



World
Class
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ATTACHMENT 1

TRIANGLE J COUNCIL OF GOVERNMENTS

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August 27, 2002

To: Bill Strom
Chapel Hill Town Council and COG Board of Delegates

From: Lanier Blum, Director
Regional Center for Affordable Living

LB

The memo is to announce a new Triangle J Council of Governments (TJCOG) and UNC Institute of Government (IOG) project and to invite your community to participate.

This project is designed to provide research and guidance for local governments considering "Inclusionary Zoning." It is made possible by support from Emma's Fund and the E. and E. Chanlett Fund of the Triangle Community Foundation, and from the Z. Smith Reynolds Foundation.

This project has two components:

- Institute of Government faculty attorneys David W. Owens and Anita Brown-Graham will investigate what provisions North Carolina local governments may include in development ordinances under current statutory authority, and whether additional specific authority would be needed to maximize the programs' effectiveness. Next spring, the IOG will publish a guide book for NC local governments.
- A Regional Task Force of leaders in local government, affordable housing advocates and the region's housing industry will study effective programs, recommend program components that contribute to successful outcomes, and develop model development ordinance provisions. I will coordinate the work of the Task Force, with IOG researchers and local government staff as resources.

We hope that at least one elected or appointed official and one or two planning, legal or community development staff members from each participating local government will join the Task Force. It will meet about ten times, beginning in early October through February, with an optional visit to the Montgomery and/ or Fairfax Counties. It will report its findings to a regional housing conference in late January. Its findings and guidance will be incorporated in the Institute of Government guide book.

Regional Center for Affordable Living ▲ 919/558-2706 ▲ lanier@tjcog.org

Background

In early 2000 the Triangle J Council of Governments Board of Delegates and the Greater Triangle Regional Council adopted Regional Principles for Development including, "Housing choices of different costs should be integrated within communities," and "Access to public transportation and jobs should be promoted and protected as critical aspects of affordable housing." The Triangle J Council of Governments Affordable Living Technical Team began researching effective inclusionary zoning programs, reporting to the COG Smart Growth Committee.

A year later, the two groups of regional leaders endorsed five state legislative strategies to implement the Regional Principles. One of the five was specific authorization for local governments to implement "Inclusionary" Zoning. In response, seven Senators, led by Durham Senator Wib Gulley, sponsored a bill to create a Triangle regional pilot program. After a committee hearing, the Senators requested that the COG member governments develop model local ordinances, determine whether new authority was actually needed, and then consider bringing the issue back to the General Assembly if necessary.

Since then, the Town of Davidson, NC adopted North Carolina's first comprehensive inclusionary zoning approach in their Adequate Public Facilities ordinance. Several Triangle area local governments have begun implementing some components of an inclusionary housing program, while other leaders are exploring inclusionary programs. A number of COG member governments are currently updating their development ordinances. The Wake County Growth Management Task Force is exploring this strategy. In 2002, the timing seems right for a collaborative approach.

"Inclusionary" Zoning Guidelines Initiative - Next Steps

This regional project is designed as a forum for sharing approaches and experience, and as a collaborative for developing a workable, sustainable, effective, and defensible approach to inclusionary housing.

We hope that Chapel Hill will participate in this regional initiative. *If you would you please identify Task Force participants by September 6*, and send their names and contact information to me, we will figure out possible meeting times.

We also need your help to identify stakeholders for the Task Force. We plan to invite home builders, housing advocates, real estate professionals and others to help us make sure that our recommendations will offer a means for adding substantially more moderately priced homes throughout new developments, in ways that will be profitable and sustainable for the suppliers of the homes. I would appreciate your *recommendations for stakeholder participants at your earliest convenience.*

Thank you for considering this opportunity. Please give me your questions, advice, and suggestions throughout the process so it will meet your community's needs and concerns.

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Guidelines for INCLUSIONARY HOUSING in the Triangle Region

"...The nation's most innovative housing program."

- *Governing Magazine*, April 2000

"A win-win program that should be replicated in other rapidly growing areas."

- David Flanagan, President, National Capital Area Builders Council

A New Initiative

Attorneys and planners at the **UNC Institute of Government** and the **Triangle J Council of Governments Center for Affordable Living** have joined forces to develop model development ordinance provisions for "inclusionary" housing.

They will work with guidance from a **task force of Triangle area stakeholders** – local government, affordable housing advocates, and the housing industry.

This program is made possible by gifts from **Emma's Fund** and the **E. and E. Chanlett Fund** through the **Triangle Community Foundation**, and from the **Z. Smith Reynolds Foundation**.

Next Steps

The Council of Governments Task Force will study effective programs in other communities and provide advice to guide the development of program components and ordinance provisions designed to fit the needs of North Carolina's rapidly growing communities.

The Institute of Government attorneys will investigate what provisions North Carolina local governments may include in development ordinances under current statutory authority, and whether additional specific authority would be needed to maximize the programs' effectiveness. Next spring, the IOG will publish a guidebook for NC local governments.

An Initiative of the Triangle J Council of Governments
Center for Affordable Living

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Triangle J Council of Governments
Center for Affordable Living

PRODUCTS AND SERVICES

WHAT IS "AFFORDABLE LIVING"?

The Triangle region's leaders advocate that everyone live in a safe, secure home -- with access to jobs and services. However Triangle job centers confront a rapidly growing shortage of housing that people with low incomes can afford. When employees must live far from jobs, long commutes contribute to traffic congestion and diminish their own quality of life. When low-income households must resort to substandard housing, their health and safety is at stake. Triangle local governments aim to use planning tools as well as investments to expand the stock of affordable housing in job centers, especially areas with transit service.

THE CENTER FOR AFFORDABLE LIVING OFFERS TRIANGLE LOCAL GOVERNMENTS...

A FORUM FOR INNOVATION. Triangle communities have successful models to share and promising ideas to explore together. The forum brings together elected officials, researchers, and practitioners in both government and nonprofit organizations to share experiences, examples, models and lessons learned.

A STRATEGY COLLABORATIVE. Triangle communities can work together on shared legislative and policy priorities, new program design, cooperative program delivery, joint funding proposals, and synergistic approaches to regional issues.

CONSULTANTS FOR PLANNING AND ANALYSIS. Council of Governments staff, and the experts who serve on the regional Affordable Living Technical Team, can assist local governments with workshops, plans, policies, and program design. We specialize in projects that involve multi-agency collaboration or serve as models for new approaches to regional needs. Our approach is entrepreneurial and outcome-driven, with a focus on what works. Team members --with government, nonprofit, business and academic backgrounds -- offer many years of directly relevant experience. We offer both planning and administrative services. Let's work together!

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Deans, Faculty, and Directors

Name: Anita R. Brown-Graham



Title: Albert and Gladys Hall Coates Term Associate Professor of Public Law and Government for Outstanding Junior Faculty Achievement

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Areas of Interest: Civil liability of public officials and local governments; housing and community development

Anita earned her B.S. from Louisiana State University and a J. D. from the University of North Carolina at Chapel Hill. Before joining the Institute of Government in 1994, she practiced law with Diepenbrock, Wulff, Plant & Hannegan Associates in Sacramento where she represented business clients in a variety of litigation matters, including antitrust and federal and state employment discrimination actions. She is a member of the State Bar in California and North Carolina and a member of the American Bar Association. She is also a member of the North Carolina Association of Black Lawyers and currently serves as First Vice-President. Her publications include *State and Local Liability for Social Services, Public Health, and Other Shared Responsibilities* (co-author) and many articles.


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Deans, Faculty, and Directors



Name: David W. Owens
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Areas of Interest: Zoning, subdivision regulation, and other land-use controls; city and county planning; environmental protection; editor, *Legislative Reporting Service*.

David W. Owens is a Professor of Public Law and Government at the Institute of Government, University of North Carolina at Chapel Hill where he teaches and advises state and local officials on land use planning, and regulation.

He received his graduate planning degree and law degree from UNC-CH. His work experience prior to joining the IOG faculty includes three years as attorney and senior planner for the Wisconsin State Planning Office and ten years with the North Carolina Division of Coastal Management, where he served in a variety of capacities, including chief planner, assistant director, and director of the division. He was admitted to the bar in Wisconsin in 1975 and is also a member of the North Carolina bar.

Owens has been on the Institute of Government faculty since 1989. His publications include numerous books and articles on zoning law, including the basic legal reference on zoning law in North Carolina, *Legislative Zoning Decisions*, and the widely-used guide for citizen boards, *Introduction to Zoning*. He has also written on the scope of local governments' legal authority, urban growth management tools and techniques, First Amendment aspects of land use regulation, conflicts of interest, planning legislation, and various aspects of coastal management law and policy. He teaches courses in administrative law in the MPA program and in land use controls at the Law School.

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Triangle Center for Affordable Living

Staff

Lanier Blum, AICP is Director of the Triangle Center for Affordable Living at Triangle J Council of Governments. She is a consultant for local governments on regional and local planning, with a focus on tools to expand the stock of housing for low and moderate-income residents. Lanier joined the Council of Governments staff in 1999.

Work History

- In 1993-1999, Lanier directed resource and policy programs and designed housing finance products at Self-Help, one of the nation's two largest community development financial institutions. As leader of the Resource and Policy Team, she worked with Self-Help supporters, government agencies, and on Capitol Hill.
- In 1990 – 93 Lanier launched a new program in local comprehensive planning at Atlanta Regional Commission.
- In 1983-1987, Lanier served as a member of the Durham City Council.
- Lanier worked for 11 years in planning, advocacy, and administration in other government and nonprofit organizations and businesses.

Education

BA History, 1977, University of North Carolina at Chapel Hill

MA City and Regional Planning, 1982, University of North Carolina at Chapel Hill

Awards

- 1981 UNC City and Regional Planning - Hammer Fellowship in Economic Development
- 1991 Author of plan for Rockdale County and Conyers that received Georgia Planning Association and Georgia Department of Community Assistance awards
- 1992 Georgia Planning Association Outstanding Contribution to Planning in Georgia
- 2002 Fannie Mae Foundation Fellowship for Senior Executives in State and Local Government and Housing

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