



Expanding Housing Choices

Tracking and reporting





Timeline Summary



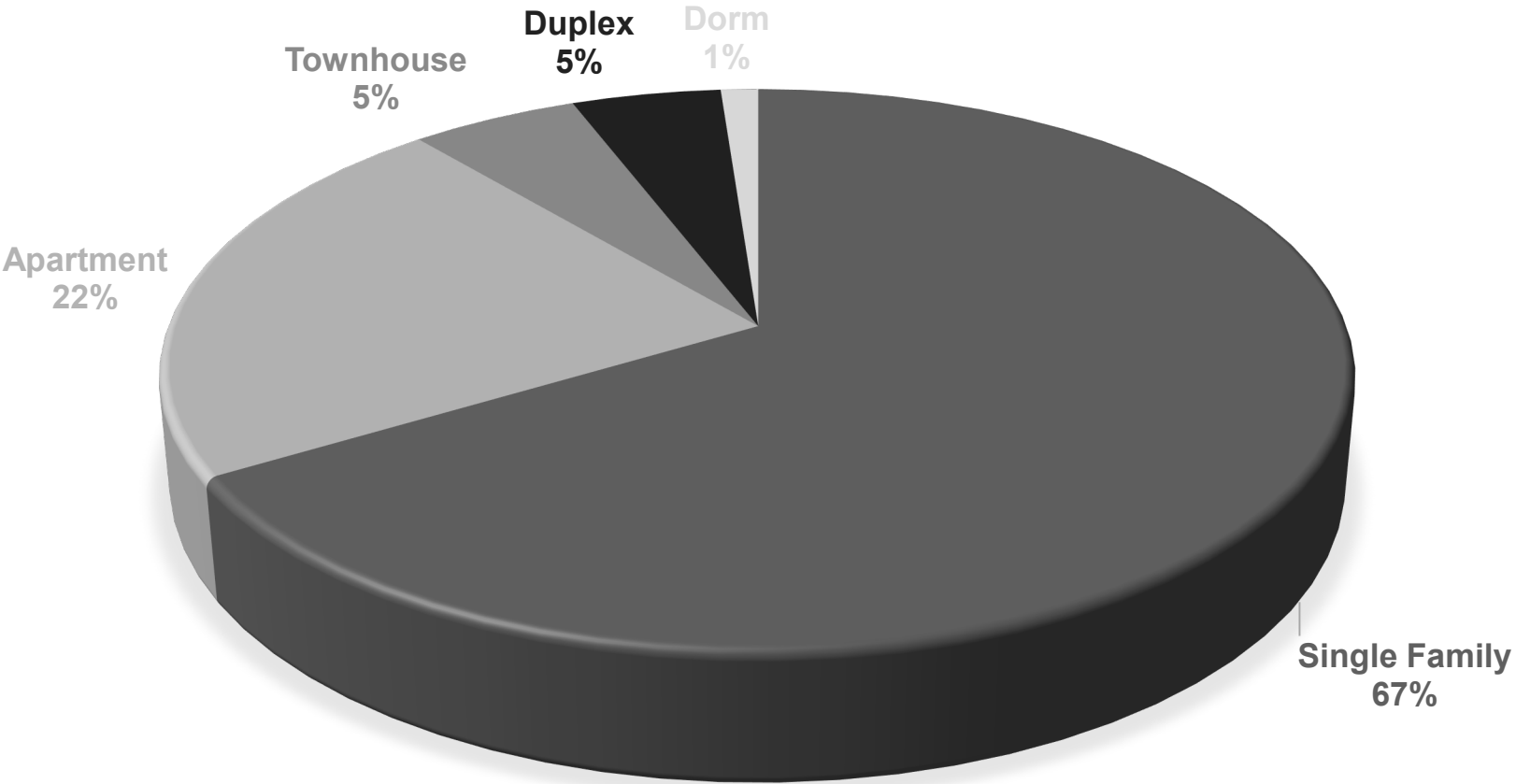
- Sept. 3, 2019 – EHC Amendments adopted by the City Council***
- Sept. 23, 2019 – First BOCC public hearing, item referred back to the Administration***
- Oct. 1, 2019 – EHC is effective within the City Limit***
- Oct. 28, 2019 – Second BOCC public hearing. Revised tracking and monitoring resolution provided based on Commissioners' input.***



Baseline Metrics

Metric	Count	Geography	Time Period
Dwelling units torn down	46	EHC Zoning Districts	Oct 1, 2018-Sept 30, 2019
Lot splits (count of additional lots)	15	Urban Tier	Oct 1, 2018-Sept 30, 2019
Breakdown of new units built	170	Urban Tier	Oct 1, 2018-Sept 30, 2019
Legally binding affordability restricted units	7,444	Durham County	2019
Naturally occurring affordable housing units	40,499	Durham County	2019

Breakdown of New Units Built



Since October 2019, ten permits have been submitted



	Urban Tier	Suburban Tier
Single family home & Accessory Dwelling Unit		1
Single Family Home	1	1
Accessory Dwelling Unit	2	1
Accessory Dwelling Unit foundation	1	
Lot split	2	1

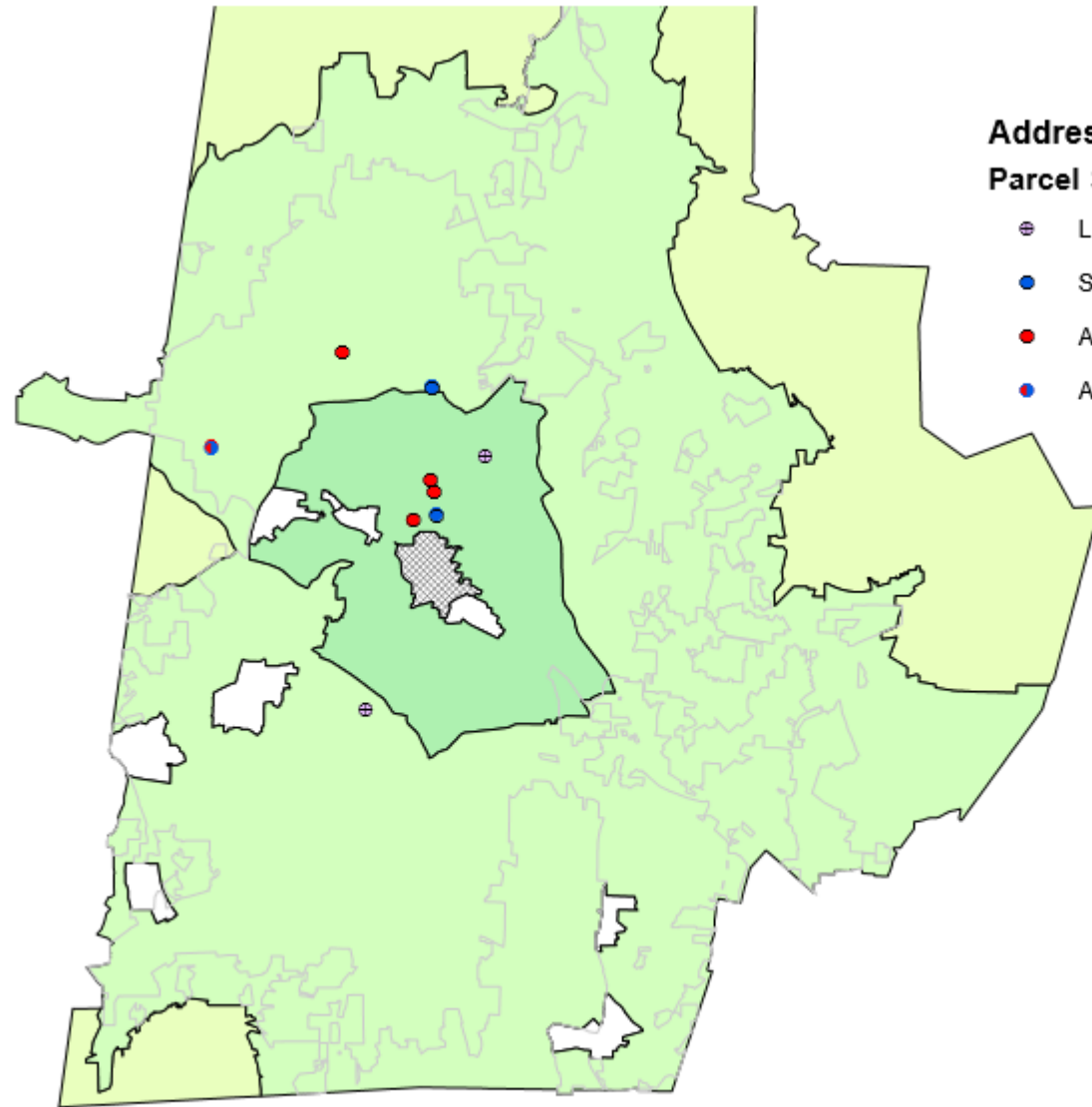
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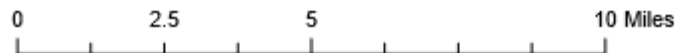
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Address Points

Parcel Scenario

- ⊕ Lot Split
- Single-Family Household
- Accessory Dwelling Unit
- ADU & SFH





Limitations in metrics gathering

Staff are gathering metrics and baseline information for:

- + land sale price/sq. ft. (from tax stamps)***
- + and racial makeup and income of neighborhoods (by census tract).***





Plan for regular tracking

Metric	Frequency	Source
Dwelling units torn down	Quarterly	Planning Department
Lot splits	Quarterly	Planning Department
Breakdown of new units built	Quarterly	Planning Department
Legally binding affordability restricted units	Annually	TJCOG
Naturally occurring affordable housing units	Annually	TJCOG
Building permits issued enabled by EHC	Monthly	Planning Department



Limitations in metrics gathering

More resources are necessary to measure:

- + price/value of new units by type*
- + mix of rental and homeowner units*
- + impact on median home value*
- + infrastructure impacts*

