



Date: April 7, 2021

To: Members of the Joint City-County Planning Committee

Through: Sara Young, AICP, 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, 104 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 and Durham City Council approved the EHC text amendment with a resolution regarding regular reports on the effectiveness and impact of the EHC amendment. 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

104 EHC-enabled projects have been submitted for approval since EHC became effective on October 1, 2019. In January and February 2021, 27 building permits or plats were submitted to the Planning Department for projects that are now permissible under EHC – seventeen have been issued or approved, and seven are under review.

In January and February 2021, eight dwelling units received demolition permits in EHC zoning districts (out of thirteen total residential demolition permits issued); all eight in the Urban tier.

In January and February 2021, two building permits were issued for new duplex units. Both permits were issued in zoning districts where duplexes are newly enabled by EHC. (An additional building permit has been submitted and is under review for a new duplex unit newly enabled by EHC.)

Metrics summary table

Metric	Time Period	Geography	Count	Notes
Building Permits Submitted Enabled by EHC	January-March 2020	Durham County	13 issued	3 under review
	April-June 2020		11 issued	1 under review
	July-September 2020		17 issued	2 under review
	October-December 2020		19 issued	
	January-February 2021		19 issued	8 under review
Dwelling Units Torn Down	January-March 2020	EHC Zoning Districts	11 demolition permits issued	8 in non-EHC districts
	April-June 2020		7 demolition permits issued	5 in non-EHC districts
	July-September 2020		19 demolition permits issued	5 in non-EHC districts
	October-December 2020		31 demolition permits issued	15 in non-EHC districts
	January-February 2021		13 demolition permits issued	5 in non-EHC districts
New Duplex Building Permits Issued	2020	Durham County	17 building permits issued	6 EHC-Enabled
	January-February 2021		2 building permits issued	2 EHC-Enabled

Quarter breakdown of submitted EHC-enabled permits

	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Total to date
Single-family home & ADU	1		2	3	2	1	9
Single-family home	2	4			1		7
Duplex		4		2	4	3	13
ADU	3	3	1	4	5	7	23
Non-ADU accessory structure		1	3			2	6
ADU foundation	1						1
Lot splits	4	4	5	9	7	7	36
Small lot option building permit			1	1		7	9
Total	11	16	12	19	19	27	104

Tier breakdown of submitted EHC-enabled permits, 2020-2021

	Urban Tier	Suburban Tier
Single-family home & ADU	8	
Single-family home	5	
Duplex	11	2
ADU	14	6
Non-ADU accessory structure	1	5
Lot splits	30	2
Small lot option building permit	8	1

Breakdown of 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	2021
Single-family	55	76	80	69	48	36	58	67	56	51	89	110	74	11
Duplex	2	2	1	1	1	2	0	2	7	1	2	4	4	2
3+ multi-family	2	0	0	1	2	1	0	1	0	0	2	27	0	0
Accessory	0	0	0	2	9	0	1	0	2	1	3	1	3	0
Total	59	78	81	73	60	39	59	70	65	53	96	142	81	13

Planning staff are still developing methods for collecting the other data requested in the County resolution, which will require purchasing additional data and outside assistance with analytics. Staff have been continuing to work with the Center for Community Capital at the University of

North Carolina on these additional metrics which is now exploring a partnership with Datakind, a non-profit data science company, to assist with this research.

Staff Contact

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