

## **Racial Equity Pocket Questions – Request for Map Amendment to M-3-CZ District, 101, 110, and 120 Two Hills Drive (South Green) South Green**

### **What are the racial impacts?**

This map amendment allows South Green to add residential uses on the site on Lot 2. Adding residential units to South Green provides diverse housing not only close to the nearby existing businesses (including restaurants and medical facilities), but also creates 57 new units close to transit (the J Bus and Roberson Bike Path) and close to downtown Carrboro. South Green is not in a qualified census tract (QCT) however it is adjacent to one to the west. Its commercial resources serve nearby residents, and diversifying housing in the area will provide economic benefit to the businesses at South Green and downtown, of which some are BIPOC-owned. Development at South Green could in the mid- to long-term prompt considerations by adjacent property owners to redevelop more densely, which could affect existing residents in the QCT.

### **Who is or will experience burden?**

Short-term burden will be experienced by nearby residents and businesses due to noise and other inconveniences from construction of the Lot 2. Long-term, additional residential density could increase pedestrian traffic along Purple Leaf Place and in the Roberson Place Neighborhood. Proximity to the Roberson bike path connecting downtown, and the creation of recreational amenities for the South Green resident seek to address this. Unintended economic consequences are noted at the end of this document.

### **Who is or will experience benefit?**

Current residents and businesses in and around South Green will see expanded commercial space for local businesses, new urban amenities, improved bicycle-pedestrian connections from South Greensboro to the Roberson Bike Path, and further use of the J Bus route (helping to maintain its level service). While the businesses for this last portion of South Green have not been selected, existing businesses reflect a mixture of resources and purposes that stand to benefit residents of the complex, neighbors, and visitors. The creation of 57 new units could benefit low- to moderate-income residents of Carrboro. Currently the developer has opted to create size-limited units, which at the market rate but are competitively affordable due to their smaller size. The Town will keep working to pursue affordability through additional provisions. Size-limited units still provide benefit the area by diversify housing types.

### **What are the root causes of inequity?**

On a national scale, the historical 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 helps to diminish 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?**

One unintended consequence of approving the map amendment is that the Town may not come to an agreement about affordable units beyond those that are size-limited. South Green is located across from the Rocky Brook Mobile Home Park and other R-7.5 zoning districts. The Town has proactively worked to protect existing mobile home parks; however the addition of new residential units and commercial floor space increases the value of land and could incentivize nearby properties to sell the land and redevelop differently/more densely. These redevelopments can have economic impacts along racial lines, contribute to gentrification, and negate some of the potential benefits discussed above.