

Racial Equity Pocket Questions – Review of the Lloyd – Broad Overlay District**What are the racial impacts?**

This follow-up relates to an overlay district established in the Lloyd-Broad Neighborhood in 2018, following requests from and engagement with community members in the historically Black neighborhood. The purpose of the district was to establish standards to support the neighborhood being friendly to families, to continue to welcome a diversity of families and individuals into the community. Student rental development in the years prior to 2018 and continuation of trends that had been occurring in the previous decade in Chapel Hill's Northside neighborhood were beginning to make it increasingly difficult for people of all backgrounds to access housing and affecting the quality of life for families who lived here. The Town has worked to mitigate racial impacts in the Lloyd Broad Neighborhood through Community Development Block Grant projects for sidewalks, street construction and sewer installation, the use of revolving loan funds for critical home repair, partnerships with Habitat for Humanity and the Lloyd-Broad Overlay District establishment, which includes a family definition different from that used elsewhere in Carrboro, and associated development standards.

Who is or will experience burden?

Families and individuals affected by changes in housing type, parking impacts, regular turnover of occupants/residents of rental units, either those who would like to use their property and rent to a greater number of individuals and cannot, or those for whom the present regulations are not sufficient to preserve the family friendliness of the district.

Who is or will experience benefit?

Families and individuals who are experiencing or will experience positive results from the overlay district requirements, including the ways homes are constructed or modified and the ways homes are occupied.

What are the root causes of inequity?

Past structural racism in the United States has affected access to and funding/financing for property ownership, educational and health care access, infrastructure, public services, and wealth generation for Black families.

What might be the unintended consequences of this action or strategy?

The review allows checking to see if there are unintended consequences. Possible impacts for limitations on development opportunity could be limited wealth generation and/or occupancy by some family-type units.

How is your department planning to mitigate any burdens, inequities, and unintended consequences?

Continued use of the REAL and pocket questions, participation in the Good Neighbor Initiative. Monitoring of complaints/violations and instituting a rental registry program to provide for regular inspections if seems warranted. The overlay district was created at the request of the existing neighbors, who are being asked to communicate concerns about its implementation. Should issues be identified, the overlay district can be amended accordingly.