



Date: August 5, 2020

To: Members of the Joint City-County Planning Committee
Through: Sara M. Young, AICP, Acting Planning Director
From: Scott Whiteman, AICP, Planning Manager
Subject: Quarterly Expanding Housing Choices Metrics

Summary

Since Unified Development Ordinance (UDO) Text Amendment TC1800007, Expanding Housing Choices (EHC), was adopted, 29 related permit applications have been submitted to the City-County Planning Department. To enable regular reports on the effectiveness and impact of the EHC amendment, the Planning Department has gathered metrics and baseline information for six of twelve agreed metrics related to effectiveness and impact. Staff are gathering data for two more of the metric and require more time to gather the remaining four metrics.

Recommendation

This report is for informational purposes only. No action is required.

Background

In October 2019, the Durham Board of County Commissioners approved the EHC text amendment with a resolution regarding regular reports on the effectiveness and impact of the EHC amendment. A similar resolution was adopted by the City Council in September 2019. Staff have since been tracking submitted permits for the projects that are now permissible under EHC and gathering the agreed upon metrics, including baseline data for 2019 to present for approval by the governing bodies.

Issues and Analysis

Twenty-nine EHC-enabled projects have been submitted for approval since EHC became effective on October 1, 2019. From January to March 2020, nine building permits or plats were submitted to the Planning Department for projects that are now permissible under EHC – seven have been issued or approved, and two are under review. From April to June 2020, eight building permits or plats were submitted to the Planning Department for projects that are now permissible under EHC – five have been issued or approved, and three are under review.

Of the nineteen EHC-enabled building permits or plats submitted from January to June 2020, four are for proposed development that was not allowable prior to EHC – three lot splits creating small lots (previously non-buildable or nonconforming) and one ADU on a lot with a duplex. The remaining 15 building permits or plats are for proposed development that would have been

allowable prior to EHC, but utilizes greater allowances in size or location than existed prior to EHC, such as revised infill requirements or increased maximum ADU floor area.

From January to March 2020, eleven dwelling units received demolition permits in EHC zoning districts (out of nineteen total residential demolition permits issued), ten in the Urban Tier and one in the RU-5 district in the Suburban Tier. From April to June 2020, seven dwelling units received demolition permits in EHC zoning districts (out of twelve total residential demolition permits issued), all in the Urban Tier.

Metrics Summary Table for EHC-Enabled Permits				
Metric	Geography	Time Period	Count	Notes
Building Permits	Durham County	January-March 2020	9 issued	2 under review
		April-June 2020	5 issued	3 under review
Demolition Permits	EHC Zoning Districts	January-March 2020	11 issued	8 in non-EHC districts
		April-June 2020	7 issued	5 in non-EHC districts

Quarter Breakdown of Submitted EHC-Enabled Permits				
	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Total to date
Single-family home and ADU	1	-	2	3
Single-family home	2	4	1	7
ADU	3	3	1	7
Non-ADU accessory structure	-	1	3	4
ADU foundation	1	-	-	1
Lot splits	3	3	1	7
Total	10	11	8	29

Tier Breakdown of Submitted EHC-Enabled Permits, January-June 2020		
	Urban Tier	Suburban Tier
Single-family home & ADU	2	-
Single-family home	4	1
ADU	3	1
Non-ADU accessory structure	-	4
ADU foundation	-	-
Lot splits	2	2

Percentage of EHC-enabled building permits, January-June 2020			
Keyword in LDO Description	EHC-Enabled	Total	Percent EHC-Enabled
"ADU"	2	2	100%
"Accessory"	7	23	30.4%
"SFD" (Single-family dwelling)	8	547	1.46%

Residential Demolition Permits by Year and Housing Type, All Zoning/Tiers													
Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020*
Single-family	55	76	80	69	48	36	58	67	56	51	89	110	29
Duplex	2	2	1	1	1	2	0	2	7	1	2	4	2
3+ multi-family	2	0	0	1	2	1	0	1	0	0	2	27	0
Accessory	0	0	0	2	9	0	1	0	2	1	3	1	0
Total	59	78	81	73	60	39	59	70	65	53	96	142	31

*January to June 2020 only

Planning staff are still developing methods for collecting the other data requested in the County resolution. Staff have been working with Center for Community Capital at the University of North Carolina on these additional metrics in addition to other qualitative research regarding the effects of EHC. The Center is a finalist for a Robert Wood Johnson grant that would fund this research.

Staff Contact

Scott Whiteman, AICP, Planning Manager, (919) 560-4137 ext. 28253 or
scott.whiteman@durhamnc.gov