

City of Wilmington/New Hanover County  
Workforce/Affordable Housing Ad hoc Committee  
February 14, 2017  
Meeting Notes

Present: Robert Rosenberg, Steve Spain, Dave Spetrino, Jody Wainio, Will Bland, Katrina Redmon, Katrina Knight, Gloria Green, Linda Smith, Paul D'Angelo, Phil Humphrey, Tilghman Herring

Staff –Suzanne Rogers, City of Wilmington; Jennifer Rigby, New Hanover County (NHC)  
Julia Moeller, NCH; Rebekah Roth, NHC

Absent: Elizabeth Dodson

Resigned: David Barnes, Carlos Braxton

Jody Waino, Chair, called the meeting to order and welcomed all.

Jennifer Rigby reviewed the submittals from the committee members statements of Why Housing that's Affordable is important.

Jody referred to the brainstorm list from 12/13/16 meeting and the group discussed the following.

**Discussion Topic:** How can zoning and other development regulations be used to encourage more affordable housing?

The committee discussed and recommended the following:

- 1) As each jurisdiction updates their respective zoning ordinances, the following recommendations are encouraged.
  - a) Allow Accessory Dwelling Units:
    - i. For the City's ordinance, the existing standards need to be improved with a focus on affordability.
    - ii. For the County's ordinance, standards need to be created that are similar to the City.
  - b) Each jurisdiction is encouraged to look for ways in which the zoning ordinances can increase density and height limitations to encourage more efficient and affordable development.
  - c) Density Bonuses and a reduction in parking requirements is encouraged. Density Bonuses should be available for projects providing affordable units for households up to 120% of Area Median Income.
  - d) Once both ordinances are complete, preemptive rezoning are encouraged to better align zoning with long range planning efforts. The desired result will be a reduction in rezoning requests needed for affordable housing projects (as well as others) and will better implement the visions set forth in the long range planning efforts.
  
- 2) The City and County look for ways to streamline/ expedite the permitting process.

- 3) Explore ways to encourage CFPUA to defer fees, offer payment plans, and rebates.
- 4) In addition to other roles, the Permanent Affordable Housing taskforce should:
  - a) Serve as an ombudsman for new affordable housing projects.
  - b) Act as a liaison between Permanent Affordable Housing committee and Planning staff, consultants, and Planning Commissions to facilitate communication and inclusion of affordable/workforce housing issues in review and revisions of Land Use Ordinances, as well as project review and recommendations.
- 5) Each jurisdiction utilize synthetic Tax Increment Financing (TIF) as a means of supporting the development of housing that is affordable.
- 6) City Council and Board of Commissioners encourage the use of the 4% Low Income Housing Tax Credit bond program, with bonds to be issued by the Housing Authority. This would require no financial backing by either governing body.