



The Town *of* Davidson

College Town. Lake Town. *Your Town.*

Text Amendment

- Chapter 5 of the Planning Ordinance
- Change language that is attached to the distribution chart in 5.2.C.2-****PIL option:** Payment in Lieu Option available for the minimum required percentage at the discretion of the developer.
- Delete 5.2.D. and replace with language that allows a PIL for all units



Section 5.2.C.2. Distribution Table:
Remove the following language “Payment in Lieu Option available for the minimum required percentage at the discretion of the developer” and insert “Payment in Lieu Option is available for all required affordable units at the discretion of the developer”.



Section 5.2.D. Payment in Lieu: Revise in its entirety to read as follows: “An applicant may make a payment in lieu of providing some or all of the affordable housing units. The Town shall set the payment in lieu per unit amount from time to time.”



What does this change?

Developers were only permitted to make a PIL for units that were to be built for households that earn less than 50% of the AMI.* Now, developers can make a PIL for all units.

*30% of the total number of AFH units



Consistency with the Comprehensive Plan

The proposal continues to require participation in the Town's affordable housing program.

In order to promote socioeconomic diversity, the town will continue to require affordable housing (29).



The proposal will bring in more funds that can be directed toward alternative affordable housing, such as rental and senior friendly housing.

As more seniors retire or choose to age-in-place, more accessible housing is needed (29)

Promote rental and high-density affordable housing (Goal 2, 53)

Develop flexible and affordable senior housing (Goal 1, 53)



The proposal will allow the Town to take a more active role in locating affordable housing through the community. The payment in lieu funds gives the Town the ability to partner with other developers who are experienced in developing low to moderate income housing. These funds can be used to, for example, take advantage of market opportunities by locating and purchasing property, or to contribute to a low income housing tax credit (LIHTC) project. If the Town is able to support an LIHTC project, the number of affordable units will significantly increase, and the location of the units will be close to transit.



*Locate affordable housing throughout the community
(Goal 2, 53)*

*Prevent net loss in the number of existing affordable
houses (Goal 2, 53)*

*Promote rental and high-density affordable housing
(Goal2, 53)*

*Growth should create a full range of employment
and housing opportunities (71)*

*Recognizing that many of Davidson's residents will
commute to work, affordable housing within close proximity
of the transit station will be critical to quality of life and the
success of the commuter rail (Goal 2, 53)*

