

Race and Equity Pocket Questions

Title and purpose of this initiative: Special Use Permit-A Permit Extension Request for Chan Live-Work Project, 603 Jones Ferry Road

Department: Planning, Zoning and Inspections

What are the racial impacts?

This permit extension request relates to a Special Use Permit-A (SUP-A) granted by Town Council to allow development of a live-work mixed use project at 603 Jones Ferry Road. The project would involve the addition of a new building on a currently vacant lot. Jobs would be created during construction and new dwelling units would exist after construction is complete. The purpose of the agenda item is to extend the date on which the permit would otherwise expire. Racial impacts associated with this permit expiring include the delay of anticipated benefits such as construction of new homes that may potentially serve residents of the community that face economic challenges with purchasing a home. Other impacts include the additional tax value and associated increase in the tax base and revenue for use by local governments in providing services.

Who is or will experience burden?

During construction, the community will experience burdens such as noise, traffic, dust and other changes related to the development of this property. Nearby property owners may also experience an increase in the value of their properties due to proximity to the newly constructed project, and, if so, may see associated increases in property taxes.

Who is or will experience benefit?

The community will benefit in general from the project providing newly constructed dwelling units, which presumably will raise property values in the area and improve / increase the tax base. Local contractors may also experience benefit from the opportunity to be employed in relation to building the project. New residents living and / or working in the building will benefit from the opportunity to live and / or work in a newly constructed home that is within walking and biking distance to shopping and other amenities, is located on an existing public transit route, relatively close to downtown.

What are the root causes of inequity?

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 BIPOC families.

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

The noted burdens may be larger than anticipated and the mitigating measures and if the project does not result in the number of and / or salary for the new jobs created in a manner that is consistent with local housing and market costs. Property value increases associated with the development itself may be lower than expected with tax revenue increases also lower. Property



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value increases on adjoining properties could also be higher than expected and could further exacerbate challenges associated with the affordability of housing.

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

The department plans to evaluate construction process and monitor impacts before, during and after development, including stormwater and traffic. The department will continue to use the REAL and pocket questions in relation to consideration and implementation of policies in the town's comprehensive plan, *Carrboro Connects*.