Racial Equity Pocket Questions – Map Amendment to R-3-CZ for 820 & 904 Homestead Road and 310 Lucas Lane

What are the racial impacts?

2021 American Community Survey data estimate a diverse racial demographics of the block group – 32% white, 21% Black, 33% Asian, and 14% two or more races. Roughly 8% of the community is Hispanic or Latino. Key racial impacts of the map amendment include greater housing density in the area than allowed by the R-20 district (congruous with the Winmore and Claremont developments nearby), opportunities to provide more affordable housing on the parcels, through a diversity of housing types and sizes (or a payment-in-lieu to the Town's Affordable Housing Fund), and the opportunity to continue the pedestrian network along Homestead Road which can connect new and existing residents to recreational destinations like Carolina North Forest. Increased density would impact most acutely neighbors in the Claremont subdivision, although the Town does not have demographic data on the neighborhood alone. The proposed connection from the new development to the existing community at Claremont North by way of Lucas Lane would further the interconnectivity between one neighborhood to another bringing the associated benefits, particularly for walking and biking from Winmore toward destinations further west without traveling on Homestead Road.

Who is or will experience burden?

The map amendment alone will not add burden to residents in the area but will allow for denser development which would burden nearby neighbors in the future. Residents in Claremont and Winmore will experience the majority of burden as the area is developed (noise, construction, etc.). Nearby residents may see increased traffic, increased stormwater flows, and long-term, 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). If the proposed development does not provide affordable housing, low-income community members would continue to be burdened by the rising cost of home ownership and tenancy in Carrboro.

Who is or will experience benefit?

Approval of the map amendment would increase the density of the three-lot, 9.70-acre, site from 21 dwelling units to 44 dwelling units plus a future option of 4 additional accessory dwelling units. Town residents stand to benefit from greater density, which would allow Carrboro to increase the diversity of its housing stock and provide homes for new and existing residents close to parks and schools. More specific benefits to current and potential residents of Carrboro would stem from the associated development proposal (27 single-family units and 15 multifamily homes); 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 that overlooks 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 helps 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?

Unintended consequences for this map amendment could include the development of a project that does not provide as much affordable housing, bike-pedestrian connectivity, and housing diversity as could be provide with an R-3-CZ district. If approved, the applicants will follow with an application for a special use permit-A; the illustrative site plan associated with the map amendment will be binding as the site plan for the project.