

Race and Equity Pocket Questions

Title and purpose of this initiative: Special Use Permit-A Permit Extension Request for Veridia AIS, 810 Old Fayetteville 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 39-unit project at 810 Old Fayetteville Road. The project would involve the replacement of existing mobile homes with newly built single-family homes. Jobs would be created during construction and new homes 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. Residents of the existing homes may also experience the burden of having to move to a new home for construction to commence. And if the project does not come to fruition in a manner that allows existing residents to move back into the newly constructed homes, then their burden of having to move will become a permanent change in their lives. Since mobile homes generally provide naturally occurring affordable housing opportunities, a permanent change of this nature may be significant, as the existing homes may currently serve residents of a higher proportion of people of moderate and lower incomes and people of color. 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 in general from the project providing newly constructed single-family homes, 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 homes. If the project does get built in a manner that allows existing residents to move back in and occupy the homes, then any such residents will benefit from the opportunity to live in a newly constructed home that is within walking and biking distance to schools, is located on an existing public transit route, and close to existing shopping opportunities at Carrboro Plaza and potentially at a new shopping center (Lloyd Farm) if and when it is constructed in the future.

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. If the project does not move forward in a manner that allows it to serve residents at an affordable price point, then the existing residents may be displaced and must find a new place to live. The number of and / or salary for the new jobs created also may not reach the level of living wage and combined with local housing costs, may mean workers have to travel some distance 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*.