

Racial Equity Pocket Questions – Special Use Permit-A Minor Modifications

Title & Purpose of this Initiative: Special Use Permit-A Minor Modification for Claremont South AIS

Department: Planning, Zoning and Inspections

What are the racial impacts?

This minor modification request relates to a Special Use Permit-A (SUP-A) granted by Town Council to allow development of mixed use building within the Claremont South subdivision. If approved, it will allow up to fourteen dwelling units and/or office uses within a two-story building off Homestead Road. Racial impacts associated with an increase to the building's approved density include potential expanded office use and living-wage job opportunities in proximity to neighborhoods, and the provision of multi-family homes that offer more density and more relative affordability to residents of moderate income. 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, Claremont South residents will experience burdens such as noise, traffic, dust, and other changes related to the development of this property. After construction, the community will experience some changes in traffic patterns and noise associated with the uses in the development and changes in exposure to noise generated on nearby roads. Nearby property owners may experience an increase in the value of their properties due to proximity to the retail uses and, if so, would see associated increases in property taxes. Also burdened are those who will not be able to live in the new homes because they are not affordable, and that live in less economically diverse neighborhoods as a result.

Who is or will experience benefit?

The community will benefit from additional office use opportunities being available in the community, which has the potential to produce additional job opportunities at some point in the future. The community will benefit from additional multi-family housing providing homes that may be more accessible to a higher proportion of people of moderate and lower incomes and people of color. Additional people will benefit from the opportunity to live in the new homes.

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 development standards may not offset these burdens in relation to project benefits. The number of and/or salary for, the new jobs and/or the price to own or rent within new housing may not reach the level of living wage. 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 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*.