



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
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Chapel Hill, NC 27514

## Legislation Details (With Text)

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**Title:** Staff Update: Expedited Review of Affordable Housing.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Petition

Date	Ver.	Action By	Action	Result
3/9/2022	1	Town Council	received and filed	

### Staff Update: Expedited Review of Affordable Housing.

**Staff:**

Colleen Willger, Director  
Judy Johnson, Assistant Director  
Corey Liles, Planning Manager  
Sarah Viñas, Director  
Nate Broman-Fulks, Affordable Housing Manager  
Emily Holt, Affordable Housing Development Officer

**Department:**

Planning  
  
Affordable Housing & Community  
Connections

**Overview:** On September 22, 2021, Council members submitted a petition calling for strategies to rapidly promote increased production and availability of affordable and missing middle housing. An initial update, with a draft Work Plan to address the full range of interests in the petition, was provided to Council on November 17, 2021. This item provides further details on a specific petition interest, the creation of an expedited application process for projects with a substantial amount of affordable housing.



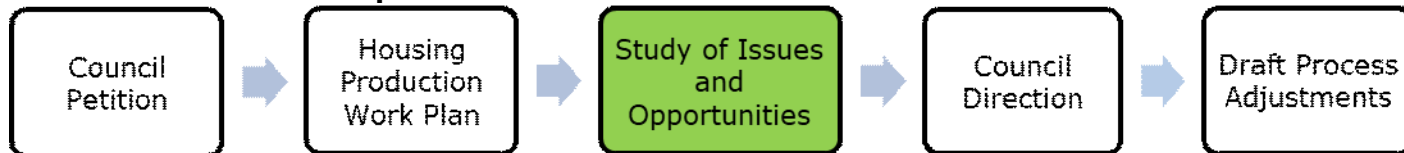
### Recommendation(s):

That the Council receive this update on considerations for an affordable housing expedited review process.

### Key Considerations:

- The pilot of expedited application review for projects proposing 100% affordable units will continue through the spring and will provide insight on what could work well for subsequent reviews.
- Staff have identified other research and study topics to inform policy solutions.
- A successful review process must balance elements such as timeliness, complexity of application materials, and number of meetings. Improving performance on timeliness requires tradeoffs.
- Staff is exploring high-level policy options responsive to these tradeoffs such as simplified application materials, consolidated Advisory Board review, and additional staff capacity.
- As this effort moves forward, qualifying affordability criteria and performance metrics will also be solidified.

**Where is this item in its process?**



**Next Steps**

Over the next few months, staff proposes:

1. Continued pilot of expedited application review of Trinity Court, Jay Street, PEACH Apartments, and Gattis Court
2. Council discussion of high-level policy options to determine preliminary direction

A more detailed Proposed Project Schedule is provided in the Staff Report.



**Attachments:**

- Staff Report
- Petition

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

By accepting this report, the Council acknowledges receipt of this update on Expedited Review of Affordable Housing.