



03-05-2025 Town Council Meeting Responses to Council Questions

ITEM #2: Rewriting Our Rules - A Land Use Management Ordinance (LUMO) Update

Council Question:

Has the Community Design Commission given input on this topic? If so, can you please pass that on?

Staff Response:

Staff are continuing to engage with the CDC regarding design regulations. We have received CDC feedback (attached) on working documents that are significantly more detailed than what we are currently sharing with Council. The working documents that were shared with the CDC are available here:

<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=7046992&GUID=C37DE5F9-FF51-4000-8012-AED7968E05EC&Options=&Search=>

Please note that these documents are a work-in-progress and will likely be heavily revised before they are incorporated into a draft ordinance. As such, staff are not requesting Council feedback on them at this time.

Council Question:

When we talk about “Build to Zones”, are we requiring certain sizes or types of pedestrian and bike infrastructure depending on the context? We’ve talked a lot, at various times, about wide sidewalks, for instance. How is that achieved/guaranteed through the LUMO?

Staff Response:

The proposed LUMO will likely require that new development provide bicycle and pedestrian infrastructure that is consistent with the Town’s Mobility and Connectivity Plan. This will allow the Town to require different types of infrastructure such as sidewalks, multi-use paths, and bike lanes. Once the E2E feasibility study is complete, those plans could potentially be referenced as well for improvements within the right of way.

Council Question:

Also, can you please tell us more about how the LUMO will ensure that future development creates ample and high-quality public realm? (ie. outdoor dining, pocket parks, plazas)

Staff Response:

The Town does not have the authority to require that private property be open to the public. As a result, LUMO can help to ensure that new development relates to the existing public realm in a positive way but it cannot ensure that new development will expand the public realm through the creation of new publicly accessible spaces.

Conditional zoning will continue to be a powerful tool for securing new public amenities because it allows for project-specific negotiations.



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ITEM #2: Rewriting Our Rules - A Land Use Management Ordinance (LUMO) Update (Cont'd)

Council Question:

Since lighting is one of the concerns we hear about parking decks, can you provide pictures and additional info about how well the screening for these decks works at night?

Staff Response:

Staff can discuss some of the tradeoffs associated with different types of screening during the March 5 meeting. However, we do not recommend using nighttime pictures of parking decks as part of this discussion. It is extremely difficult to accurately convey nighttime lighting conditions using pictures. Staff do not want to share materials that may unintentionally exaggerate or downplay the impacts of parking deck lighting.



03-05-2025 Town Council Meeting Responses to Council Questions

ITEM #2: Receive an update on the Town’s Public Housing Program

Council Question:

Can you please share the public housing admissions guidance including the criminal record exclusionary language?

Staff Response:

Below is our admission criteria for Chapel Hill Public Housing. Please find attached our Admissions and Continuous Occupancy Policy (ACOP) for additional details.

- 1) Qualify as a family
 - a) A group of two or more persons related by blood, marriage or operation of law (including foster children) or who give evidence of a stable relationship which has existed over a long period of time and who live regularly together as a single household.
 - b) Two or more unrelated individuals who live together as a single household
 - c) An individual who has reached retirement age as defined in Section 216(a) of the Social Security Act (now 62, but any future amendments to the Act will apply to this definition); or is disabled as defined in Section 223 of the Social Security Act or in Section 102 (5) of the Developmental Disabilities Services and Facilities Construction Amendments of 1970.
 - d) A single person who is not elderly or disabled.
- 2) If single, are capable of living independently;
- 3) Meet HUD requirements on citizenship or immigration status;
 - a) At least one member of the household is a citizen or otherwise has a legal immigration status
- 4) Provides documentation of Social Security numbers for family members aged 6 or older or certifies that they do not have Social Security numbers;
- 5) Total annual family income at time of admission that does not exceed 80% of the area median;
- 6) Head of household is at least 18 years old;
- 7) Whose net family assets together with the net income of the family are insufficient to obtain and maintain adequate accommodations on the private market;
- 8) Whose family composition conforms to the occupancy standards that are appropriate to the vacant unit;
- 9) Have not displayed abusive, harassing, or violent behavior towards any Town staff, and/or residents;
- 10) Whose past performance in meeting financial obligations, especially rent, is satisfactory;
- 11) Who has no record of neighborhood disturbances, destruction of property, living or housekeeping habits from prior residences that would adversely affect the health, safety or welfare of other tenants;
- 12) Who has no record of criminal activity involving crimes of physical violence to persons, and/or property which could adversely affect the safety or welfare of other tenants;
- 13) Who has no record (in the past 10 years) of illegal drug activity except for Methamphetamine
- 14) Who does not owe rent or other charges to any Public Housing Agency or to any Section 8 Program. If the applicant owes the authority or any assisted housing program money from previous occupancy (move-out balance debt), this debt must be paid prior to the applicant’s application being processed for housing; and
- 15) Were not previously evicted from any Public Housing Agency.

Number of Persons		
Number of Bedrooms	Minimum	Maximum
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10



03-05-2025 Town Council Meeting Responses to Council Questions

ITEM #2: Receive an update on the Town’s Public Housing Program (Cont’d)

Council Question (Cont’d):

Can you please share the public housing admissions guidance including the criminal record exclusionary language?

Staff Response (Cont’d):

Disqualifying Events

In accordance with federal rules, the authority is required to establish standards that prohibit admission of applicants who have engaged in certain criminal activities outlined below. Admission is also prohibited if the authority determines that:

- Any household member is currently engaging in illegal drug use: or
- Has reasonable cause to believe that a household member’s illegal use, or pattern of illegal use of a drug, may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

Criminal Exclusionary Period:

CRIMINAL ACTIVITY	PROPOSED EXCLUSIONARY PERIOD
Registered Sex Offenders	LIFE
Manufacturing Methamphetamine	LIFE
Sale, manufacture or distribution of drugs or counterfeit substance (including trafficking)	10 YEARS
Felony Assault	7 YEARS
Felony Property Crimes (i.e. Felonious larceny, burglary)	7 YEARS
Possession of drugs	7 YEARS
Felony- Fraud	3 YEARS
Misdemeanor- Larceny(shoplifting)	2 YEARS
Misdemeanor-Assault	1 YEAR
Trespassing	1 YEAR

Council Question:

Can you please provide us with an update on plans for redeveloping our public housing communities?

Staff Response:

Redevelopment of one of our public housing neighborhoods is currently underway, with Trinity Court under construction to provide 54 units of affordable housing. Affordable Housing and Community Connections plans to develop a Repositioning Plan over the next year that will outline a comprehensive and strategic approach to sustain our entire portfolio of public housing into the future, including renovation, redevelopment, and disposition of neighborhoods.