



JULY 2010

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Governmental Affairs

THOUGHTS ON THE UDO FROM THE HOUSING COMMUNITY

There is considerable buzz on the street these days about the proposed Unified Development Ordinance, otherwise known as the UDO. Different camps have different perspectives, and for each camp, their perspective is their reality. True reality usually lies somewhere in between. I would like to share with you some realities from our perspective.

First of all the Housing Community is not against the UDO. We feel it has not been fully vetted and is not ready for passage. Our volunteers have been faithful members of the Stakeholders group that has reviewed the document for over two years now and have been integral to the process. The City has probably received more "in kind" free consultation from all the Stakeholders than they have paid the Chapel Hill consultants. Our members are Stakeholders because they understand the importance of the UDO and want to be sure we get it right the first time because so much is at stake. We want to be a positive part of the process.

At the June 1 presentation by the consultants and City staff, it was our perception that these presenters were saying that the UDO was ready to go and that there might be a handful of items over which there were disagreements. That is where our reality was much different from theirs. During the two year process, there had been numerous points that our Stakeholders had made to staff on repeated occasions that to our way of thinking had not been addressed. To our count, there were 66 items given in writing in January that we felt were still unanswered that Staff seemed to be saying had been resolved.

We honored the process and once again presented these items, this time to the Planning Commission in writing on June 15 with book and page references plus the reasoning behind each of our objections. Some of these objections are quite complex and will require a good deal of discussion to resolve. Some of them should be solved quickly. Our concern is how Staff's reality was that this current version of the 525 page UDO document was nearly ready for passage, when we had repeated raised multiple objections on at least 66 items verbally and in writing since January.

There are plenty of specific points of disagreement we can discuss but major ones concern the Open Space requirements and the Parks and Recreation fee in lieu of provision; what we perceive as a general disdain for multi-family projects and onerous requirements for design and layout; the definition and enforcement of "light trespassing;" an opposite opinion on the merits of connectivity; and that the Administrative Manual is not completed. There are also concerns with block length, the location and layout of street trees, sidewalks and utility easements, parking requirements, and many other substantive issues.

According to our research from the engineer who worked on the project and is a Stakeholder, if the Parks and Recreation fee in lieu of were applied to the Westlake at Morganton Apartment complex, there would have been an increased cost from that provision alone of approximately \$750,000 which would have killed the project. This same engineer applied the Open Space requirement and Parks and Recreation fee in lieu of to the Patriot Park subdivision and found the added cost to this subdivision from these two provisions alone would have been nearly \$500,000. These are staggering numbers that our reality cannot justify, especially from just two of the UDO provisions.

The UDO is a fabulous academic study in Planning. We feel that the process must be taken further. You must take it to the field, and that is where our reality says the UDO needs work. We feel that the following acid tests questions need to be applied initially to our 66 questions and then to the next version of the revised document:

- Is it practical?
- Will it work in the field?
- How much will it cost?
- Who pays the cost?
- Can they pay the cost?
- What are the unintended consequences?

The Home Building community will continue to work hard to produce an ordinance that provides a more attractive community with more logical development in a cost efficient manner. We feel the UDO in its present form does not provide that. To our way of thinking, it needs considerably more revision, to which we continue to be prepared to be a positive part.

Malcolm McFadyen

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Permit Report June 2010

Nature of Permit	Cumberland County		City of Fayetteville	
	#	Estimate Cost	#	Estimated Cost
New Single Family	69	\$10,378,875	28	\$4,079,121
Res. Additions	47	\$600,329	139	\$1,556,352
New Commercial	3	\$37,000	3	\$2,171,000
Com. Additions	7	\$415,817	27	\$2,283,105
Apartments	0	\$0	1	\$2,760,502
Town homes	0	\$0	0	\$0
Total	126	\$11,432,021	198	\$12,850,080

Month	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001
	January	52	48	56	132	170	127	100	64	71
February	71	66	64	144	191	181	114	58	87	55
March	124	104	96	137	168	197	119	95	83	81
April	89	92	107	137	175	191	128	76	80	85
May	84	94	78	130	211	187	108	85	111	93
June	97	82	66	90	156	167	149	98	71	63
July		85	95	99	142	135	164	79	122	77
August		102	97	112	180	139	142	80	90	71
September		60	66	70	195	144	115	87	71	54
October		86	47	94	128	144	115	89	86	62
November		58	22	61	136	138	138	88	65	65
December		60	22	64	103	117	129	103	89	48
Total	517	937	816	1270	1955	1867	1521	1002	1026	819

Surrounding Counties	Single Family
Harnett	N/A
Hoke	N/A
Moore	N/A
Total	0

New Single Family-Cumberland & Fayetteville

Up Coming Events

- July 14-Parade of Homes Committee Meeting at HBAF office, 12 noon
- July 15-Executive Board Meeting at 8:30 am, Board of Directors Meeting at 9 am, Governmental Meeting at 10 am at the HBAF office
- July 21-Membership Committee Meeting at HBAF office, 12 noon
- July 23-Parade of Homes Art Exhibition at the Arts Council, 6:30 pm
- July 28-Builders Luncheon, 11:30 am-location TBD
- July 29-[Lead Based Paint Certification Class](#), 8 am-5 pm HBAF office