

Racial Equity Pocket Questions – *Lloyd Farm Special Use Permit-A Extension Request***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 Phase 1 of a multi-phase project. This phase includes retail uses and an energy/gas station, associated parking, and outdoor amenities. Jobs would be created during construction and in the retail businesses 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 expanded shopping and living-wage job opportunities in proximity to neighborhoods including multi-family homes served by transit and where housing is more affordable and residents 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. After construction, the community will experience some changes in traffic patterns, including some increased trips where all streets do not have dedicated spaces for bicyclists and pedestrians, 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.

Who is or will experience benefit?

The community will benefit from additional retail opportunities being available in the community, which has the potential to yield some reduced costs of goods and services where additional market competition results. The community will benefit from a new retail center that is within walking and biking distance, and on multiple public transit routes meaning shopping trips can be completed without needing to create vehicle trips. The community will benefit from additional jobs being created in the new businesses in the development, especially if workers can utilize nearby infrastructure including public transit to access the development.

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 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*.