



# Expanding Housing Choices

## *Tracking and Reporting*





	Q4 19	Q1 20	Q2 20	Q3 20	Q4 20	Q1 21	Total to date
Single-family home & ADU	1		2	3	2	1	9
Single-family home	2	4			1		7
Duplex		4			4		8
ADU	3	3	1	4	5	7	23
Non-ADU accessory structure		1	3			2	6
Lot splits	4	4	5	9	7	7	32
Small Lot Option		1	1			7	9
Total	10	16	12	19	19	27	104



	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	8	1



# Demolition Permits

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single-family	69	48	36	58	67	56	51	89	110	74
Duplex	1	1	2	0	2	7	1	2	4	4
3+ multi-family	1	2	1	0	1	0	0	2	27	0
Accessory	2	9	0	1	0	2	1	3	1	3
Total	73	60	39	59	70	65	53	96	142	81

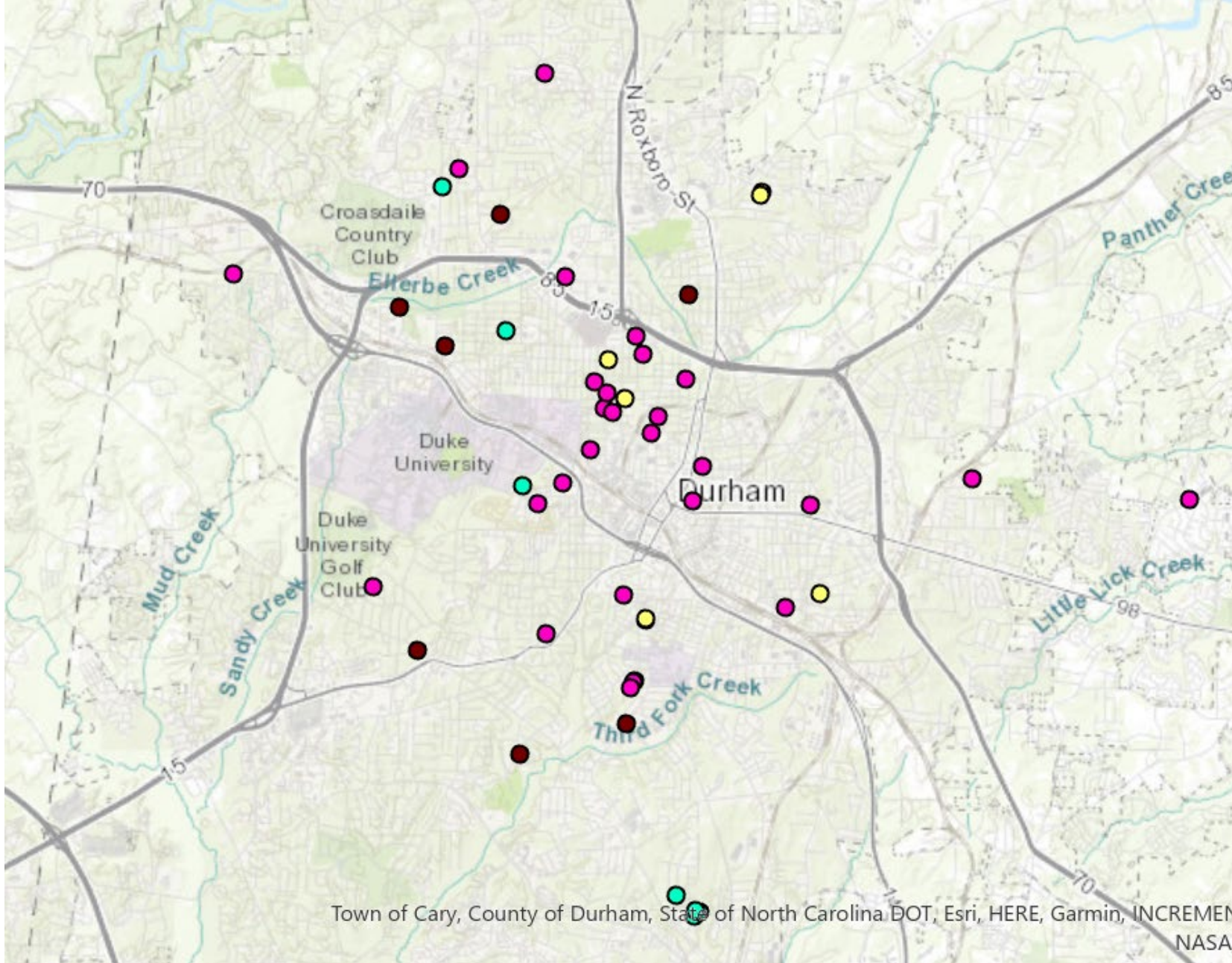
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# County Resolution Metrics

- ✓ Demolitions
- ✓ Lot Splits
- ✓ Building Permits
- ✓ Types of New Units
- Land Value/Sq. Ft.
- Racial/Income Data
- Change in Legally-Binding and Naturally-Occurring Affordable Units
- Infrastructure Impacts



# Land Value Per Square Foot

1. Tax Assessor Data not complete enough to calculate metric
2. Land sales for development may or may not include existing structure(s)
3. Difficult to isolate EHC as a significant variable
4. Next reassessment in 2022



# Racial/Income Data By Neighborhood

1. Only available through census data
2. Annual Community Survey (ACS) data lags by several years
3. ACS data only available at Block Group level which is difficult to isolate at neighborhood level







# Change in Legally-Binding and Naturally Occurring (NOAH) Affordable Housing Units

1. Legally-Binding Unit data available, but is typically in large multifamily developments
2. NOAH unit data only available for large, non-EHC complexes
3. Analysis of small project NOAH data would require access and complex analysis of private data sources such as MLS





# Infrastructure Impacts

1. Current pace of EHC-related development unlikely to have significant infrastructure impacts
2. Urban infill/redevelopment typically has fewer infrastructure impacts than suburban greenfield development



## HB 401

1. Would make duplexes, triplexes, fourplexes and townhouses in any zoning district where single-family residential is allowed
2. Local Governments must allow ADUs
3. Other local government land use authority limitations



# Questions?

