119 Providign social services can stabilize the low-income renters
 120 Housing for disabled
 121 Housing for non-profit workers
 122 Housing for disabled
 123 People earning minimum wage
 124 people on fixed incomes
 125 Housing for people who are really trying
 126 Housing is a fixed cost but transportation goes up and down if you use
 127 Parking is very expensive to build
 128 Town and UNC workers are living farther away than previous surveys
 129 Students
 130 Workforce Housing
 131 Seniors
 132 elderly
 133 quadrapalegics/parapalegics
 134 Disabled
 135 Nurses, teachers police
 136 Students need appropriate housing
 137 People who have grown up here and are feeling forced out
 138 senior population
 139 low to moderate income people
 140 single mom with kids
 141 People who live in Northside
 142 30-60% AMI
 143 Homeless and social services need to go together
 144 refugees
 145 Single parents
 146 Elderly

113 Single level homes for physical disabilities
 114 Rental subsidies for people with disabilities
 115 Need rental subsidies
 116 units for 80% and below AMI
 117 Affordable studios
 118 Student development with parking
 119 Senior housing
 120 Rental housing based on income
 121 Senior housign based on income
 122 Preserve existing houses
 123 Single Family Houses
 124 townhomes
 125 homes on bus lines
 126 Assisted living units
 127 Free standing
 128 Preserve existing houses
 129 Apartments
 130 No HOA dues
 131 Multi-family
 132 Small houses
 133 Maintenance

Affordable Housing

Focus Group Feedback



2. Pursue Innovative Approaches to Evolving and Emerging Issues

What do you see happening to housing that is currently affordable?

- 1 Homelessness prevention is key
- 2 DSS Rapid Response Grant - crest of the wave of what is coming from HUD - need capacity to respond to grants
- 3 Traditional neighborhoods are not traditional anymore -
- 4 University is going to do what it wants and ignore the town
- 5 Infrastructure can't handle more apartments and more residents
- 6 land is too expensive
- 7 Only people who work at university can afford to live here
- 8 Can't afford homes that are being built
- 9 No discount shopping or inexpensive restaurants like Golden
- 10 Community Home Trust helped daycare teachers afford to live in
- 11 Staff moves to Durham and Chatham to live - can't afford to live
- 12 Builders are building high end homes that are sitting empty
- 13 Rent control
- 14 Raise minimum wage - Piedmont would be adversely affected by
- 15 Need assistance for refugee population beyond 6 months
- 16 Low quality affordable housing - affects health of women and children
- 17 Town discourages innovation of ideas for student housing - just says no no no
- 18 Concerned about the safety of students in student stuffer houses
- 19 Upperclass students want cars for jobs, internships, etc.
- 20 town has a closed mindset that is against 'outsiders'
- 21 Clarify goal for northside neighborhood - if to address social and economic issues, do we really want to preserve the dilapidated housing
- 22 Desire to have car leads to live off campus and pushes the demand into the neighborhoods
- 23 new taxes every year
- 24 price of 2 BR rental in Chapel Hill is price of 3 BR in Durham
- 25 Impact of students
- 26 Current housing is for students and wealthy
- 27 NIMBY for IFC, Library, churches, people don't want anything around them
- 28 Landlords for affordable rental houses in the Pine Knoll and Northside neighborhoods are selling to landlords who raise the
- 29 See a 'student neighborhood' forming
- 30 If gas prices go up, may want to move closer
- 31 effect of students living in one house - dominating traditional homeownership neighborhoods is not good
- 32 affordable units seem to be in concentrated areas of poverty
- 33 Students are being irresponsible
- 34 Students are pushing people out
- 35 Seniors will stay in one place until they have to leave
- 36 Retirees from Duke and UNC cant afford to remain here
- 37 Older apartment complexes are being redeveloped or are just not safe anymore
- 38 Students renting up houses in lower middle class neighborhoods and killing the neighborhoods

What should Chapel Hill be doing that it is not?

- 1 have rent be a flat rate
- 2 just have more affordable units
- 3 More education about how to qualify and the rules of the programs
- 4 Develop more amenities with better shopping
- 5 Allow Walmart so the Town can get more taxes
- 6 Annexation for more land to build
Homes for Heroes - in distressed areas firefighters can get homes here
for 50% off mortgage but can sell for full price after living there for 5 years.
- 8 Need more stores like Roses
- 9 recognize need for cars
- 10 Allow more parking on campus
- 11 Tax rental properties like a business
- 12 Encourage UNC to develop an off-campus student office
- 13 Living wage
- 14 NCCU partnered with a developer to provide housing off site
- 15 Town provide education services
- 16 Allow whatever number of students to live together and limit number of cars
- 17 Property tax relief
- 18 Rent control
- 19 Recalculate AMI or aim to serve lower AMI than 80%
- 20 Town should provide housing allowances
- 21 JFK Towers in Durham - good Elderly Care housing
- 22 Rent should be based on income
- 23 Create more 'share homes' - elderly people living together
- 24 Create a resource center
- 25 Free TTA
- 26 Improve transit from Durham
- 27 Provide information
- 28 Transportation
- 29 Good Neighbor Initiative
- 30 Establish a supportive housing fund w/ a penny from the sales tax or
- 31 If a person goes through a course can get their criminal record expunged
- 32 Give people in public housing a goal to work towards
- 33 Provide discounted rental to Town employees
- 34 When tearing down apartments, maintain some units
- 35 locate density downtown
- 36 weatherized housing
- 37 separate housing communities for permanent residents
- 38 Help people navigate affordable housing system - transparency

- | | | | |
|----|---|----|---|
| 39 | No more room to build in the Town | 39 | Try to dissuade students from living in certain areas w/ longer leases |
| 40 | Advocacy for undocumented hispanics with landlords | 40 | Chapel Hill Housign Blog |
| 41 | "student slums" | 41 | Glen Lennox is good model of diverse and affordable |
| 42 | affordable housing is a target for redevelopment - like Glen | 42 | Shorter term leases for homeless transitioning |
| 43 | Historic Districts and areas around school keep students out | 43 | Rent to own using section 8 vouchers |
| 44 | Areas around school are the least expensive for transportation | 44 | Seniors and empty nesters don't need big houses |
| 45 | Duke professors live in CH and UNC employees live in Durham | 45 | obtain foreclosures to put into affordable housing stock |
| 46 | Rent is affordable w/ more students to share but not desirable to live w/ that many | 46 | convert decaying older buildings to housing |
| 47 | Har to sublease | 47 | Town buy land and CHT build units |
| 48 | UNC Enrollment plan is to bring more students - will UNC provide more housing? | 48 | Need maintenance of rental units |
| 49 | Students spike up the rent for families | 49 | Townhomes |
| 50 | People on disability make 750-850 but rent is 650 | 50 | Housing for middle income |
| 51 | Minimum wage earners cannot afford to live here | 51 | Resource Center |
| 52 | Apartments no longer accept Section 8 | 52 | Define affordable housing |
| 53 | Hard for veterans to meet income limits | 53 | Help people afford deposits |
| 54 | Hard for people with minor criminal records to find housing | 54 | Need the rental licensing program back |
| 55 | Housing dedicated to those trying to get out of homelessness | 55 | Advocates for tenants - to present your case |
| 56 | Taking Orange County homeless to Durham for affordable housing but can't use OC subsidies | 56 | Resident services advisor |
| 57 | Advocacy for undocumented hispanics with landlords | 57 | Someone who can connect people with resources |
| 58 | Many families crowd into apartments - double and triple up | 58 | Someone who can teach about maintenance |
| 59 | Students are taking up a lot of houses | 59 | Rental Co-op or Homeownership Co-op |
| 60 | Can't afford homes that are being built | 60 | A list of honest vendors for home repairs |
| 61 | Gas prices going up | 61 | A house w/ bedrooms to rent - alternative ways for people to live together |
| 62 | Affordable subdivision/development | 62 | Program for elderly staying in homes |
| 63 | People would like to be in the CH/Carrboro school district | 63 | Encourage rental vs. homeownership for transient population |
| 64 | Can afford to buy in Durham | 64 | City buy tracts of land and build housing at a limited cost |
| 65 | UNC and Town employees do not live in Chapel Hill | 65 | Recognize the economic support student population provides to the Town |
| 66 | Section 8 is wearing down communities | 66 | Allow density downtown |
| 67 | Student suffers | 67 | Don't criminalize rental landlords in Northside |
| 68 | People working at a non-profit can't afford to live in CH | 68 | Recognize value of Northside neighborhood properties to investors - |
| 69 | Debilitation of rental properties | 69 | People who receive help should work in Chapel Hill. |
| 70 | Affordable housing is eaten up by students | 70 | Rethink Condo concept - don't support. |
| 71 | Affordable housing should be high quality | 71 | Don't just rescue - be practical |
| 72 | Rental housing diminishing | 72 | Repair program |
| 73 | New development has been for high end housing | 73 | interest free loans for maintenance |
| 74 | limited land for development | 74 | Location efficient mortgages |
| 75 | Students are pushing people out | 75 | Zip cars for commuters |
| 76 | CH is a retirement community for people from the North | 76 | Recognize relationship of income and transportation |
| 77 | Students are buying all the affordable housing | 77 | Create more zoning by right |
| 78 | Housing is being built for students | 78 | UNC could provide dorm with accessibility and services. Would need a |
| 79 | Affordable houses are substandard | 79 | Advocates for disabilities |
| 80 | Affordable rentals are substandard | 80 | Expand Urban Services Boundary to strategic areas toward Chatham |
| 81 | Overcrowding | 81 | Add a tax rate for affordable housing |
| 82 | NIMBYism | 82 | Abandon homeownership model |
| 83 | Condos of 2-BR not accomodating families | 83 | stop pushing homeownership |
| 84 | Seniors are "overhoused." Need to downsize but no options. | 84 | Incentives for maintaining the property |
| 85 | Landlords are intimidating | 85 | Better density bonuses |
| 86 | Landlords kicking people out for 'too many people' | 86 | Rezone MLK to high density |
| 87 | Landlords taking advantage of hispanic populaion that is undocumented | 87 | Need AH mitigations so that your IZ contribution does not need to be site specific. |

88	Public housing is difficult b/c the more you work the more your rent goes up	88	Change threshold for SUP
89	Public housing pay utility and bills?	89	TIF
90	Public housing give someone a year or two to get on their feet	90	Town could sell affordable housing bonds w/ fixed returns to build
91	Gap between public housing and an affordable rental for a family	91	Need to broaden the type of offering
92	Safety	92	Density in downtown
93	rental is limited beyond section 8 and public housing	93	Create affordable rentals with energy reduction to keep utility costs low
94	Need affordable housing for men trying to pull themselves up	94	Definition of affordable housing should include utilities and transportation
95	Need more diversity in housing	95	Create a universal stewardship fund
96	Transaction costs to purchase a home are too great.	96	Build with energy saving technology
97	Cost to own with PITI+insurance is so great compared to the cost to rent	97	CHT is helpful to first time homebuyers
98	Too much emphasis on home ownership	98	Build a mix of affordable housing on one property
99	Section 8 is too cumbersome a process	99	Use land around schools to build affordable housing
100	Homeownership does not necessary build equity and there are enormous risks	100	Town contribute land
101	Poor families do not build equity.	101	Need to locate AH near services - stores, banks, clinics, etc.
102	Mortgage bubble - housing prices in Chapel Hill way too high	102	Need to link to transportation
103	People are overcrowding	103	Need more education about affordable housing
104	People who buy a habitat home won't see big increases in income - need help w/ maintenance	104	Advocacy for renters rights
105	quantity of affordable housing is decreasing - trailer parks, colony woods,	105	Banks are creating 100% loan to value for affordable housing
106	Public housing is not keeping pace with population and	106	Second mortgages for workforce housing - 10-20K would help
107	Least expensive units are not attractive and not well kept	107	Need incentives
108	Conversion of older apartments to condos takes them out of affordable range	108	Need to develop policies that match up with affordable housing funding programs
109	People with disabilities need roommates	109	Need to redevelop affordable housing properties
110	Chapel Hill is turning into haves and have nots - no middle income families	110	Providing social services can stabilize the low-income renters
111	All the funding for AH has come from the private sector	111	Urgency
112	NCDs are bad policy	112	Provide money for people to make deposits and buy furniture
113	Houses in the 300-400 range are not being sold.	113	Help with maintenance
114	Outside OWASA boundary there is no significant development	114	Help people get better credit
115	OWASA boundary pushes up the prices	115	More options for single people
116	Student rentals are pushing out the affordable rental properties	116	Second chance program - recovering alcoholic
117	Everyone seems to be fighting density	117	Help with utility payments
118	Need to look at housing as a continuum	118	Get someone started out and then gradually help them to take over the bills
119	Redevelopment is targeting colony woods apartments, mobile homes - affordable homes are aging out	119	Columbia MD example
120	More people with bad credit in the recession	120	Eco-districts Portland OR
121	Searching for a house was overwhelming	121	Rental Licensing Program
122	Student rentals are creating a false market price for rental	122	Co-housing
123	Consider Duke West End efforts as an example	123	More data about student housing
124	People push back against affordable housing - NIMBYism	124	Redevelop a public housing project
125	See a lot of sub-par properties for sale - not suitable for developing density	125	put AH in middle class neighborhoods
126	How do you define affordable housing?	126	Need a club house for people with disabilities
127	See humongous houses going up in Northside for students	127	Support Circles
128	See parking on front lawns and so many cars in Northside make it dangerous for kids	128	Re-entry support for people who get out of institutions and jails
129	Salary of UNC employees not enough to live in Chapel Hill	129	More education about affordable housing

130	Don't look at salary of existing residents b/c they already can afford to live here	130	need help with electricity and utilities
131	Chapel Hill is turning into haves and have nots - no middle income families	131	Help with maintenance
132	Losing young families to Durham	132	safety net for people transitioning
133	Condos are hard to underwrite	133	Town purchase rental buildings that are not public housing but lower than rent control
134	Gentrification in all neighborhoods	134	Town could ban front yard parking
135	Orange County valuations are too high	135	Can university have a role in disciplining students?
136	Not that many programs for financing affordable housing programs	136	Moratorium on converting single family to rooming house
137	Idea that homeownership is path to financial freedom is false	137	Recognize Northside's cultural significance in history of Town
138	students can pay more rent	138	create new affordable housing in Northside - not just in new developments
139	Waiting lists are too long - need more units and vouchers.	139	Program to reach out to absentee landlords
140	Need help if you lose your job	140	protect existing affordable housing stock
141	Utilities and deposits are expensive	141	Rental rehab program where the Town would rehab rental properties and in return get right of first refusal and landlord would rent to low income people. Kepps properties up.
142	Workfirst takes half your child support	142	Other ways to generate revenues than just property taxes?
143	Students	143	Deed restrictions on homes so that the home couldn't be rented
144	Affordable places are unsafe and not in good conditions	144	Encourage more people from Northside to join advisory boards
145	No such thing as middle class anymore	145	Landlords need to be brought into the discussion
146	Even with a job you can't afford housing in CH	146	Need more enforcement
147	Resentment toward Hispanic population for getting all the services	147	On-site management of rental units
148	AH is being bought by wealthy people to rent to students	148	More police presence with officers living in community and engaging w/ community
149	Northside is expensive too - used to be affordable	149	Events that bring community together
150	students taking up family rentals	150	Advertise the Homestead Exemption more
151	Houses being built are for students	151	Local fund to help people pay taxes
152	No place for people with a criminal record to live	152	Town right of first refusal on houses
153	if you live downtown you still need a car b/c there is no grocery	153	IDA program that matches savings
154	People are being harassed to sell property	154	Rent to own using section 8 vouchers
155	Housing in Northside not being built for homeowners	155	Encourage lenders to loan
156	Student housing has so much front yard parkign it makes it unfriendly to single family homeowners	156	Help with closing costs
157	People feel forced out of the neighborhood	157	Affordable houses need maintenance and repair
158	Employment does not match how much it costs to live in CH	158	Communicate more effectively about programs
159	No cultural recognition about Northside	159	Stricter regulations on developers
160	Land is worth more than houses on them	160	Moratorium on building in Northside
161	No room to create any affordable housing in northside	161	Turn vacant housing into rental housing
162	families can't afford homes being built in NS for the students	162	Target communication about tax breaks and programs to low income families
163	Students want housing close to campus	163	Support Grant based rehab programs
164	Not many industries here for employment	164	More regulation of student landlords
165	Expensive to rehab houses	165	Affordable housing task force
166	Chapel hill is built out	166	Needs assessment
167	Students are attracted because of affordability	167	Examine rental policies
168	Housing is being built for students	168	Shorten the development review process
169	Community feels powerless and intimidated by landlords	169	pockets of land - turn into LIHTC projects that can keep the parking
170	Developers are pulling the wool over the Town's eyes	170	Build further away from Campus to areas that students won't go
171	Paygrades at UNC don't match cost of living in Town	171	Town should set aside funding to pay for Habitat Sunrise community
172	Can't afford to preserve homes	172	Outreach at Food Lion instead of Whole Foods
173	Affordable housing is getting sold to speculators	173	Test whether citizens of Chapel Hill really want affordable housing by issuing a bond and see if people vote for it.
174	Taxes making houses that are paid off unaffordable	174	Waive impact fees for affordable housing programs

175 People don't want to take a financial hit to sell home at below market price

176 Recognize connection between jobs, housing, childcare, transportation

177 Income thresholds for affordable housing is too high

178 Income thresholds for affordable housing aren't high enough

179 Need more history about northside - be be non-historical is to be racist

180 More need than supply

181 Student rental charges prices too high

182 Developers can skirt town regulations by building a house that has several students

183 Overstock of condos puts affordable condos in jeopardy

184 Don't like to live in town. Enjoy the Country

185 Town needs better shopping options. More discount stores and fewer specialty stores.

186 Want more space than can be found in Town limits

187 Why does the Town have an expensive artwork program?

188 Police Officers can get cheaper rent for their services - why not other departments?

189 Not good shopping here. Can't afford to buy clothing. CH doesn't have the affordable amenities that other communities have - Walmarts, restaurants, everyday living. Have to leave town to do shopping.

190 Not a family town - more of a student town partying - not much for families to do

191 camps for kids are very expensive here

192 Doesn't feel like Town residents want their town employees to live here

193 Aquatic Center have to pay to go to community center and aquatic center

194 Need more stores like Roses

195 UNC not act as a housing developer - let market provide solutions

196 UNC faculty moving to Durham because of cultural amenities - more progressive and like the lifestyle

197 Not fair that to get CDBG funding a house has to go into the CHT

198 Hypocrisy of Chapel Hill: social responsibility not disbursed on community

199 Town is too developer friendly

200 Develop more affordable shopping options like walmart, auto parts stores

201 Want things in walking distance

202 Undocumented Hispanic population experiences some exploitation from landlords

203 Encourage small business startups

204 Undocumented Hispanic population experiences some exploitation from landlords

205 Better housing can improve crime rates

206 Ask why people would want to live in Chapel Hill? What

207 No parking in town makes it expensive to work here

208

209 non english speaking population reports about apartments with Poor health issues and code violations

210 Is there a cultural fear of diversity?

211 Wages + Transportation + Housing does not equal up

212 Concerned about mixing low income rental units with market rate homeownership models. Cultural friction?

213 The mix of affordable housing and market rate housing should be considered - you don't want too much of either in a particular development.

214 Maintenance for low income homeowners

215

175 | Allow small houses to be developed in the IZ ordinance

- 216 | Don't see Council commitment to Affordable Housing issues -
see lip-service
- 217 | CHT units are not maintained and do not add to the value of
community
- 218 | "Nobody washes a rented car" - need incentives to maintain
property

Affordable Housing

Focus Group Feedback



3. Continue to Establish Collaboration and Connectivity

Who would be partners to work with to solve affordable housing challenges?

- 1 outside funding from b-ball players and wealthy
- 2 churches can help with education
- 3 Website link from housing and planning to direct people looking for affordable housing
- 4 incentives for developers to build for mixed income developments
- 5 Develop units that are mixed
- 6 include 80%-120% units in an Inclusionary Zoning Ordinance
- 7 work with habitat
- 8 Partner with the County so that we could have affordable housing units with septic, which would be cheaper.
- 9 Transportation costs for people living an hour and a half away and commuting to work
- 10 work with Developers who understand demand
- 11 Regional transportation collaboration
- 12 Town partner with itself to encourage good development
- 13 Town provide infrastructure, engineering, and surveying for the development of affordable housing
- 14 UNC partner with a developer to provide attractive apartments
- 15 Transportation - not available on the weekends
- 16 Add housing to Carolina North
- 17 If gas prices go up, may want to move closer
- 18 Centrally located and/or near transportation
- 19 Collaboration with students and neighborhoods and residents
- 20 Consider housing and transportation together
- 21 Affordable Housing agencies, the Town, and the Senior Center
- 22 Town and School Board
- 23 Town and Council of Churches (IFC)
- 24 Education for Home Owner Associations
- 25 Education - use public access TV
- 26 Transportation - ped, bike, public transit
- 27 Town could buy property now for affordable housing in the future
- 28 Better transportation between Durham and CH
- 29 Town to work with landlords
- 30 Town needs to subsidize development of affordable housing
- 31 Town work on NIMBYism
- 32 Public Housing and CASA
- 33 More affordable housing units and CASA
- 34 Need services, health, mental health, to go with units to be successful
- 35 Town and developers - encourage affordable housing and provide incentives
- 36 Town and property owners - encourage rental to low income persons
- 37 Outreach to non-english speaking populations: Burmese, Karen refugees and Hispanic community
- 38 community centers
- 39 Work with Chatham and durham on providing housing
- 40 HOPE VI Funds
- 41 University
- 42 University should contribute to an affordable housing fund
- 43 Chapel Hill North foundation of middle income housing

- 44 Affordable Housing and mental health agencies
- 45 TOCH and other municipalities and OWASA and Carrboro
- 46 EmPOWERment and the development community
- 47 Promote understanding about the needs
- 48 Help non-profits collaborate and work together more
- 49 Work with landlords to provide housing to lower income populations
- 50 Connect services to units
- 51 Outreach to students
- 52 Carolina North needs affordable housing
- 53 University needs to provide more student housing
- 54 work with employers to provide housing
- 55 work with landlords
- 56 UNC Office of student affairs to prevent undergraduate 'creep'
- 57 Use Town community centers as resource centers
- 58 Transportation - bus stops where to locate
- 59 Coordination between Chapel Hill Transit and TTA
- 60 Housing + transportation + child care
- 61 Transportation and Durham Tech
- 62 Taxi service and no-profits partner to get people around?
- 63 Combine housing with services for mentally ill
- 64 Town work on communication about issues
- 65 Involving kids is important
- 66 University providing dorms
- 67 Housing for students
- 68 Public housing help people get to the next level
- 69 public housing set a goal with tenants
- 70 Public housing and family resource center
- 71 Transition from Public Housing
- 72 UNC students to do special projects
- 73 Development community - focus on innovative projects
- 74 Housing Department to work with Habitat on transitional housing
- 75 IFC and rental housing
- 76 Affordable housing and transportation
- 77 Public housing and a savings plan
- 78 Use people who are retired who can help w/ skills like accounting
- 79 Provide classes on budgets to high school students
- 80 Expect more from the business community
- 81 Hospital should recognize the value of having people live near their jobs
- 82 Work with school system
- 83 Connection between affordable housing and transportation
- 84 Bring together people in a similar economic position
- 85 Partner with CHT to buy foreclosure houses
- 86 Partner with Housing to make a transitional housing program
- 87 Programs to help people transition from one stage of housing to the next
- 88 Provide 'by right' zoning to some property to build affordable housing
- 89 Banks are reluctant to fund mixed use
- 90 Developers - provide by-right development of affordable housing units
- 91 Housing and Transportation
- 92 CHT and Public Housing Transitional Housing
- 93 Town helps people transition from one type of housing to another
- 94 Combine OPT and CH Transit
- 95 Circulator busses
- 96 Hospital and housing - good to have workers live near job
- 97 Expand school system
- 98 Encapsulate all of Orange County
- 99 Create an overarching tool kit

- 100 Partner with foundations or Duke Energy - create social entrepreneurship and philanthropy
- 101 Develop an ask package for large corporations and have land already zoned and ready for affordable housing
- 102 Raise awareness of the issue
- 103 How to make transition from renter to homeowner
- 104 Transition from Public Housing to affordable housing
- 105 Recognize the relationship between jobs, transportation, and housing
- 106 UNC needs to be a bigger player in providing affordable housing
- 107 Conservation Fund
- 108 DHIC
- 109 Triangle J Council of Governments
- 110 Self-help
- 111 Duke and West End model
- 112 Town of Cary - once you work there you can get a loan
- 113 Work collaboratively with UNC without necessarily expecting money
- 114 Affordable housing and transportation
- 115 Mental health and affordable housing
- 116 Students need busses - student housing should be on bus lines
- 117 Students want parking
- 118 Housing for people with disabilities needs to be near services and stores
- 119 Recognize the relationship between jobs, transportation and child care
- 120 Work with state to encourage partnerships to provide housing for employees of the state (UNC)
- 121 Lobby Raleigh for more transportation funding
- 122 Build a Block - Good UNC partnership
- 123 Carolina North needs affordable housing
- 124 Banks need to be involved if creative financing is to be considered
- 125 partner with churches
- 126 Wake County works with progressive energy
- 127 Busses need to take people where they need to go
- 128 Busses that need to transfer create instability
- 129 Link students, people w/ disabilities and seniors - who all need services and shops
- 130 Link students up with seniors to live w/ them for free and take care of them
- 131 H&T Index - time and cost is unstable if you use cars - transportation system stabilizes both
- 132 Self-help
- 133 Expand bus line
- 134 Coordination with faith communities
- 135 Need to connect AH to transportation
- 136 recognize the connection between jobs and housing
- 137 CHT and Public Housing?
- 138 Residents of Chapel Hill
- 139 Students
- 140 Landlords
- 141 UNC could be a partner - they are making the market
- 142 Work with input from silent residents and seniors in Northside
- 143 Hand to hand door to door connections in Northside - develop trust
- 144 NC Economic Development Institute get involved
- 145 Faith based communities can help with communication and outreach
- 146 child care
- 147 County services
- 148 Use churches and faith based groups to get word out
- 149 Dispute Settlement Center
- 150 Poverty Institute at UNC
- 151 Low Income Housing Tax Credits

152 | Need to supply Town funding to projects to demonstrate commitment

Affordable Housing

Focus Group Feedback



4. Strengthen Capacity to Manage Programs

Thinking of existing programs, how can we support them and help them operate more efficiently and effectively?

- 1 Financially support Habitat for Humanity and Community Home Trust
- 2 Technical assistance
- 3 Help with looking for grants
- 4 Develop a business plan
- 5 Town staff could help provide surveys, engineers, to help produce affordable housing
- 6 Town pay infrastructure expenses on the land to help produce affordable housing
- 7 Dobbins Hill is a good model - good for clients of the CEF
- 8 A mixed income neighborhood private developer
- 9 Help institutions to help their employees find housing close to work
- 10 Nonprofits need to be sustainable and not give everything away - should have a profit stream
- 11 Habitat is creating communities as well as housing - adding value
- 12 Habitat provides a lot of social services to the community - more than just houses
- 13 Process of developing land to moving a family in took 10 years in Phoenix Place - too long
- 14 Police: hard to meet criteria for CHT homes and equity package is not attractive - not a good investment
- 15 Police: locations of CHT not always ideal
- 16 People in Public Housing seem to stay forever - no turnover
- 17 Location for public housing is not ideal
- 18 CHT: no incentive to take care of the houses
- 19 Provide more education - to landlords
- 20 EmPOWERment can provide housing in other areas of town than Northside
- 21 need funds to do upkeep on rental properties - make more energy efficient
- 22 Strengthen non-profits relationships with one another - mutual block party?
- 23 Administrative assistance
- 24 Provide more education - to people needing services
- 25 Town provide more subsidy to Habitat and CHT
- 26 CHT and Habitat only proven models
- 27 Public housing is good for people on fixed incomes - but if you're not the more you work the more you pay
- 28 Public housing can't treat everyone the same - people have special circumstances.
- 29 Public housing pay utility bills?
- 30 Habitat has limited resources
- 31 Community Home Trust units too small and not affordable - need habitat model
- 32 Provide land and funding
- 33 Encourage mix of housing types

- 34 With IZ, let Habitat build houses
- 35 Add a position of a property manager for the properties who will bid out services and manage them (maintenance, hoa, etc).
- 36 Encourage organizations to collaborate on providing services
- 37 Encourage homeowners to do fundraising and 'give back'
- 38 Resale formula of the CHT is a trap for those who want to sell
- 39 Provide funding to organizations
- 40 Capacity building for AH providers
- 41 Operating funds
- 42 apartments and services combined for people with disabilities.
- 43 Roommate who could help someone with disabilities and get a decrease in rent or otherwise benefit from the arrangement
- 44 CHT same as rental - no equity. Maintenance, condo fees are expensive.
- 45 Provide operation money
- 46 Need public investment and commitment
- 47 Need funding for operations
- 48 Connect Chapel Hill's efforts to national level
- 49 Lenders don't like the condo model
- 50 Bring providers together, make sure they are all on the same page
- 51 Bring providers together, make sure they are all on the same page
- 52 Town could pursue an RFP model that prioritizes 0-40% units
- 53 Need organizational and operational subsidy
- 54 Section 8 is all going to non-elderly and non-disabled
- 55 Why do landlords not like Section 8 vouchers?
- 56 Club Nova needs repair work
- 57 Affordable housing should be well kept and maintained
- 58 Need a day center for mentally disabled
- 59 Mental health issues create affordable housing issues.
- 60 Need more section 8 vouchers
- 61 Shouldn't be disqualified if you are a couple bucks over the income limit
- 62 CHT does a great job managing properties
- 63 Stewardship fees threaten affordability
- 64 Make public housing cheaper
- 65 Having kids should move you to the top of the list for public housing
- 66 Get people out of public housing who are abusing the system or who have been there too long
- 67 Help people move out of public housing
- 68 Public Housing too much of a back and forth process - so much running around
- 69 Figure out the need - what is the housing stock?
- 70 Fund public housing programs
- 71 Strengthen family programs and transitional programs
- 72 Town could regulate its own rent - so should manage/own rental units
- 73 EmPOWERment does a lot of functions that no one else wants to do - but it's hard to get funding
- 74 CHT has been the only option the Council uses
- 75 CHT model does not work - always asking for more money

Affordable Housing

Focus Group Feedback



5. Analyze Town Ordinances and Policies

Are there Town policies that discourage affordable housing? Are there policies that the Town does not have that it should?

- 1 Town and County Taxes
- 2 Public Art expense
- 3 Remove barriers to the development of affordable rental units
- 4 HIGH taxes. Chatham is much lower
- 5 Bring in more commercial building would help with taxes
- 6 Town handicaps developers - should let them build what they want so we can get more taxes
- 7 Let developers build on their lots
- 8 Get developer to give money to a fund and people can apply for funding
- 9 Taxes too high
- 10 Anti-parking ordinances prohibit the kind of development that would attract upperclass students to stay on campus. Graduate student housing was so expensive b/c of the requirements of the Town to widen road a foot and add sidewalks
- 11 Approval process is too long
- 12 Allowing parking on campus would encourage upperclass students to stay on campus
- 13 Fast track Affordable Housing development
- 14 Development review process is too expensive
- 15 Should be able to build a small subdivision in a shorter amount of time
- 16 Taxes are unbearable
- 17 Allow big box
- 18 Fees for adding on to your house too high
- 19 If Town enforces more than 4 unrelated people rule it will push out students who are sharing rooms and create more demand for student rental
- 20 Dorms are expensive- which gentrifies the whole school
- 21 Taxes too high
- 22 tax base is all residential
- 23 Too many specialty stores not enough stores for basic needs. Town is losing sales tax revenue.
- 24 Developers can get away with anything
- 25 Taxes are over \$1,000 a month
- 26 Encourage Orange County to have more realistic housing assessments
- 27 Let's the developer get away with 15% - should be higher
- 28 Work with state to consider property tax reform
- 29 Continuing to allow accessory apartments
- 30 Taxes very high
- 31 Put density along transportation corridors and close to university
- 32 Policies needed to encourage developers to build affordable housing
- 33 Transit Department - some people are banned from using the busses - can they have a grace period when ban ends?
- 34 Subsidize land costs
- 35 Shorten development review process
- 36 Set higher income level for criteria
- 37 Town employees don't make enough to live here
- 38 Taxes too high
- 39 Need an affordable housing master plan

- 40 More regulations to prohibit student stuffers
- 41 Rental licensing
- 42 HOA regulate the # of houses an owner can have in a neighborhood
- 43 Does the Council support enforcement
- 44 Reporting requirements are time consuming
- 45 Allow accessory apartments
- 46 Allow mixed use development
- 47 Allow more units in small spaces along Rosemary Street
- 48 increase % of affordable housing requirement in the IZ ordinance
- 49 shorten and simplify development review process
- 50 Town \$ should not be used to help create or maintain rental units
- 51 Places for recreation in older existing complexes
- 52 Need property tax caps
- 53 More ordinances like the Inclusionary Zoning Ordinance
- 54 Reporting hotline for code violations w/ multiple languages
- 55 Need to help make complaints anonymous
- 56 Help people understand what they can complain about
- 57 Expand bus route to allow students to live farther away from campus
- 58 Taxes can be a problem
- 59 Need smaller, denser housing
- 60 Allow taller buildings to fit more units
- 61 development of student rentals raise taxes for surrounding houses
- 62 Housing department is not supportive in encouraging tenants to do more
- 63 Parking on longview street parking is a problem in Town b/c of students
- 64 City water wells in Efland expensive hookup fees
- 65 Paying for trash effects affordability.
- 66 Taxes
- 67 Forgetting about the people who have always lived here
- 68 Town requires surveys to do anything which are very expensive
- 69 NCDs do not work
- 70 Town let Empowerment break the rules for its homes
- 71 Town lets Empowerment go w/out enforcing min. housing code
- 72 Not a human right to live in a 3BR house in the middle of Chapel Hill
- 73 Four unrelated person ordinance is a farce
- 74 Outreach person who connected groups and the chamber etc.
- 75 Taxes
- 76 Should offer housing incentives for developing affordable housing
- 77 Town should have more scrutiny regarding ADA and Handicap accessibility for Habitat and CHT units
- 78 IZ makes all the units exist at one site. Spread the units throughout the Town.
- 79 NCDs work against affordable housing
- 80 Don't ban duplexes - allow them everywhere
- 81 Build on existing surfaces don't cut down trees
- 82 Allow more mixed use residential and commercial
- 83 IZ: Allow less units and more space/unit to accommodate families
- 84 Recognize local non-profits instead of treating them like they are asking for too much
- 85 Create an annual allocation for affordable housing providers instead of having them come and ask all the time
- 86 Development process is too long and too complicated
- 87 Help with Davis Bacon
- 88 Recognize trade-offs between environmental concerns and affordable housing
- 89 Transportation system is very park and ride orientated. More people living in town means more interconnections
- 90 Development process is too long and too expensive

- 91 Recognize costs of all the additional req's for developers and how expensive the length of the process is
- 92 Connect affordable housing, development review process and comprehensive plan
- 93 Impervious surface requirements in Meadowmont mean you have to build up which does not work well for people with disabilities
- 94 Density is the only way to grow if we want to stay true to urban services boundary
- 95 NCDs are bad policy and work against affordable housing
- 96 Tree protection took land out of play for infill development
- 97 TAXES
- 98 IZ capitulated on rental. Should make an expectation for rental housing too.
- 99 Town needs to be specific up front about priorities for development
- 100 IZ still has uncertainties
- 101 Town needs some 'skin in the game' - put some money into solutions.
- 102 Development process hinders creativity
- 103 Recognize the impact of the Urban Services Boundary on affordability
- 104 IZ pushes cost of 15% units onto market rate units so they cost more
- 105 Use incentives instead of extractions
- 106 Get land and market it toward developers
- 107 IZ - Payment in lieu should be less incentivized
- 108 Need to identify where the comp plan and lumo penalize affordable housing - NCDs, limits on density, etc.
- 109 PIL should be a % of the development and not a fixed amount
- 110 IZ - should include rental units.
- 111 Need a planner who can shepherd a NP through the development process
- 112 Need busses to operate at night
- 113 Developers should not be allowed to opt out of units
- 114 Took 4 years to build a parking lot at Chapel Ridge
- 115 TAXES
- 116 Busses need to serve everyone not just students
- 117 TAXES
- 118 Limits of the rural buffer drives up cost of properties within buffer
- 119 IZ doesn't work b/c other units have to pay for the AH units
- 120 Development process is too expensive
- 121 Town has too many sticks and not enough carrots
- 122 Should consider using rural buffer for affordable housing
- 123 Takes too long to get developments through the review process
- 124 TAXES
- 125 Busses stop running at 7pm - need to go later for working people
- 126 USB creates a constrained growth environment
- 127 Provide entitlement processing
- 128 Let the market cover certain areas and focus CDBG money on certain areas
- 129 Put a penny on the tax rate dedicated to affordable housing
- 130 TAXES
- 131 Transportation caters to the students or the games not the citizens of the town
- 132 Allow modular homes and SROs
- 133 Town treats students better than long time residents
- 134 Town needs more services and goods downtown
- 135 Planning Department not checking permits from Northside student stuffers
- 136 University is tax exempt so property owners have to pay more taxes to make up for them
- 137 Inspections division is not on the side of neighborhoods - they are on the side of developers
- 138 People shouldn't be allowed to build houses with 8 bedrooms in northside
- 139 TAXES
- 140 Urban growth boundary is good but it makes value of land very high

- 141 No more special use permits for luxury condos in Northside
- 142 IZ is not for poor people - it's for more upscale incomes
- 143 TAXES
- 144 TAXES
- 145 Encourage Builders not to build mansions
- 146 Development review process is too long
- 147 PIL should be very flexible to use
- 148 Rental Enforcement
- 149 Establish source of affordable housign funds from general fund
- 150 Council needs to provide leadership on solutions
- 151 Council needs to commit funding for AH rather than depend on private sector to pay for all affordable housing
- 152 A simplified development review process could allow tax-credit developers to compete for projects in Chapel Hill - right now it's too long
- 153 Provide zoning for multifamily
- 154 Town won't give up any of its stormwater or tree requirements to encourage affordable housing - makes it seem like affordable housing is not a priority.
- 155 provide zoning by right.
- 156 IZ: Allow for different affordable housing models than just the home trust units.
- 157 IZ: Consider small houses as an option