

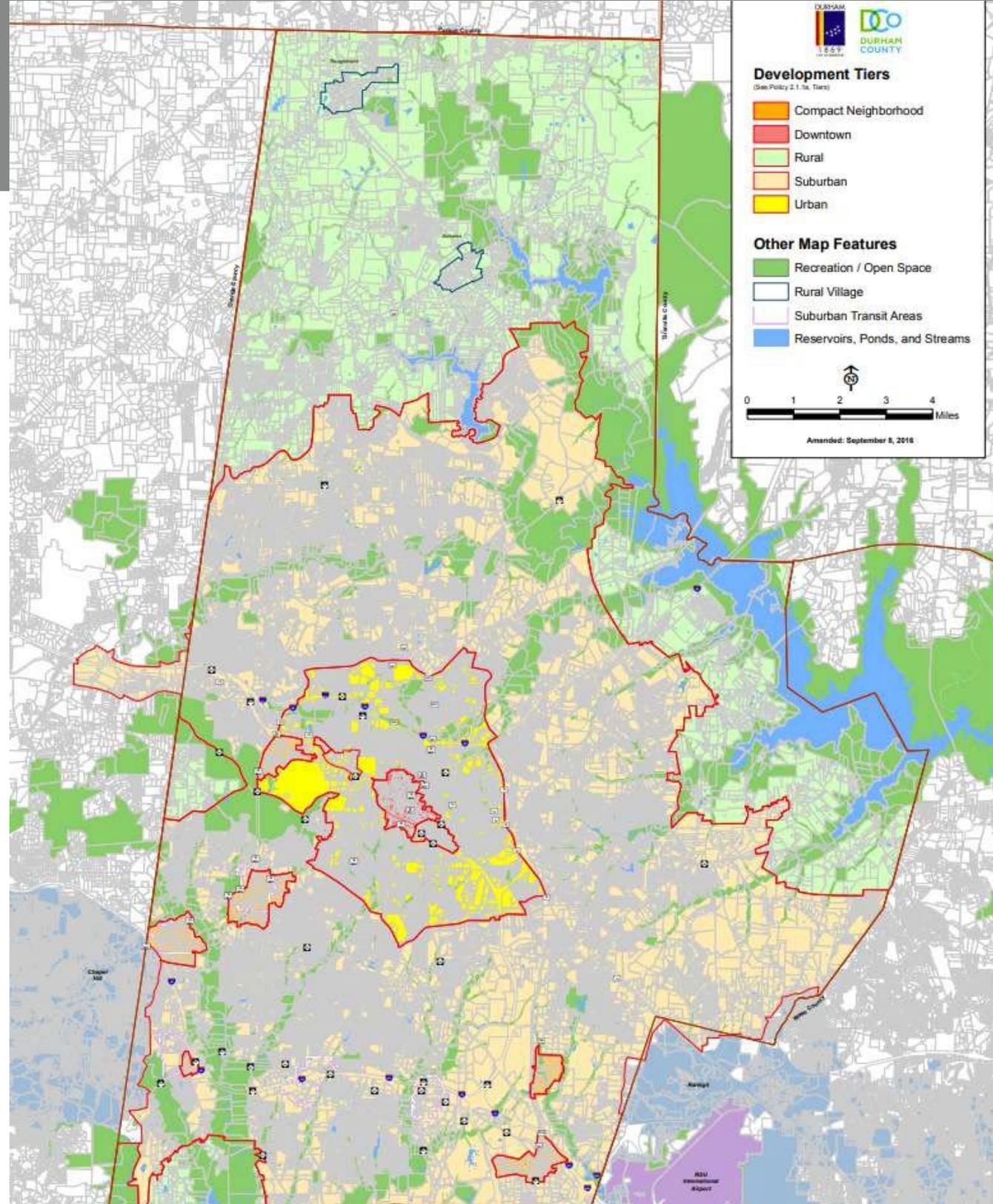


Expanding Housing Choices



Boring Title Slide

Durham's Development Tiers

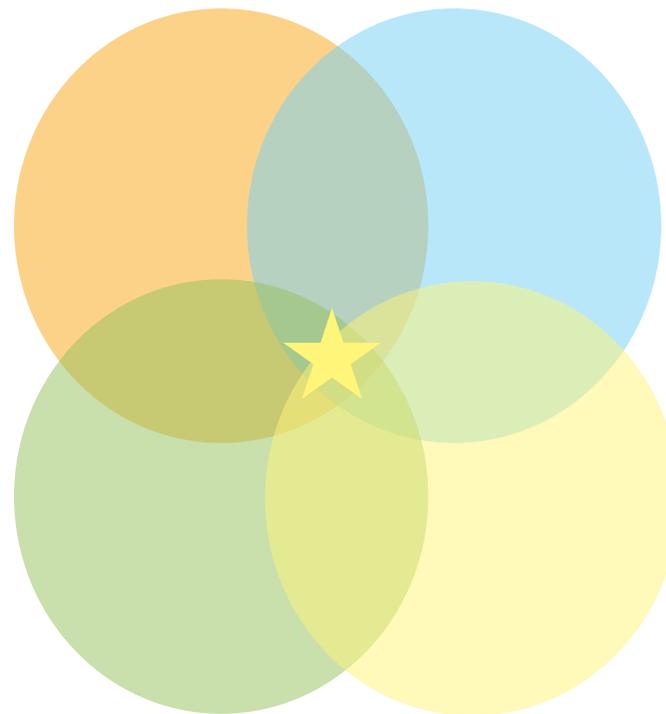




Project Approach

Add housing units through **incremental growth.**

Develop regulations that builders will use. **(market viability)**



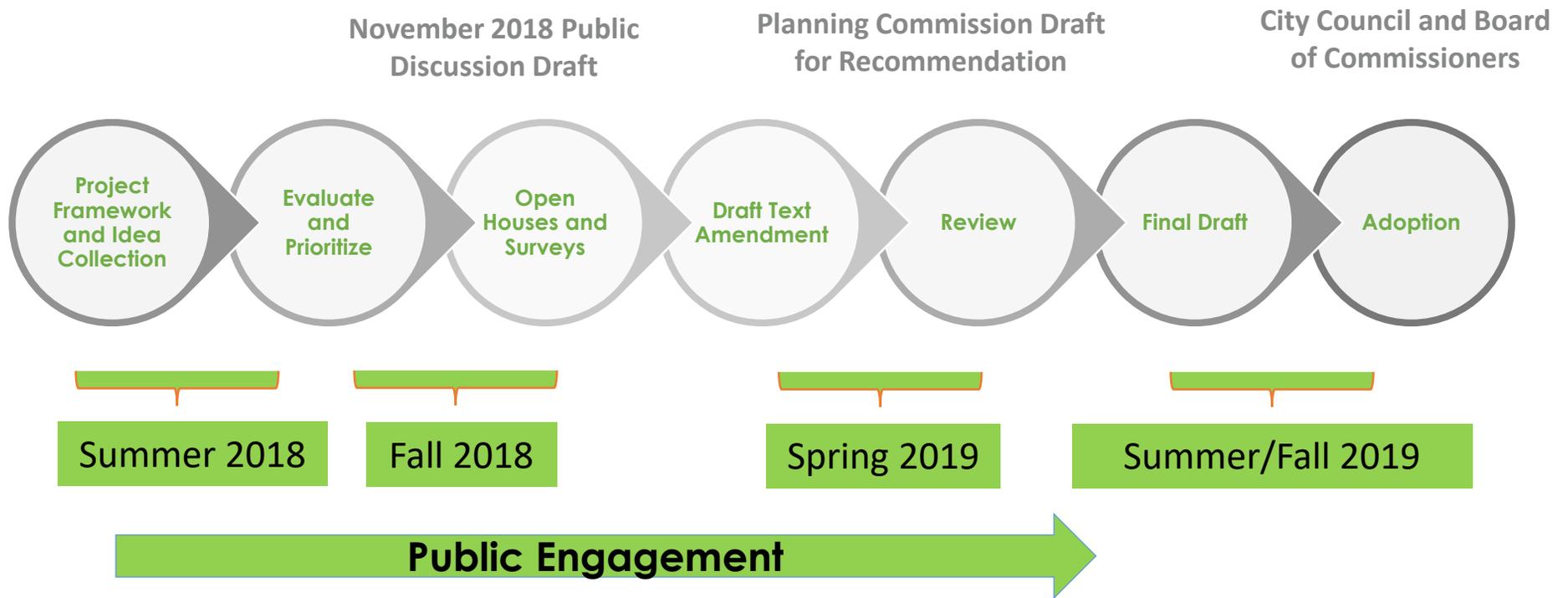
Add housing units that respect the **neighborhood character.**

Develop regulations that **do not accelerate neighborhood change.**



Expanding Housing Choices

Process





Expanding Housing Choices

Stakeholder Outreach

Neighborhoods

- Inter Neighborhood Council
- Watts-Hillandale
- Old West Durham
- Tuscaloosa-Lakewood
- East Durham Community Members
- Trinity Park
- Morehead Hill
- Forest Hills
- Spring Valley/West Hills
- Northgate Park
- Watts-Hillandale Neighborhood Residents
- East Durham Stakeholders (Residents, builders, landlords)
- NECD Leadership Committee

Community Events

- Rock the Park
- Latino Festival
- Farmers Market
- Open House Meetings
- Minneapolis 2040: Race, Place, and Equity
- EHC Community Conversation

Practitioners/Advocacy Groups

- Practitioners' Panel
- TJ COG Government Housing Practitioners
- Duke Office for Durham and Regional Affairs
- Coalition for Affordable Housing and Transit
- Development Community Stakeholders Quarterly Meeting
- Habitat for Humanity
- SW Central Durham Quality of Life
- NECD Council Committee
- CAHT EHC subcommittee
- PAC-1 Meeting

Media

- City Social Media
- Bull City Today
- In Touch with Durham County
- Herald Sun
- Triangle Business Journal
- Independent Weekly

Boards and Commissions

- Joint City County Planning Committee
- City Council Work Session
- Board of County Commissioners Work Session
- Planning Commission
- Environmental Affairs Board
- Appearance Commission



Expanding Housing Choices

Overview

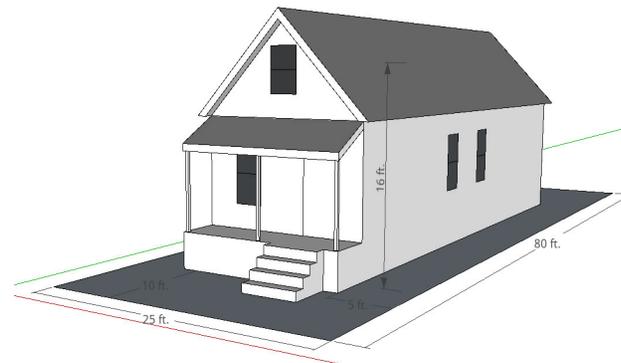
Accessory Dwelling Units



Duplexes/Attached House



Lot sizes and Density





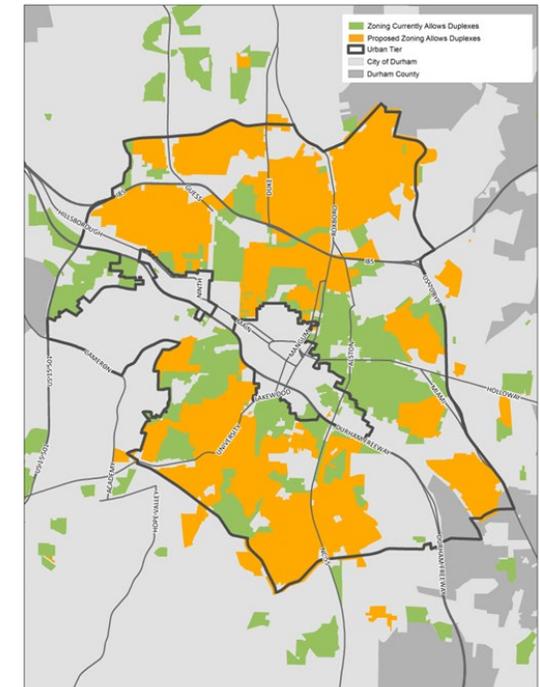
○ Duplex and Attached House

- Allow in all residential districts in Urban tier, and certain districts in Suburban tier
 - *Added Detached Duplex*
- Changed lot standards to be same as single-family standards
 - *“Per Pair” for attached house*

○ Revised Rules for ADUs

- Already allowed by right
- Removed rules that made them difficult to build
 - Couldn't on nonconforming lots
 - Couldn't in nonconforming structures
 - Complicated maximum size requirement
 - *Simplified to maximum 800 sq.ft. (now 1000 sq. ft.)*
- Allow with duplex
- Allow with civic uses
- Simplified overall accessory structure height

Duplex Zoning Expansion





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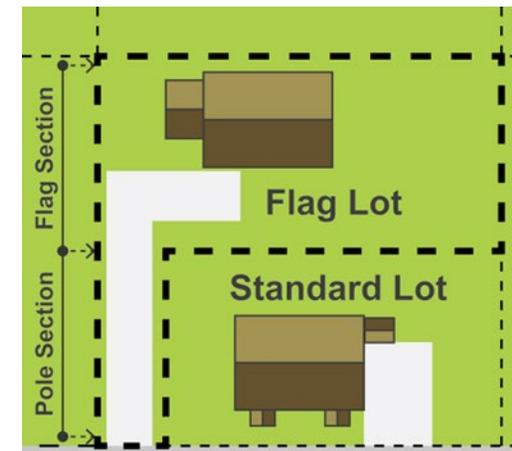
○ **Small lot Option**

- Smaller SF and Duplex lot size and setbacks
- Maximum building size and footprint
- Additional tree coverage
- Driveway standards
- ADU still allowed
- Infill standards still apply



○ **Narrow/Reduced-pole Flag Lot Option**

- Maximum building size
- ADU still allowed
- Infill standards still apply
- Standard flag lot option remains
- Pole still counts towards lot area
- *Can be a small lot too!*



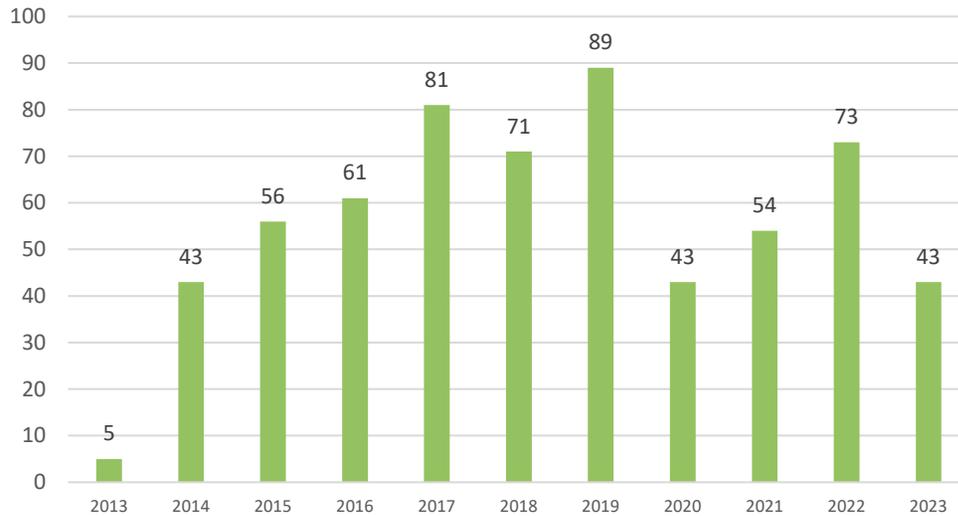
○ **More housing types in cluster and conservation subdivisions**



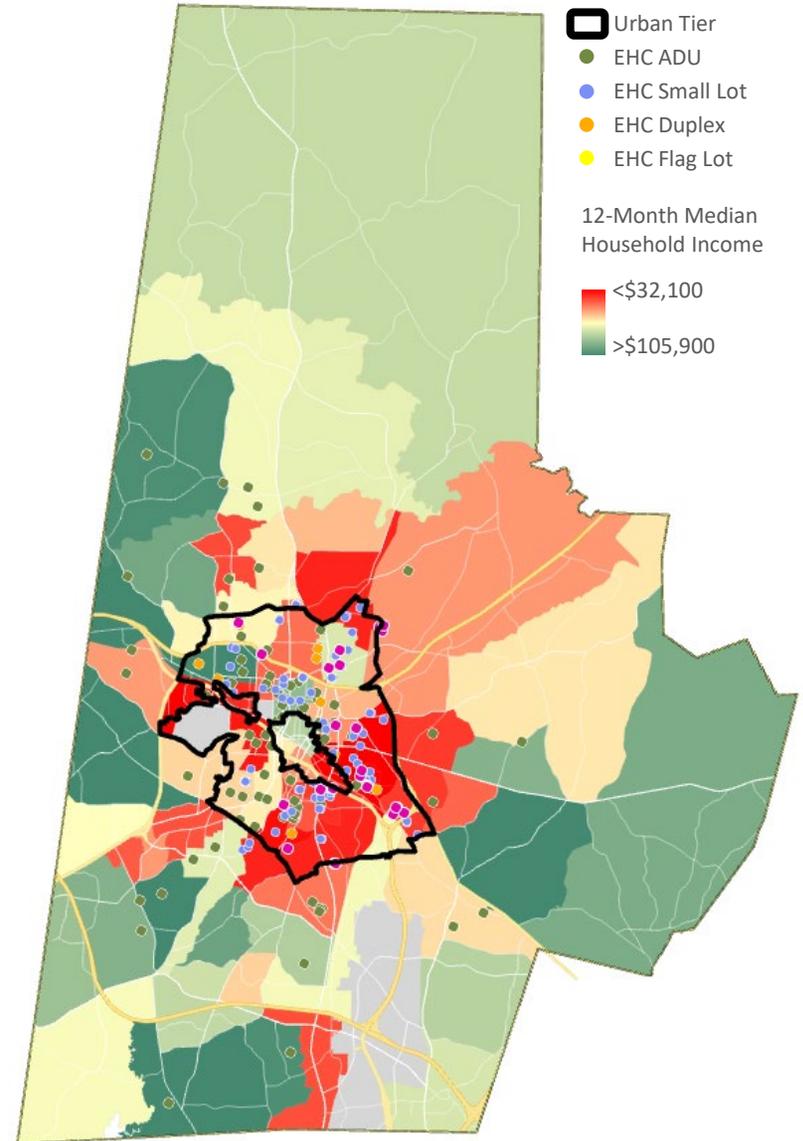
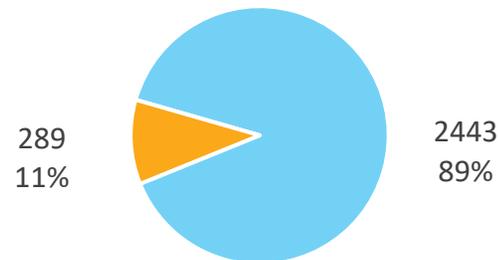
Expanding Housing Choices

EHC Development Activity

10-YEAR RESIDENTIAL DEMOLITIONS IN THE URBAN TIER

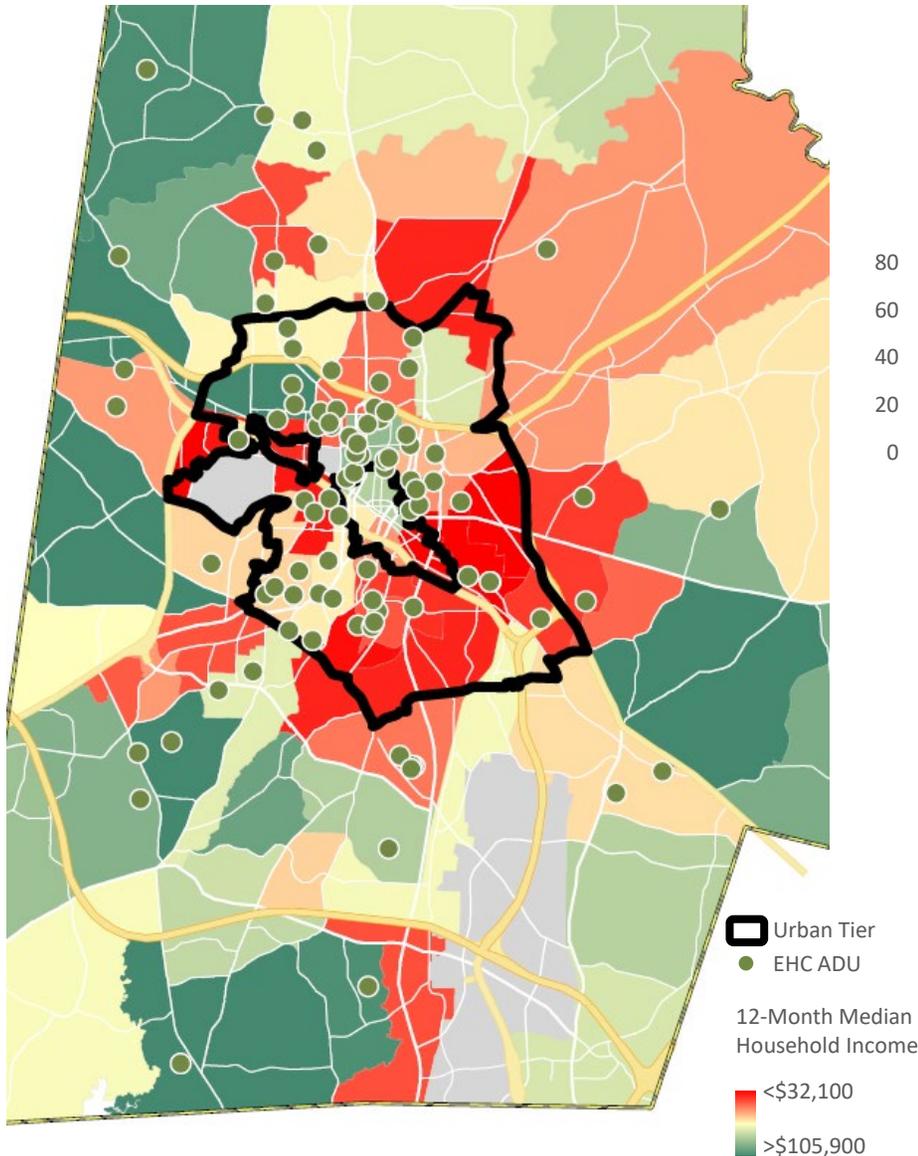


ALL RESIDENTIAL BUILDING PERMITS IN THE URBAN TIER



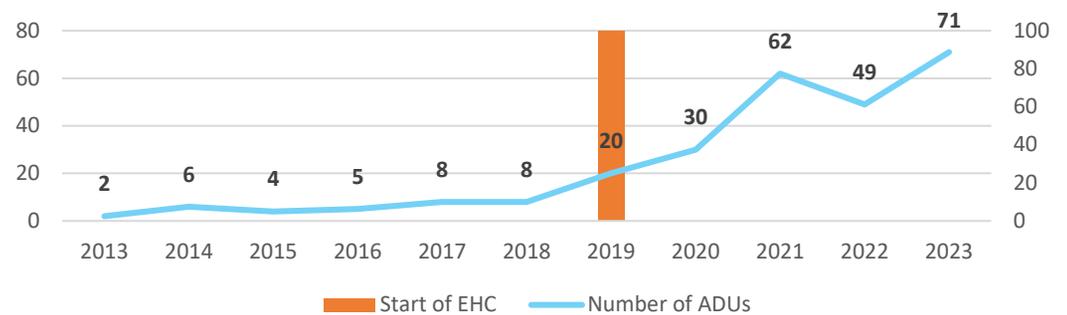


Accessory Dwelling Units



PERMITS ISSUED:

- 95 ADU permits through EHC
- Account for 40.9% of all 232 ADU permits

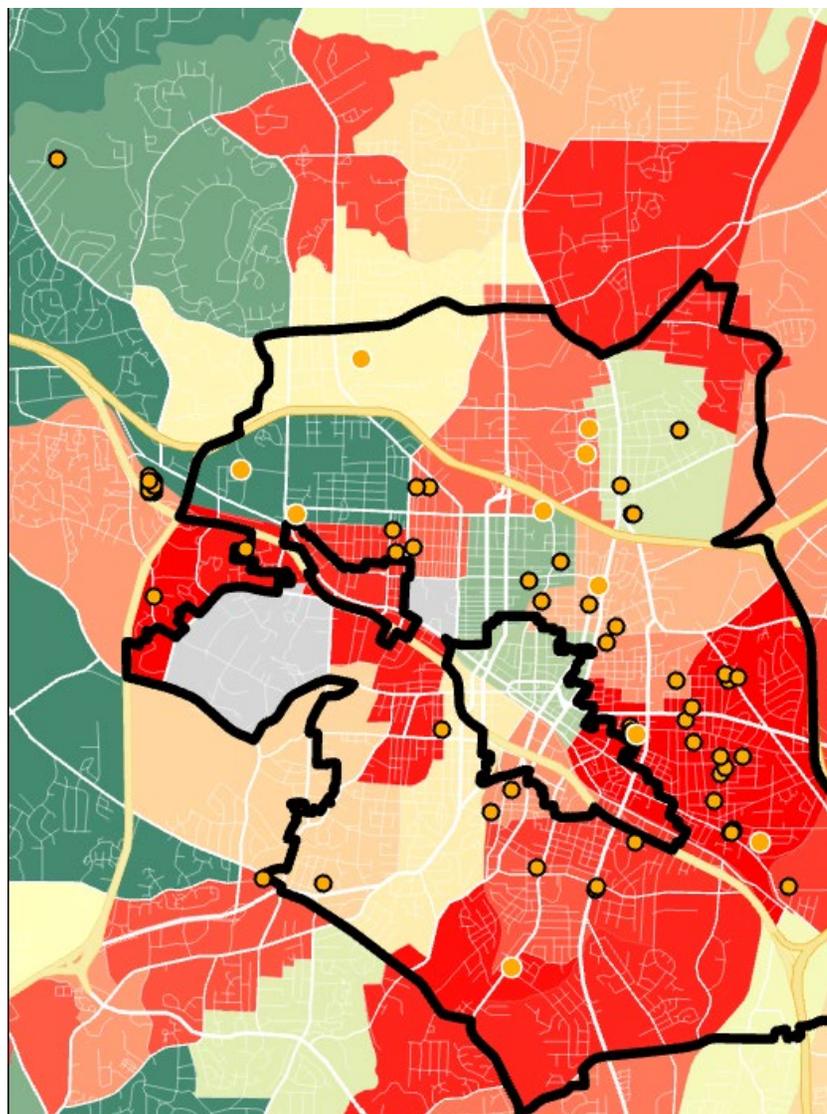


KEY TAKEAWAYS:

- Prior to EHC, ADUs were rare. Since the EHC initiative there has been a significant increase in the construction of ADUs, both the ones allowed prior to EHC and those allowed as a result of EHC.
- While most ADUs are primarily located inside the Urban Tier, there has also been an increase in ADUs built in the Suburban Tier.
- The majority of ADUs have been built in higher wealth areas.

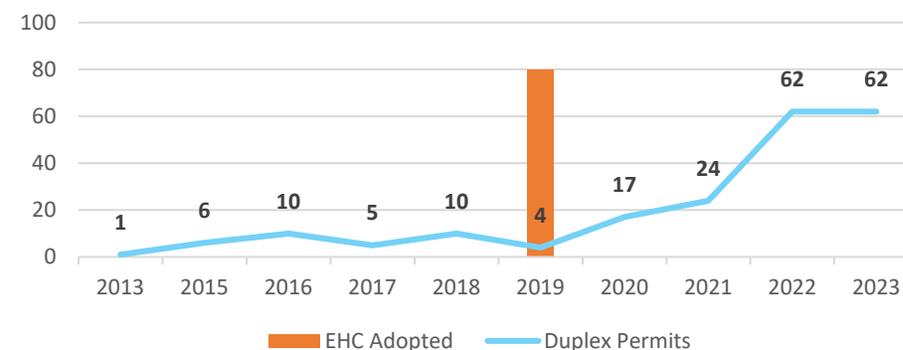


Duplexes



PERMITS ISSUED:

- 19 Duplex permits documented through EHC
- Account for 11.2% of all 169 Duplex permits



KEY TAKEAWAYS:

- The EHC initiative has resulted in very few duplexes. Overall duplexes account for only 3% of residential permits, and EHC did not significantly change that.
- The majority of new EHC duplexes built were in lower wealth areas.

12-Month Median Household Income



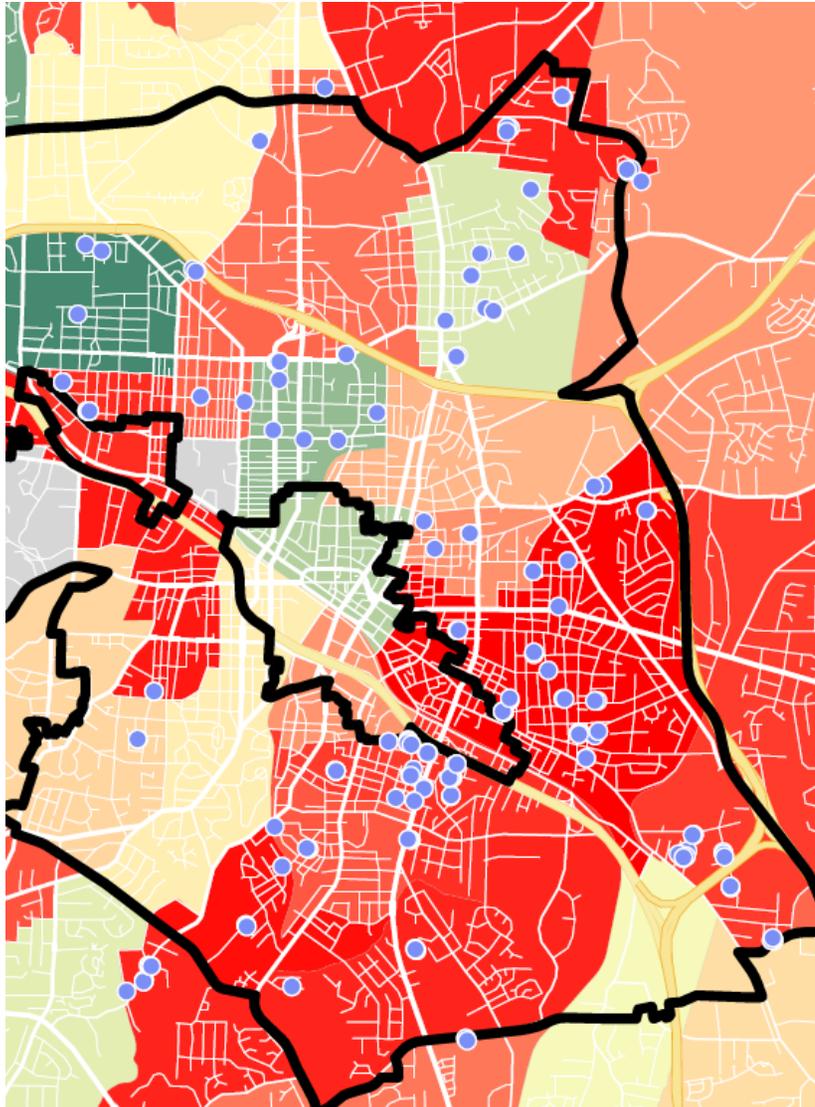
Urban Tier

EHC Duplex

All Other Duplex



Small House/Small Lot



PERMITS ISSUED:

- 215 small house/lot permits were a result of EHC
- Account for 2.21% of all single-family house permits

KEY TAKEAWAYS:

- Small houses/lots have been the most used EHC change, likely due to the popularity of single-family houses as the housing type of choice in this area.
- The median sales price for a single-family house in the Urban Tier is \$605,000. The median sales price of a small house in the Urban Tier is \$348,000. Small houses are providing a single-family housing alternative in the Urban Tier that is more affordable than the typical house.
- Almost four times as many small houses/lots were created in lower wealth areas than in higher wealth areas.

12-Month Median Household Income

<\$32,100

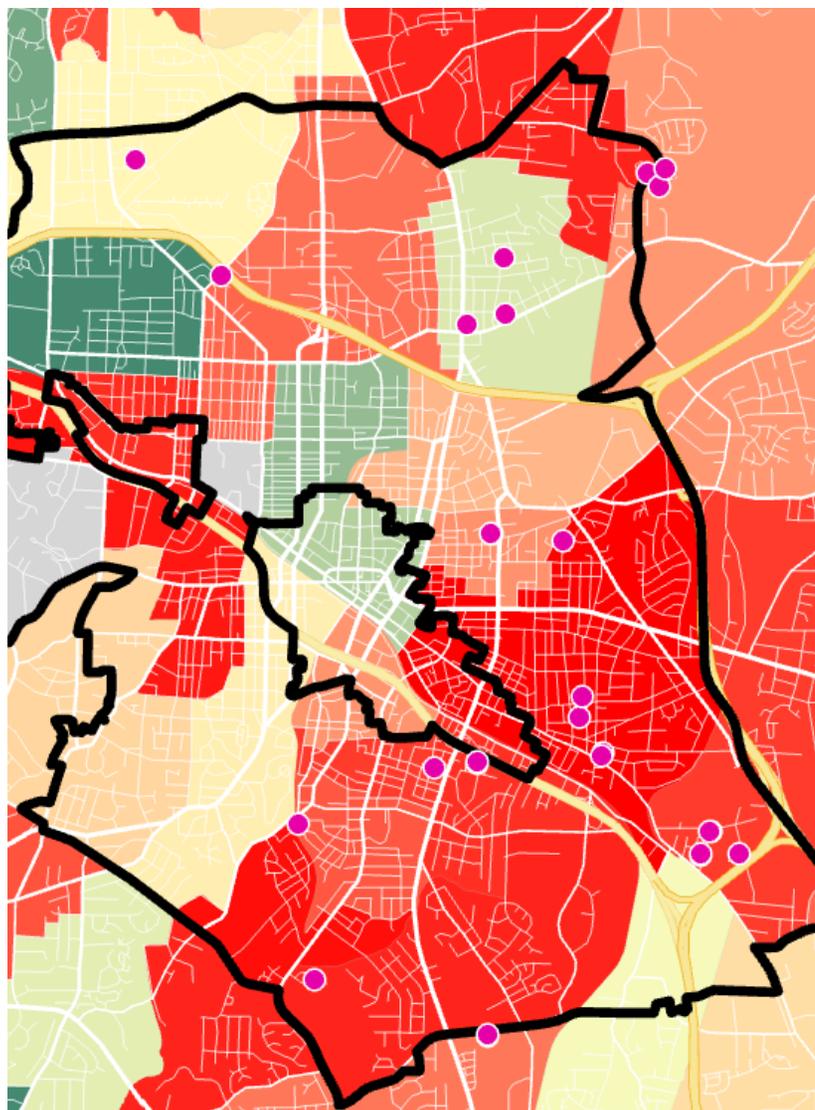
>\$105,900

Urban Tier

EHC Small Lot



Reduced Pole Width Flag Lots



PERMITS ISSUED:

- 36 reduced pole width flag lot building permits were a result of EHC

KEY TAKEAWAYS:

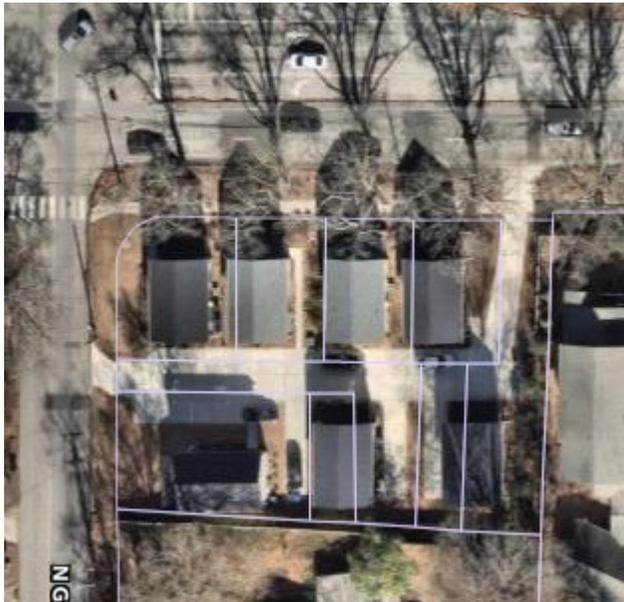
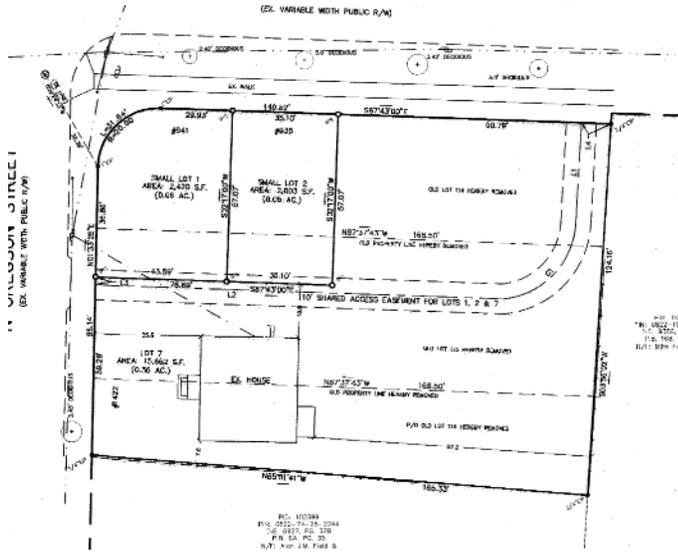
- The majority of reduced pole width flag lots were created in lower wealth areas.





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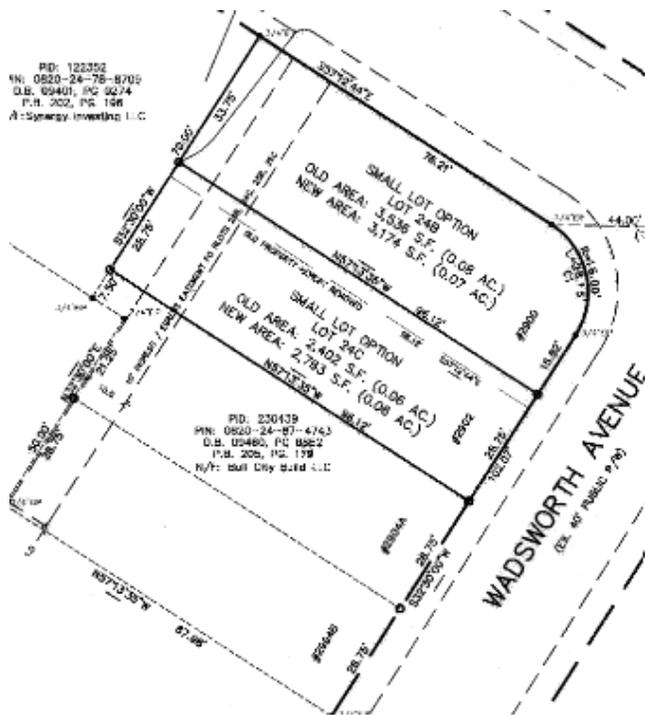
Obligatory Visuals!!!!!!- Small and Flag lots





Expanding Housing Choices

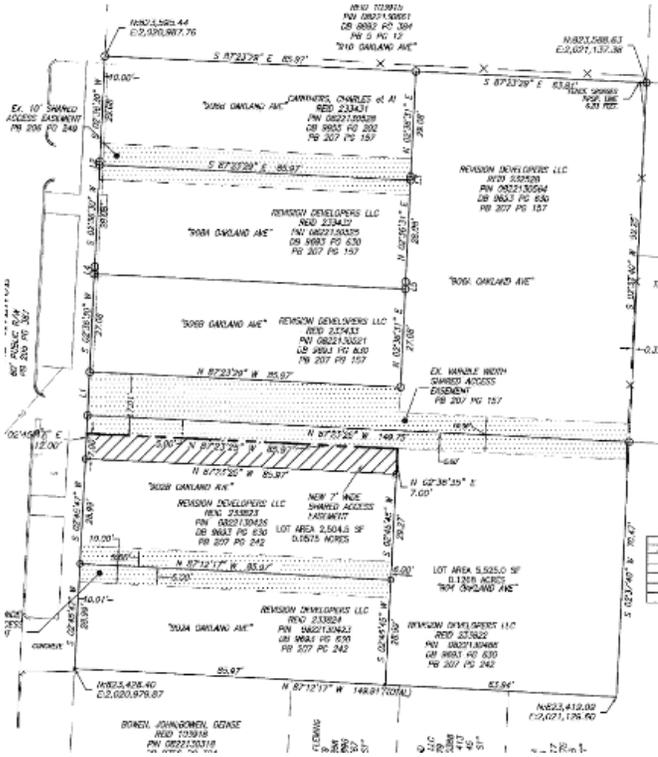
Obligatory Visuals!!!!!!- Small lots





Expanding Housing Choices

Obligatory Visuals!!!!!!- Small and Flag lots





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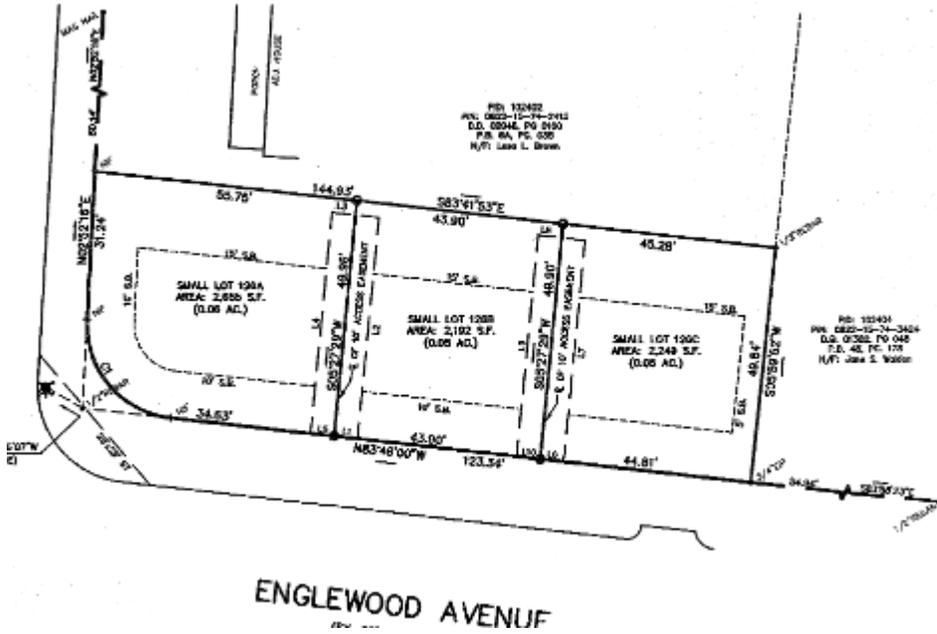
Obligatory Visuals!!!!!! – Small lots





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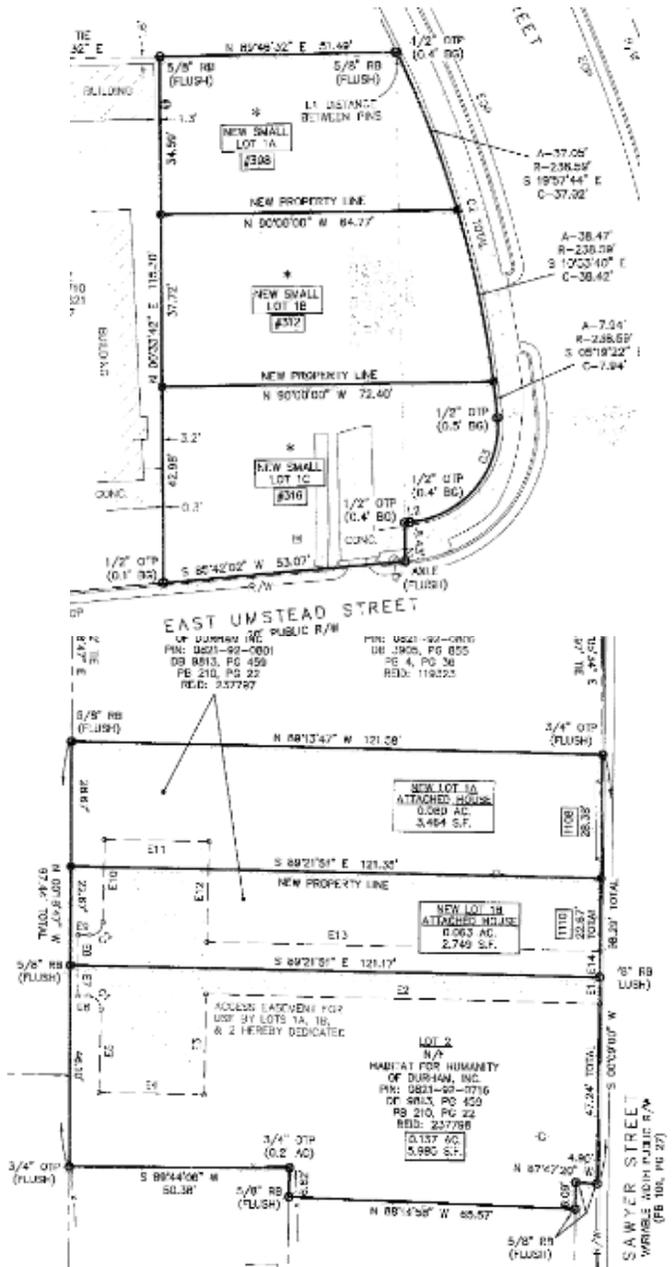
Obligatory Visuals!!!! Small lots





Expanding Housing Choices

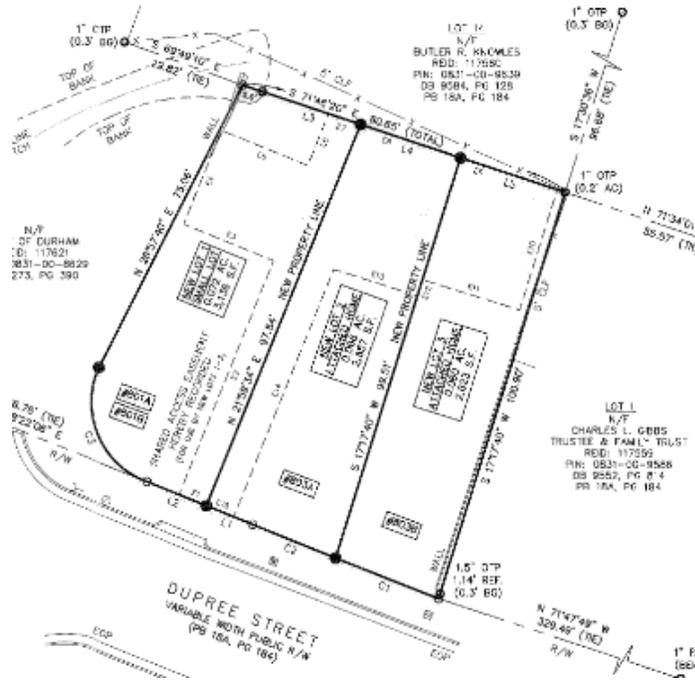
Obligatory Visuals!!!!- Small and Attached House lots





Expanding Housing Choices

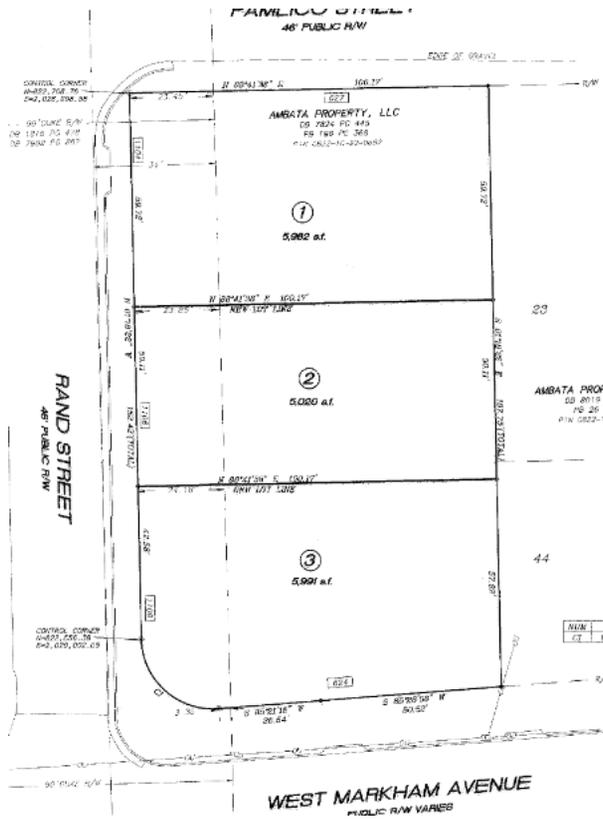
Obligatory Visuals!!!!- Small and Attached House lots





Expanding Housing Choices

Obligatory Visuals!!!!- Duplexes with ADUs





Expanding Housing Choices

Obligatory Visuals!!!!!!- Duplex with ADU

