

Handout from Chapel Hill-Carrboro Chamber of Commerce, November 15, 2004

Affordable Housing Ordinance Revision Proposal

Size of Subdivision	Actual Requirement by Percent	Proposed Rounded Requirement	Proposed Percent of Affordable Housing	Density Bonus (market + affordable)
5 lot subdivision	.75	1	20 percent	6 lots (5 +1)
6 lot subdivision	.9	1	16.7 percent	7 lots (6 +1)
7 lot subdivision	1.05	2?	28.6 percent	8 lots (6 +2)
8 lot subdivision	1.2	2?	25 percent	9 lots (7 +2)
9 lot subdivision	1.35	2?	22.2 percent	10 lots (8 +2)
10 lot subdivision	1.5	2	20 percent	11 lots (9 +2)
11 lot subdivision	1.65	2	18 percent	12 lots (10 +2)
12 lot subdivision	1.8	2	16.7 percent	13 lots (11 +2)
13 lot subdivision	1.95	2	15.4 percent	13 lots (11 +2)
14 lot subdivision	2.1	3?	21.4 percent	14 lots (12 +2)
15 lot subdivision	2.25	3?	20 percent	15 lots (13 +2)

Proposal 1: A fraction of .5 or greater would then be rounded up. Fractions less than .5 would be dropped.

AND/OR

Proposal 2: If the developer agrees to build affordable housing instead of providing a payment-in-lieu (for 5 to 12-lot subdivisions), the developer would receive a **density bonus incentive**. For example, if a 7-lot subdivision was proposed, and 2 lots of affordable housing were required, the developer could build 8 lots total. This would keep the impact on the developer the same for small subdivisions and would encourage building affordable housing throughout the community, including in small, infill developments.