

Race and Equity Pocket Questions

Title: New Carrboro Unified Development Ordinance (UDO) Project Update

Purpose: *This agenda item is designed to provide the Town Council with an opportunity to receive an update from CodeWright, the consultant team preparing the New Carrboro UDO, and to ask questions and provide comments in an informal setting.*

Department: Planning

1. What are the root causes of inequity in Carrboro and/or overall as it pertains to this subject area?

- Nationally and locally, intersectionality and inequities include but are not limited to:
 - Wealth and income disparity affecting access to land and fair housing,
 - Intersection of income with race, gender, and other demographic dimensions
 - Disproportionate negative health outcomes of underrepresented communities that live, or lived, near hazardous land uses (major highways, landfills, industrial sites, for example).
 - Systemic racism
 - Policies that have excluded marginalized communities and from planning theories that do not adequately recognize, or address, disparity.
- Not all these historic land use decisions occurred in Carrboro, but this landscape impacts the ability of people to move to Carrboro as well as current residents' economic mobility and social vulnerability.
- More information regarding the respective inequities, unintended consequences, and mitigation strategies can be found within *Carrboro Connects*, and the Race and Equity Action Plan.

2. Who is experiencing community burden now? Who will experience community burden if this action is passed? Will others experience community burden if this action is NOT passed?

- Residents currently burdened by the Land Use Ordinance, due to difficulties accessing or using the code, may continue to experience burden until the new development code is adopted
- More information about rewriting the ordinance for consistency with the Comprehensive Plan and the possibility of burdens incurred by the new ordinance will become clearer as the project moves forward.
- There is no action at this meeting; instead, this is an opportunity for Council discussion.

3. Who is experiencing community benefit now? Who will experience community benefit if this action is passed? Will others experience community benefit if this action is NOT passed?

- Residents and developers who are familiar with the current Land Use Ordinance, currently experience benefit, as they understand how to navigate the document and design according to presumptive standards.
- There is no action at this meeting; instead, this is an opportunity for Council discussion.
- Key elements of the vision and goals established by the community in the Comprehensive Plan will be advanced through the impact of the changes this project is scoped to make.
- The project identifies a series of steps designed to craft a new development code that is more predictable, more accessible, and more equitable.
- More information about rewriting the ordinance for consistency with the Comprehensive Plan and the benefits offered by changes the project will seek to implement will be reported on at a later date.

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

- Community members may find information about the project more technical in nature, or confusing as related to ongoing work on other priority projects.
- Impacts from changes to land development regulations have long time scales and may be hard to measure immediately or soon-after project completion.
- There will be a period of time where permit applications submitted before changes to the Land Use Ordinance will operate with permit choice, which could lead to confusion for applicants until all applications are submitted post-adoption of the rewritten ordinance.
- As the New UDO moves from the diagnostic phase into the drafting phase, the Town will seek to understand potential unintended consequences and design a code that mitigates them and make tweaks to the ordinance where necessary.

5. What steps has your department taken to mitigate any burdens, inequities, and unintended consequences? What strategies might your department take to address these in the future? NOTE: This does not reflect a formal commitment by the Town of Carrboro.

- Identification of impacts, burdens, and benefits will continue to be considered and reflected in the changes to the text.
- The project team has conducted a series of small interviews with a variety of community members and stakeholders, and held community-wide meetings to help address potential questions and confusion.
- Staff continue to work to keep the website up to date and be available for Council and community member questions
- Staff and the Consultant team will continue to prepare materials for community members and council members that effectively distill technical information and connections among this project and other ongoing work, to preempt confusion.
- Staff will continue to monitor land development patterns and usage of the ordinance after the adoption of the rewritten code, to understand where there may still be opportunities for improvement.