

Recommendation Number 6

FOR ALL PROPOSED DEVELOPMENTS UNDER 50 UNITS, DENSITY BONUSES FOR AFFORDABLE HOUSING SHOULD BE *USE BY RIGHT SUBJECT TO SPECIAL REQUIREMENTS*, NOT A CONDITIONAL USE. THE SPECIAL REQUIREMENTS SHOULD BE DEVELOPED WITH COMMUNITY INPUT AND SHOULD NOT BE PROHIBITIVE OR ONEROUS.

Vote: 12-4 in favor

Priority: High

Implementation Date: December 31, 2008

Update: The Use By Right Subject to Special Requirements upper limit should be increased to 100 units to reflect the current market, or follow the changes in the UDO being proposed for Level I, II, and III Conditional Use approvals which would allow larger complexes to be approved without rezoning battles.

Recommendation Number 9

IN ALL RESIDENTIAL SINGLE FAMILY DISTRICTS, ALLOW DUPLEXES, TRIPLEXES AND QUADPLEXES AS CONVERSIONS OR NEW CONSTRUCTION AS USE BY RIGHT SUBJECT TO SPECIAL REQUIREMENTS. RE-EVALUATE THE SPECIAL REQUIREMENTS CURRENTLY IN PLACE FOR DUPLEXES TO INCREASE FLEXIBILITY. IN GENERAL, ALL RESIDENTIAL AREAS SHOULD ALLOW MULTI-FAMILY BUILDINGS THAT FIT THE DESIGN, SCALE AND CHARACTER OF THE NEIGHBORHOOD.

Vote: Unanimous

Priority: High

Implementation Date: December 31, 2008

Update: No update. Still strong support for this recommendation.

Recommendation Number 11

ENCOURAGE THE USE OF TRANSIT BY REDUCING PARKING REQUIREMENTS THROUGH THE USE OF ON-STREET PARKING.

Vote: Unanimous

Priority: Medium

Implementation Date: December 31, 2009

Update: No update. Still strong support for this recommendation.

Recommendation Number 12

THE CITY SHOULD CONDUCT A LAND STUDY TO SEE WHERE DENSITY CAN BE INCREASED ABOVE

THE CURRENT DENSITY ALLOWED. RETURNING TO ZONING THAT WAS IN PLACE BEFORE THE UDO WAS IMPLEMENTED SHOULD BE CONSIDERED AS THE RE-ZONING UNDER THE UDO RESULTED IN A SIGNIFICANT LOSS OF LAND AVAILABLE FOR MULTIFAMILY HOUSING. THE CITY SHOULD INCREASE DENSITY, WITH AN EMPHASIS ON AFFORDABLE HOUSING, IN ALL DISTRICTS TO THE EXTENT FEASIBLE.

Vote: This recommendation was created from discussion of the Task Force at a full Task Force meeting on May 1, 2008. At future meetings, the Task Force did not choose to discuss the recommendation further or vote on it.

Priority: High

Implementation Date: July 1, 2009

Update: The City should consider making UDO changes to allow increased density in zoning classifications like CBI, CBII, Office, Institutional, and Highway Business to immediately allow an underlying density of 32 units per acre instead of 16 if the parcel is located along a City identified transit corridor. This would be an interim step of immediately allowing increased density without rezoning and would encourage the type of high density, mixed-use development that the City currently states is a goal in the 2025 and other master plans.

Recommendation Number 21

IN 2003, CITY COUNCIL VOTED TO RESCIND THE MANDATORY INSPECTION PROVISION OF THE MINIMUM HOUSING CODE, BUT COMMITTED TO STUDYING THE IMPACT OF THIS CHANGE ON THE AFFORDABILITY AND CONDITION OF RENTAL HOUSING. THIS STUDY HAS NOT BEEN DONE. THE CITY SHOULD EXPLORE THE IMPACT OF THIS CHANGE AND REVISE THE MINIMUM HOUSING CODE AS NECESSARY TO ENSURE THE RESIDENTS OF ASHEVILLE HAVE SAFE HOUSING TO RENT.

Vote: This recommendation came from the Current State of Affordable Housing subcommittee. The full Task Force did not choose to discuss and vote on this recommendation.

Priority: High

Implementation Date: July 1, 2010

Update: No update. Still strong support for this recommendation. In light of the current budget situation, would recommend that landlords provide inspections by hiring private inspectors.

Recommendation Number 22

AFFORDABLE HOUSING IS ONE PART OF AN INTEGRATED APPROACH TO PLANNING. CREATE TRANSIT CORRIDOR OVERLAY DISTRICTS THAT ENCOURAGE AFFORDABLE HOUSING BY PROVIDING INCENTIVES FOR MIXED USE DEVELOPMENT, HIGHER DENSITY, SUSTAINABILITY, INFILL DEVELOPMENT AND OPEN SPACE. POTENTIAL AREAS FOR THE TRANSIT CORRIDOR

OVERLAY DISTRICTS ARE: PATTON AVENUE IN WEST ASHEVILLE, MERRIMON AVENUE IN NORTH ASHEVILLE, TUNNEL ROAD IN EAST ASHEVILLE, AND HENDERSONVILLE ROAD AND, SWEETEN CREEK ROAD IN SOUTH ASHEVILLE.

Update: The City should consider making UDO changes to allow increased density in zoning classifications like CBI, CBII, Office, Institutional, and Highway Business to immediately allow an underlying density of 32 units per acre instead of 16 if the parcel is located along a City identified transit corridor. This would be an interim step of immediately allowing increased density without rezoning and would encourage the type of high density, mixed-use development that the City currently states is a goal in the 2025 and other master plans.

Vote: Unanimous

Priority: High

Implementation Date: January 1, 2010