



Date: August 4, 2021

To: Members of the Joint City-County Planning Committee

Through: Sara M. 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, 157 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.

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

A total of 157 EHC-enabled projects have been submitted for approval since EHC became effective on October 1, 2019. From April to June 2021, 37 building permits or plats were submitted to the Planning Department for projects that are now permissible under EHC; 30 have been issued or approved, and seven are under review.

From April to June 2021, eleven dwelling units received demolition permits in EHC zoning districts (out of fourteen total residential demolition permits issued), all in the Urban Tier.

From April to June 2021, three building permits were issued for new duplex units. Zero 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-March 2021		39 issued	5 under review
	April-June 2021		30 issued	7 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-March 2021		23 demolition permits issued	7 in non-EHC districts
	April-June 2021		14 demolition permits issued	3 in non-EHC districts
New Duplex Building Permits Issued	2020	Durham County	14 building permits issued	6 EHC-Enabled
	January-March 2021		5 building permits issued	3 EHC-Enabled
	April-June 2021		3 building permits issued	

EHC-ENABLED PERMITS BY QUARTER								
Type of Permit	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Total to date
Single-family home & ADU	1		2	3	2	1	1	10
Single-family home	2	4			1	1		8
Duplex		4		2	4	3	1	14
ADU	3	3	1	4	5	2	5	30
Non-ADU accessory structure		1	3			5	6	15
ADU foundation	1							1
Lot splits	4	4	5	9	7	12	17	58
Small lot option building permit			1	1		12	7	21
Total	11	16	12	19	19	43	37	157

EHC- ENABLED PERMITS BY TIER, 2020-2021		
Type of Permit	Urban Tier	Suburban Tier
Single-family home & ADU	9	
Single-family home	6	
Duplex	12	2
ADU	19	8
Non-ADU accessory structure	3	10
Lot splits	50	4
Small lot option building permit	20	1

RESIDENTIAL DEMOLITION PERMITS BY YEAR AND HOUSING TYPE, ALL ZONING DISTRICTS/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	31
Duplex	2	2	1	1	1	2	0	2	7	1	2	4	4	3
3+ multi-family	2	0	0	1	2	1	0	1	0	0	2	27	0	3
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	37

*January to June only

Fifty-four residential demolition permits were issued in the Urban Tier between July 1, 2020 and June 30, 2021. By comparison, 45 residential demolition permits were issues in the 12 months before ECH became effective.

Bear Tose, a Management Intern in the City Manager's Office has been working on finding internal capacity in the City and County to provide the remaining metrics. He has determined that City-County GIS staff can provide information on land sale data and price/value of new units per type. Additionally, TJCOG has annual data of the number of legally binding and naturally-occurring affordable units. These three metrics will be provided in the next update to the JCCPC.

Bear's work also confirmed that the data for mix of rental and homeowner units, impact on median home value, and racial and income makeup of neighborhoods is only available through the census (or County-wide appraisal data in the case of median home value). The last American Community Survey (ACS) census data available is from mid-2019, before EHC became effective. Newer ACS info will probably be forthcoming sometime in the spring of 2022, but that will point to conditions for these phenomena based on sample responses from the 2016-2020 five-year timeframe.

The final remaining metric is infrastructure impacts, which is relatively broad and difficult to define quantitatively. With the modest number of units constructed to date, impacts on public infrastructure should be relatively minor.

Staff Contact

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