

## **Race and Equity Pocket Questions**

### **Title and purpose of this initiative:**

Budget Amendment Designating Unreserved Fund Balance towards Cost-Share for Community Engagement and Master Plan Design Services for the Greene Tract

### **Department:**

Planning, Finance

### **What are the racial and equity impacts?**

The 164-acre tract is within Chapel Hill's Extraterritorial Jurisdiction (ETJ) and located on the eastern border of the Historic Rogers Road Neighborhood boundary, a historically Black community at the boundary of Carrboro and Chapel Hill. Roughly 60 acres of the land have been set aside for the Headwaters Preserve, with the layout of the remaining 104 acres to be refined by this upcoming process of community engagement and master planning. The consultant firms selected scored highly for their inclusive, effective, and meaningful community engagement and the quality of their site design skills. Development on the tract could have racial impacts; the 2021 adopted resolution and the 2016 Mapping Our Community's Future report identify uses including the creation of new recreative and educational facilities and the provision of mixed-use development (with affordable housing stated as a primary interest). Future changes could also affect the property values in nearby neighborhoods; the engagement and subsequent design processes' purpose is to create a master plan that is compatible with the Mapping Our Community's Future report in conjunction with the Rogers Road Community.

### **Who is or will experience community burden?**

Nearby community members may long-term face burden if development on the Greene Tract affects their neighborhood landscape and/or their properties. The community engagement and design activities aim to limit that burden through residents' input and by prioritizing historically marginalized and disenfranchised communities, including the Historic Rogers Road Neighborhood. Community engagement may burden residents and stakeholders in all three jurisdictions in the short-term that require them to attend meetings or workshops and bring attention to the Tract. Similarly, a prolonged community engagement period may delay potentially equitable outcomes of project build out.

### **Who is or will experience community benefit?**

This process of community engagement and master planning will prioritize historically marginalized and disenfranchised communities, including the Historic Rogers Road Neighborhood. This prioritization will benefit current residents by continuing to identify them as key stakeholders and ensuring they have a platform with which to shape the future of nearby development, as well as agency in the types of benefits they hope to see from future land uses. These could include resources such as pedestrian access to recreational and educational facilities, open space, and low intensity commercial and maker spaces that supplement the RENA Community Center.

**What are the root causes of inequity?**

Methods and strategies of public engagement that do not acknowledge known barriers for low-income stakeholders and/or historically marginalized stakeholders including scheduling opportunities to engage that preclude shift workers from participation, do not provide childcare, are too infrequent, or are promoted with resources that are relatively unused by such stakeholders. Lack of representation in government staff, volunteers, and elected officials is also a barrier to participation by historically marginalized community members. Economic inequities such as accumulation of generational wealth, accessibility of affordable housing and of recreative space, can be attributed to historical, discriminate lending practices and exclusionary development patterns at larger geographic scopes than that of the Greene Tract.

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

An unintended consequence of the planned engagement and design could be that some residents are not included in the public engagement process; for example, these may stem from gaps in diversity of engagement events and methods or gaps in neighborhood demographic data. One unintended consequence from long-term development might be changes to property values, affordability and/or character of nearby neighborhoods and properties. Another unintended consequence may be new stressors on ecologically sensitive lands like streams and riparian buffers from new development. Additional community engagement could also result in the original intentions of previous planning and engagement being altered.

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

An Environmental Assessment was completed in 2020 of the Greene Tract identifying road, utility, and land use development layouts that would protect the most sensitive ecological areas; the 60-acre Headwaters Preserve also protects these natural resources. The core working group includes neighborhood and affordable housing representatives. Additionally, zoning changes in Chapel Hill and Carrboro designed to implement the goals of the Mapping Our Community's Future community planning effort, completed in May 2016, seek to preserve the character of the currently lower-density area that would be most affected by future land use changes in the Greene Tract to the east.