



Date: April 6, 2022

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, 237 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 237 EHC-enabled projects have been submitted for approval since EHC became effective on October 1, 2019. From October to December 2021, 45 building permits or plats were submitted to the Planning Department for projects that are now permissible under EHC – 39 have been issued or approved, and six are under review.

From October to December 2021, 33 dwelling units received demolition permits in EHC zoning districts (out of 44 total residential demolition permits issued), including 25 in the Urban Tier, seven in the Suburban Tier, and one in the Compact Neighborhood Tier.

From October to December 2021, four building permits were issued for new duplex units. Zero permits were issued in zoning districts where duplexes are 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		43 issued	
	April-June 2021		36 issued	1 under review
	July-September 2021		33 issued	4 under review
	October-December 2021		39 issued	6 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
	July-September 2021		18 demolition permits issued	5 in non-EHC districts
	October-December 2021		44 demolition permits issued	11 in non-EHC districts
New Duplex Building Permits	2020	Durham County	14 building permits issued	6 EHC-Enabled
	January-March 2021		5 building permits issued	3 EHC-Enabled
	April-June 2021		7 building permits issued	
	July-September 2021		7 building permits issued	
	October-December 2021		4 building permits issued	

Quarter breakdown of submitted EHC-enabled permits										
	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 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	9	10	49
Non-ADU accessory structure		1	3			5	6	2	2	19
Lot splits	4	4	5	9	7	12	17	17	18	93
Small lot option building permit			1	1		12	7	9	15	45
Total	11	16	12	19	19	43	37	37	45	237

Tier breakdown of submitted EHC-enabled permits, 2020-2021		
	Urban Tier	Suburban Tier
Single-family home & ADU	9	
Single-family home	6	
Duplex	12	2
ADU	34	12
Non-ADU accessory structure	5	12
Lot splits	82	7
Small lot option building permit	41	4

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	91
Duplex	2	2	1	1	1	2	0	2	7	1	2	4	4	4
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	1
Total	59	78	81	73	60	39	59	70	65	53	96	142	81	99

Also, based on permit and demolition data, planning staff have determined that 11 demolition permits were related to new EHC-enabled permits since the changes went into effect on October 1, 2019.

Valuation and affordable housing unit metrics are only available on an annual basis and will be provided at subsequent meetings.

Staff Contact

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

Attachments

Attachment 1: Map of EHC Permits

Attachment 2: Map of Residential Demolitions

County-Wide EHC Permits



