



Date: December 2, 2020

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, 50 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

Fifty EHC-enabled projects have been submitted for approval since EHC became effective on October 1, 2019. From July to September 2020, sixteen building permits or plats were submitted to the Planning Department for projects that are now permissible under EHC – eight have been issued or approved, and eight are under review.

From July to September 2020, fourteen dwelling units received demolition permits in EHC zoning districts (out of nineteen total residential demolition permits issued); twelve in the Urban Tier and two in the RS-M district in the Suburban Tier.

Metrics summary table

Metric	Time Period	Geography	Count	Notes
Building Permits Submitted Enabled by EHC	January-March 2020	Durham County	8 issued	2 under review
	April-June 2020		9 issued	3 under review
	July-September 2020		8 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

Quarter breakdown of submitted EHC-enabled permits

	October-December 2019	January-March 2020	April-June 2020	July-September 2020	Total to date
Single-family home & ADU	1		2	3	6
Single-family home	2	4	1	1	8
ADU	3	3	1	4	11
Non-ADU accessory structure		1	3		4
ADU foundation	1				1
Lot splits	3	4	5	8	20
Total	10	12	12	16	50

Tier breakdown of submitted EHC-enabled permits, January-September 2020

	Urban Tier	Suburban Tier
Single-family home & ADU	5	
Single-family home	5	1
ADU	7	1
Non-ADU accessory structure		4
ADU foundation		
Lot splits	15	2

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*
Single-family	55	76	80	69	48	36	58	67	56	51	89	110	44
Duplex	2	2	1	1	1	2	0	2	7	1	2	4	4
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	2
Total	59	78	81	73	60	39	59	70	65	53	96	142	50

*January to September 2020 only

Planning staff are still developing methods for collecting the other data requested in the County resolution. Unfortunately, the Center for Community Capital at the University of North Carolina did not receive funding to research additional metrics Staff will work to determine if there are alternate ways to work with this group in the coming year.

Staff Contact

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