

Race and Equity Pocket Questions

Title and purpose of this initiative: Special Use Permit-A Permit Extension Request for 201 North Greensboro Street

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 three-story commercial building at 201 North Greensboro Street. The project would involve the construction of a new building with multiple commercial uses allowed to operate within the new structure. The purpose of the agenda item is to extend the date on which the permit would otherwise expire. Racial impacts associated with this request include the delay of anticipated benefits such as expanded commercial uses and living-wage job opportunities in proximity to neighborhoods in general, both during construction and as new businesses open within the building once it is complete. These jobs may be available and provide employment opportunities for residents that may include a higher proportion of people of moderate and lower incomes and people of color. 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. Residents of the existing homes nearby may also experience the burden of having additional traffic near where they live. Nearby property owners may also experience an increase in the value of their properties due to proximity to the newly constructed homes, and, if so, may see associated increases in property taxes.

Who is or will experience benefit?

The community will benefit from additional commercial use opportunities being available, which has the potential to produce additional job opportunities that may be available and of benefit to residents that include a higher proportion of people of moderate and lower incomes and people of color.

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 development standards may not offset these burdens in relation to project benefits. The number of and/or salary for the new jobs may not reach the level of living wage and combined with local housing costs, may mean workers have to travel some distance and generate additional trips to access jobs in the development. Property value increases associated with the development itself may be lower than



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expected with tax revenue increases also lower. Property 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*.