

Race and Equity Pocket Questions

Title and purpose of this initiative: Legislative Public Hearing for Conditional Zoning at 400 North Greensboro Street. The Town has received a petition to amend the zoning classification for the property at 400 North Greensboro Street from CT to B-1G-CZ for the purpose of developing a three-story multi-family residential project. The Town Council must receive public input before reaching a decision on this request.

Department: Planning

What are the racial and equity impacts?

The subject property is located along the east side of North Greensboro Street in an area of historic Carrboro where the mill complex transitioned into mill homes, and where redevelopment is beginning to occur with larger buildings including residential and commercial uses. The property is located in Census Tract 107.05. Data from the 2020 Decennial Census documents approximately 5000 people living in this area: 7% identify as Asian, 11% as Black or African American, 1% as Indigenous, 4% as other, 69% as white, and 8% as two or more races; 11% of residents identify as Hispanic or Latino. If approved, the map amendment would allow a new development of seven owner-occupied residential units, approximately double the residential density as currently permitted in the CT District. 35% of residents in this area of Carrboro own and occupy their home, the median value of these units is \$400,500. The applicants have committed to a payment in lieu of the value of 1 affordable unit based on 15% of the proposed seven residential units. The 2022 American Community Survey estimates indicate that the median income in the area is \$70,065. The location is accessible to existing transit stops and walkable to the downtown area and commercial destinations. The proposal would continue the trend of replacing mill homes with larger buildings increasing the amount of residential density along the corridor and the possibility of mixed-use.

Who is or will experience community burden?

The map amendment alone will not add burden to residents in the area but will allow for denser development. Construction would inconvenience residents along the 400 and 500 blocks of North Greensboro Street with noise, dust, etc. and may impact the direct access to the Southern States overflow lot, at least during certain times, details to be discussed and examined during the development of a construction management plan as part of the SUP-B. Construction may also inconvenience community residents and visitors traveling along North Greensboro Street accessing Southern States, Harris Teeter/Carr Mill, Fitch Lumber. Increased property values could result in increased property taxes (this could affect housing ownership turnover, and for rentals, this cost is often passed down to renters, increasing tenants' cost of living); low-income community members in particular may continue to be burdened by the rising cost of home ownership and tenancy in Carrboro.

Who is or will experience community benefit?

Approval of the map amendment would increase the density of the site, while retaining the possibility of some non-residential uses in the future. The current zoning allows 2 dwelling units. The proposal, if approved, would allow for 7 dwelling units comprised of a likely combination of 1 bedroom and 2 bedroom and 3 bedroom units. Since the development is for an existing group of UNC-Chapel Hill alumni, it is not anticipated that the project would include for rent/for sale units rather all of the units would be allocated to the original group of friends. However, the applicants have committed to provide a payment in-lieu of one affordable unit. Town residents stand to benefit from greater density, which would allow Carrboro to



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increase the diversity of its housing stock and provide homes for new and existing residents close to parks and schools—particularly in the future if one/more of the original residents leave the complex.. Existing neighbors could see an increase in property values from the development as well.

What are the root causes of inequity?

Root causes of inequity can be related to past governmental actions like land use planning, transportation planning and discriminatory lending practices that have disproportionately harmed the interests of historically Black communities/communities. On a national scale, the status quo investment in single family zoning has contributed to disparities in wealth, resource accessibility, and quality of living along racial lines. While the Town does not have single family zoning districts and has offered mixed use zoning and diverse housing options for over sixty years, continuing to create diverse housing is one strategy to mitigate larger racial and economic inequities that new or existing residents face due to structural and institutional racism.

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

Rezoning can affect land values and quality of life experiences for surrounding property owners and occupants in ways that can be beneficial and, albeit for some, less desirable. Increasing density to provide more housing and more diverse housing price points would be an example. The public hearing process is intended to provide a way for adjacent property owners and the community at large to learn about a development proposal and provide input in a public hearing. Even with rigorous notification efforts including mailed notice, some people may not learn of a project in time to provide input and/or feel that they understand the project and/or approval process enough to fully participate.

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

The rezoning proposal includes some public improvements such as increasing the depth of the sidewalk along North Greensboro Street in front of the subject property and providing additional right-of-way for Parker Street which will improve emergency access to Shelton Station. Suggestions outlined in the forthcoming REAL lens assessment, moreover, include options for better public engagement moving forward. Of note, this would involve efforts to go beyond what is required by state statute and the Land Use Ordinance.