



Expanding Housing Choices

Planning Commission

March 12, 2019

Presentation Overview

1. Project Background
2. Text Amendment Summary
3. Highlighted Issues



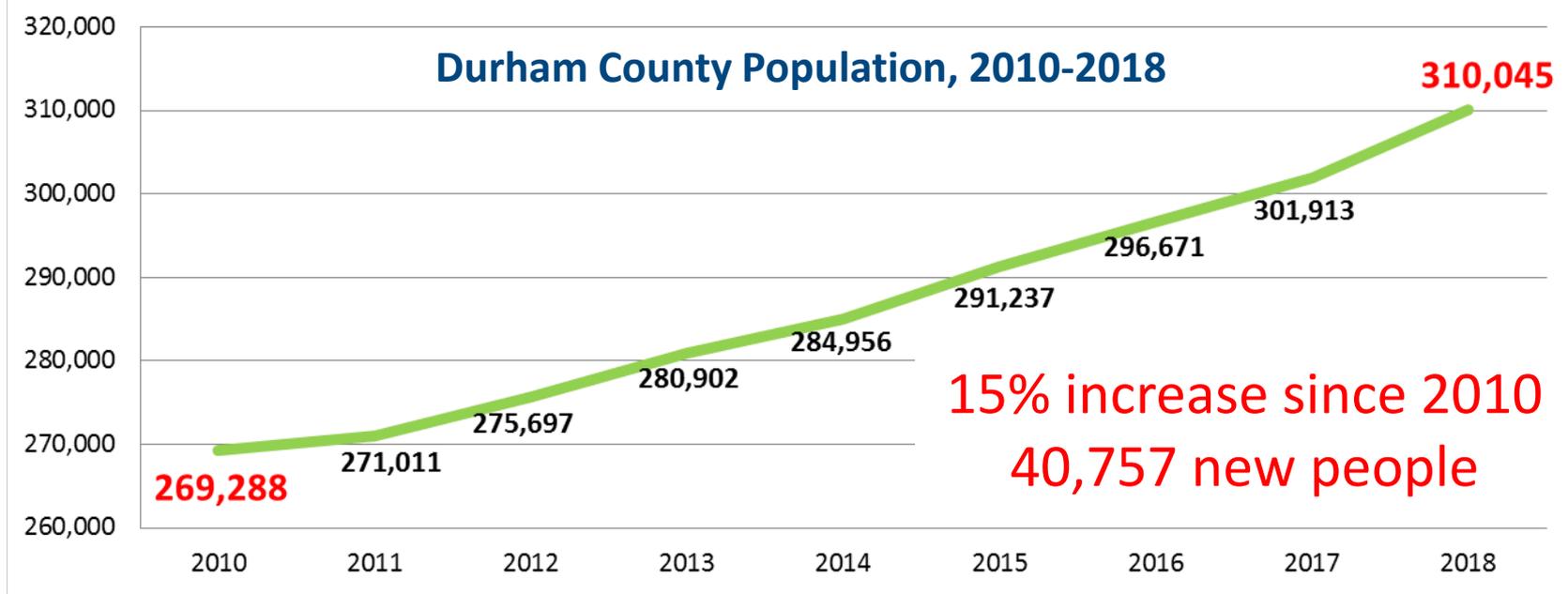
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1. Durham is growing



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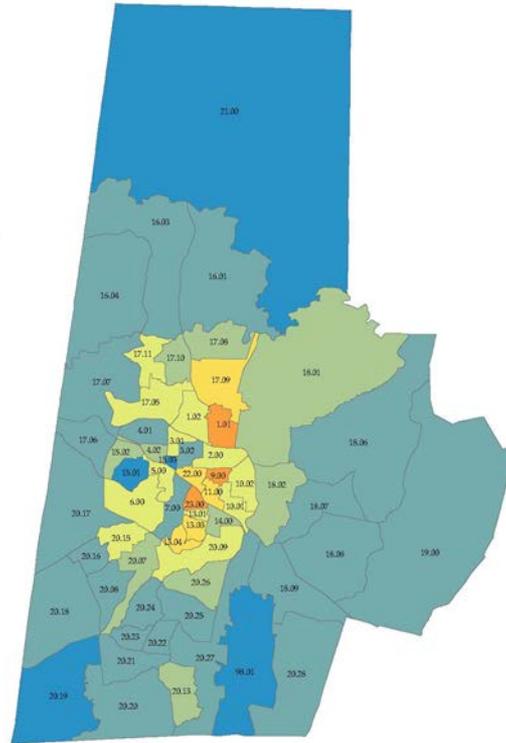


2. Demand for housing is outpacing supply

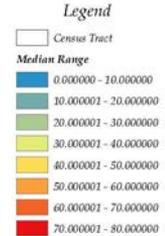
Between 2010-2016, JOB and HOUSEHOLD growth outpaced development of new housing units



3. Concentrated demand in Urban Tier neighborhoods



Median Percent of Value Change per Census Tract for 1&2 Family Residential Properties from 2016 to 2019



Tax Administration

1 inch = 4 miles

Information depicted hereon is for reference purposes only and is compiled from the best available sources. The City of Durham/Durham County assumes no responsibility for errors arising from the use or misuse of this map.



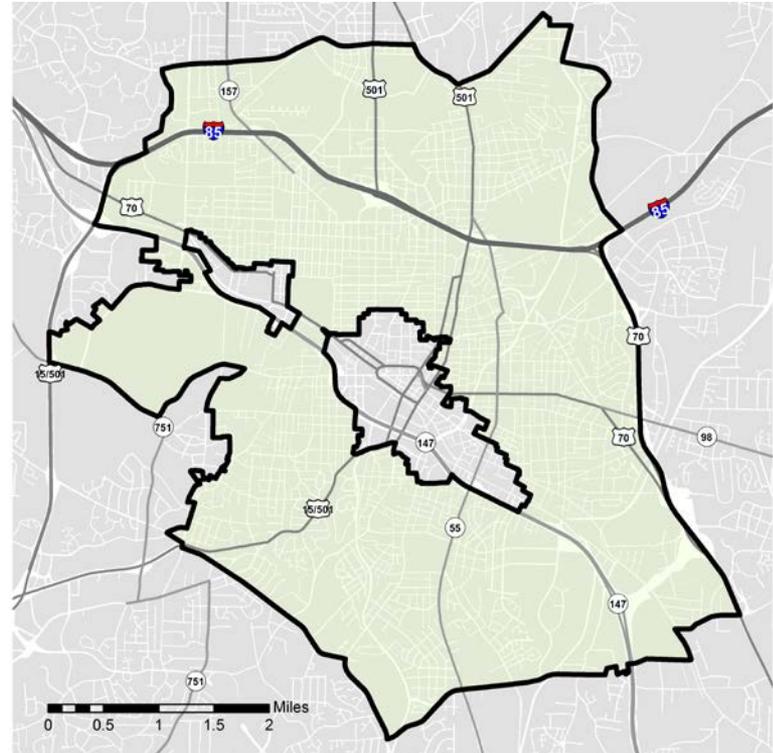
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Urban Tier



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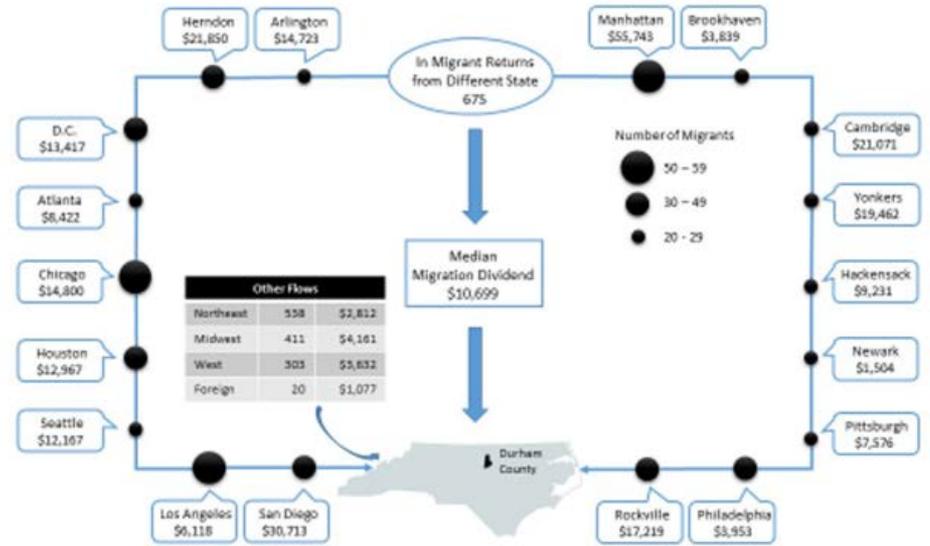
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4. New residents have more \$

New residents earn an average of \$10,000 more per year than the average Durhamite.



*Compared to Non-migrant Per Capita AGI (\$32,333) in 2015.

Source: IRS Migration File

Data and graphic Dr. Jim Johnson, UNC



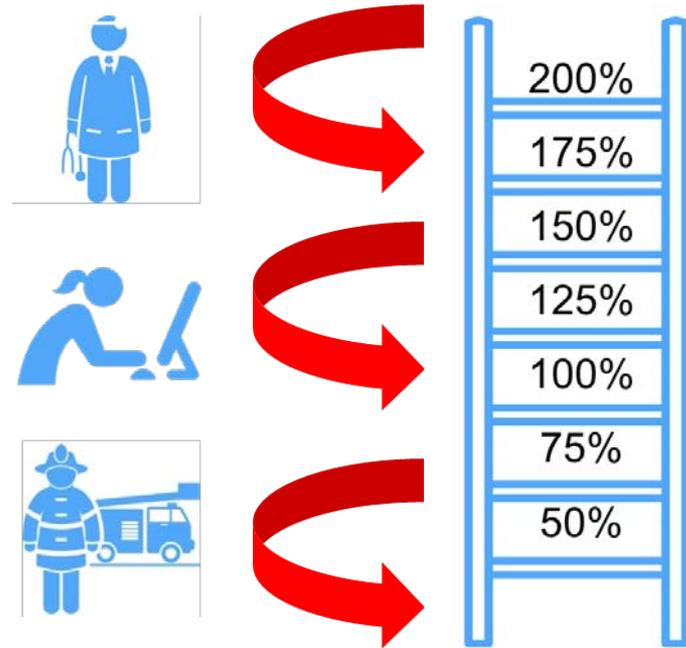
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If housing doesn't exist at all price points, higher income people will buy "down the ladder," leaving the fewest options for those with the lowest incomes.



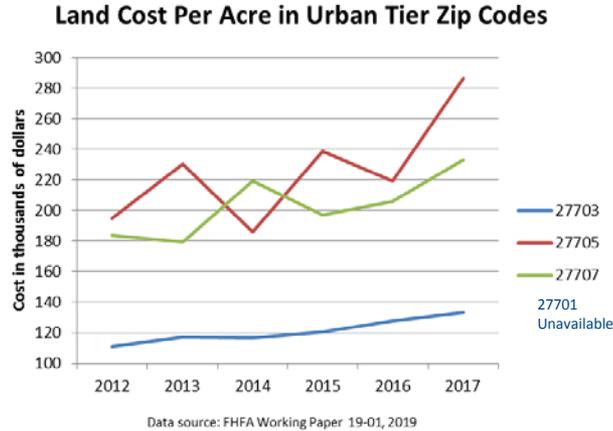
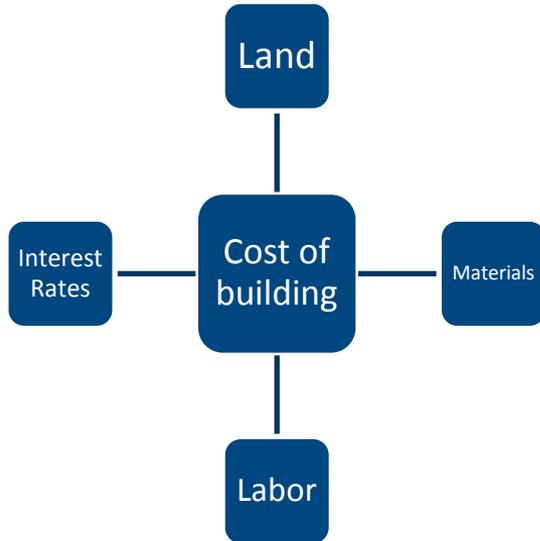
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5. Building has gotten more expensive



Eye On Housing MORE THAN 30% OF SINGLE-FAMILY BUILDERS REPORT FRAMING LUMBER SHORTAGES



Based on the results of the May 2018 survey for the NAHB/Wells Fargo Housing Market Index, the National Association of Home Builders has concluded that shortages of framing lumber are more widespread now than they were at any time since the association began tracking the issue in a consistent manner in 1994.

By JULIAN HARRIS MONEYWALK June 20, 2018, 9:33 AM

Lumber tariffs are making new homes even more costly

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Homebuilders and potential new-home buyers are getting squeezed from a spike in lumber prices. Tariffs on Canadian lumber are adding to higher costs for wood, which are fueling price increases of up to \$9,000 for a new single-family home, according to the National Association of Homebuilders.

The industry group met with Commerce Secretary Wilbur Ross on Tuesday to plead their case to relax the tariff on Canadian lumber, which they say are adding to supply woes as the price of lumber is skyrocketing.

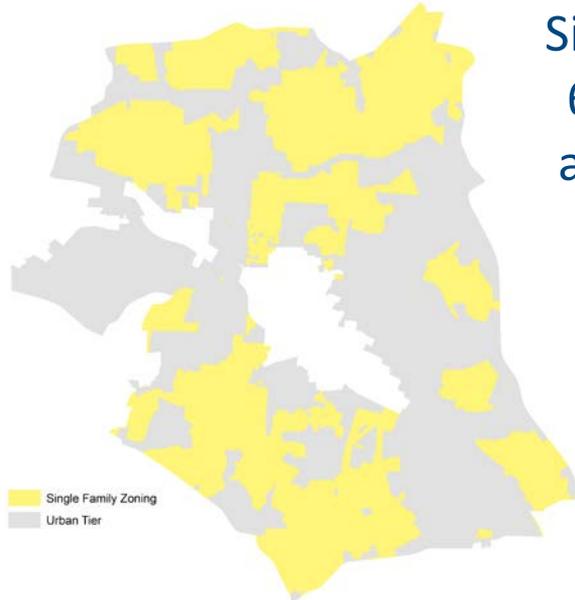
Remodeling PROTRACTED LABOR SHORTAGE SEVERELY HAMPERING GROWTH

Contractors say they could be growing as much as 50% more if they could find qualified help.

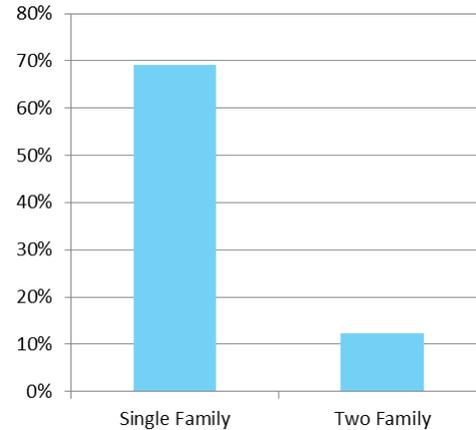


6. Zoning limits housing supply and options

46% of Urban Tier is zoned exclusively single family



Single family is allowed by-right in 69% of the Urban Tier. Duplexes are only allowed by-right in 12%.



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Durham is growing
Demand for housing is outpacing supply
Concentrated demand in Urban Tier neighborhoods
New residents have more \$
+ Building has gotten more expensive
Zoning limits housing supply and options

High Cost of Housing



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**Confluence
of factors has
led to rising
housing prices**

County-wide (September 2013-2018)

Median Sale Price



REDFIN



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Particularly true in walkable neighborhoods close to Downtown



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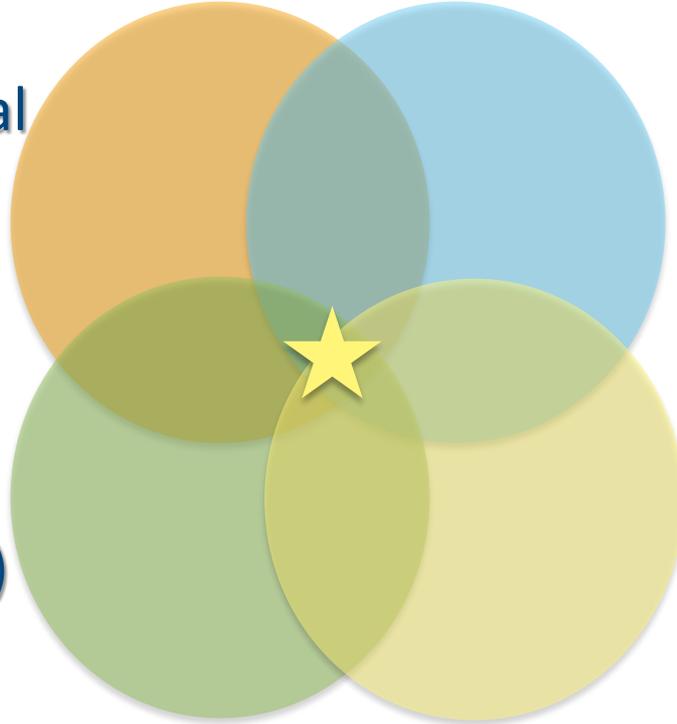


REDFIN



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.**



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Community Events

- Rock the Park
- Latino Festival
- Farmers Market
- Open House Meetings

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

Outreach/Input

- 36 meetings/events
- 4,214 unique website page views
- 1,455 questionnaire participants
- 600+ email contacts

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

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



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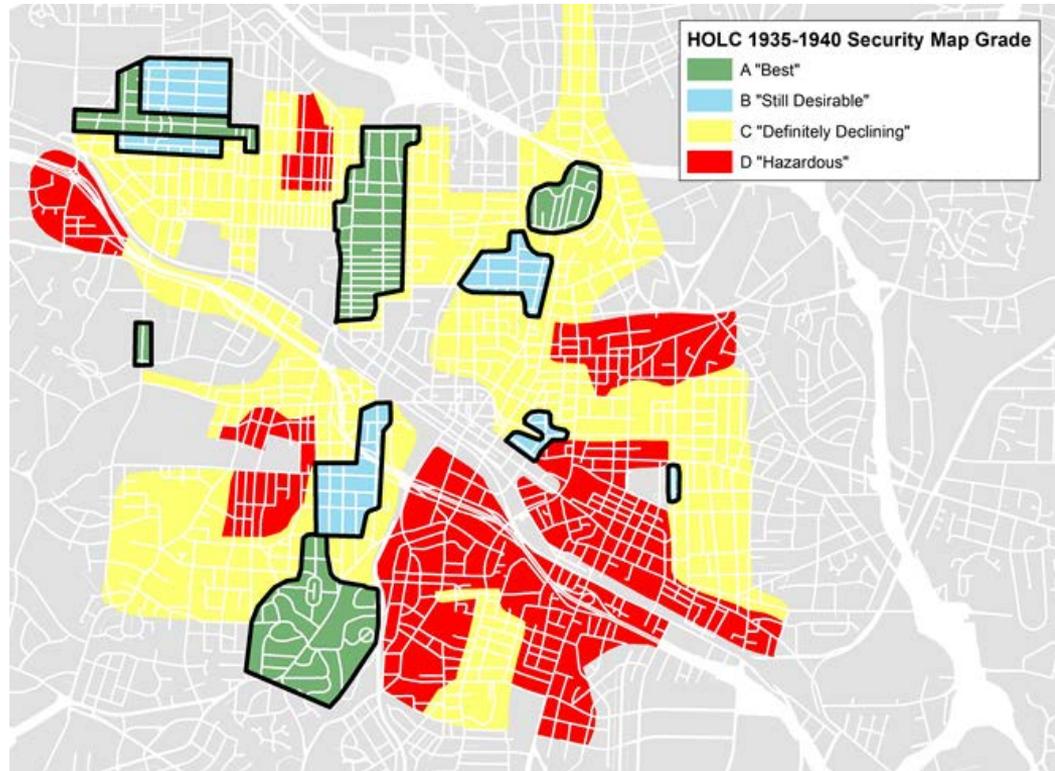
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Redlining in Durham

Home Owners' Loan Corporation "Security Map" 1935-1940

Source: *Mapping Inequality: Redlining in New Deal America*



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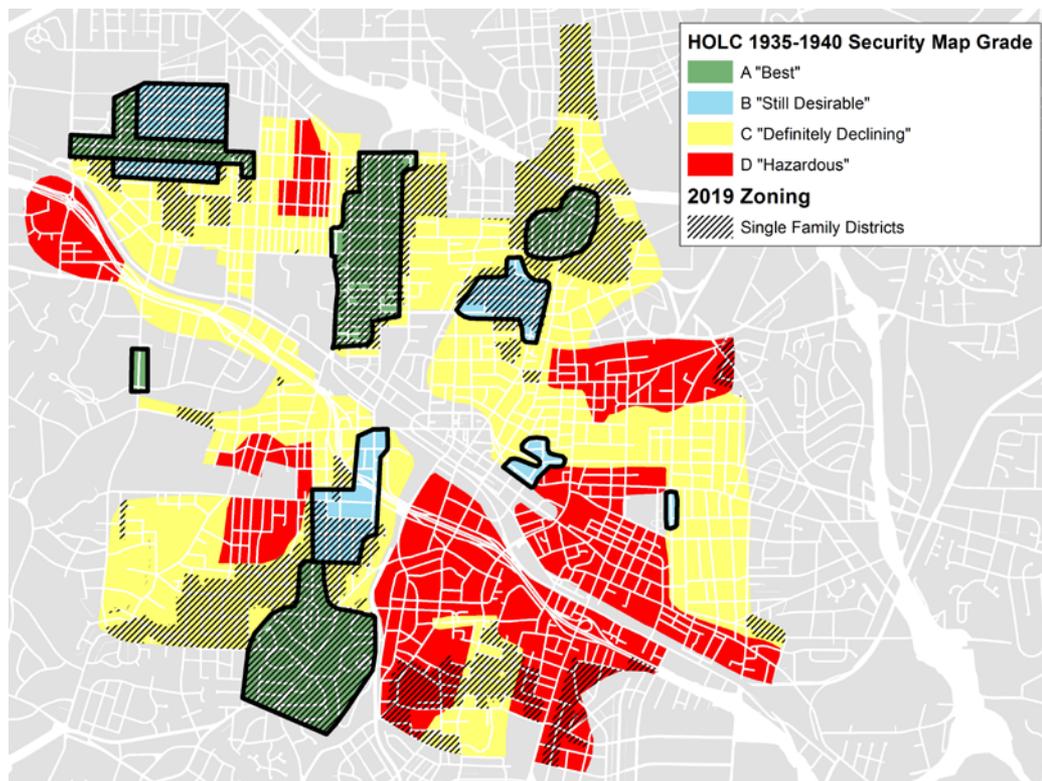
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Redlining and Single Family Zoning in Durham

Home Owners' Loan Corporation "Security Map" 1935-1940

Source: *Mapping Inequality: Redlining in New Deal America*



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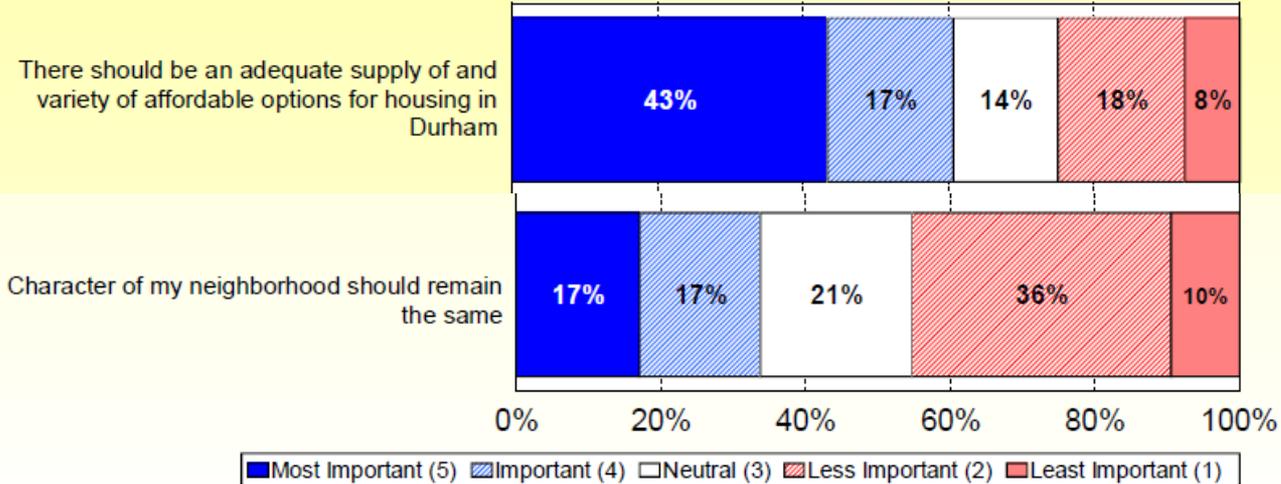
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Resident Satisfaction Survey

Ranking the Importance of Future Planning Goals

by percentage of respondents who ranked the item as a 1 to 5 on a 5-point scale



TC1800007 Text Amendment Summary

1. Density Bonus and Lot Dimension Reductions
2. Flag Lots
3. Duplexes
4. Accessory Dwelling Units
5. Neighborhood Character



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Density Bonus and Lot Dimension Reductions

- **Base.** Lot dimension and density standards maintained. No change.
- **Option A.** Incremental reductions in lot dimensions and increase in density
- **Option B.** Small House/Small Lot Option. 2,000 SF minimum lot; 1200 SF building maximum. Can be single-family or duplex.

Single Family Detached in RU-5

	Base	Option A	Option B
Density	8	12	12
Lot Area	5,000 sq. ft.	3,500 sq. ft.	2,000 sq. ft.
Lot Width	45 ft.	35 ft.	25 ft.

(text clarified April 18, 2019)



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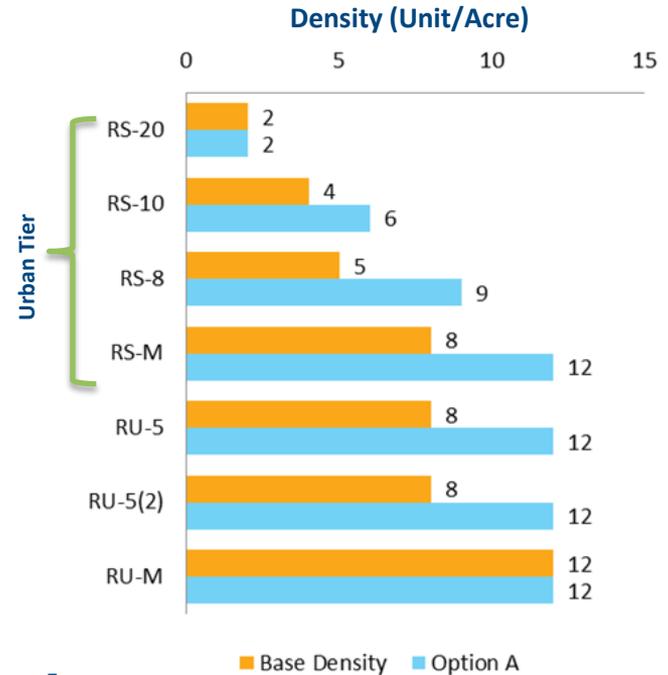
Density Bonus Option A

Bonuses

- Incremental increase of maximum density
- Reduction of minimum lot area and width

Additional Criteria

- Side yard driveways
- Ribbon driveways
- 2 trees (at least 1 canopy)
- Downspout placement



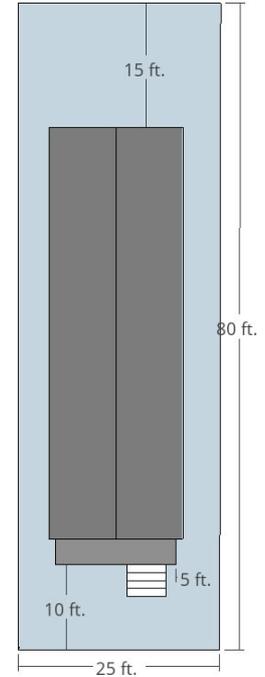
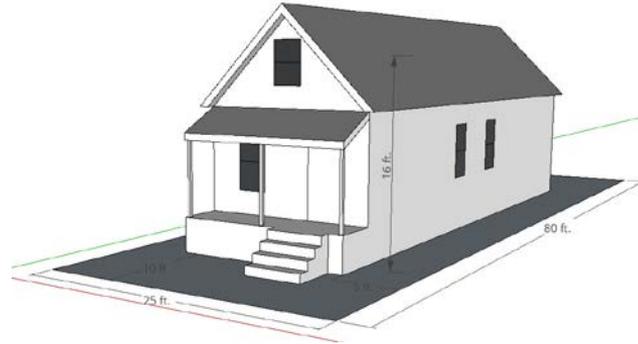
Density Bonus Option B

Bonuses

- 12 units/acre density maximum
- 2,000 SF minimum lot area
- 25 ft. minimum lot width

Additional Criteria

- Option A criteria
- 25 ft. maximum height
- 1,200 SF maximum building size
- 40% maximum building coverage
- No ADUs allowed
- Not permitted in RS-20

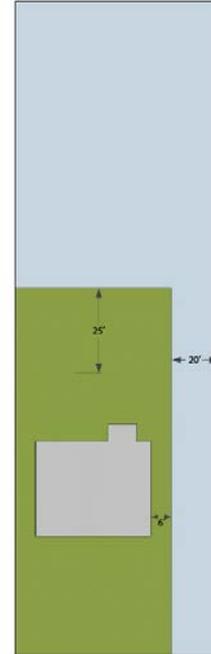


Flag Lots

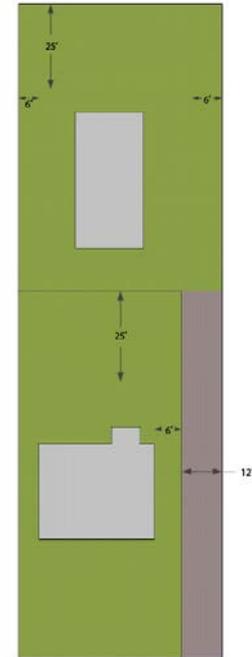
- No change to standard pole flag lot
- Reduced pole width option
 - 12 ft. minimum pole width
 - 1 per parent lot
 - 25 ft. maximum height
 - 1,200 SF maximum building size
 - Recorded plat
 - No ADU allowed

(text and graphic clarified April 18, 2019)

Current Rule (20' Pole)

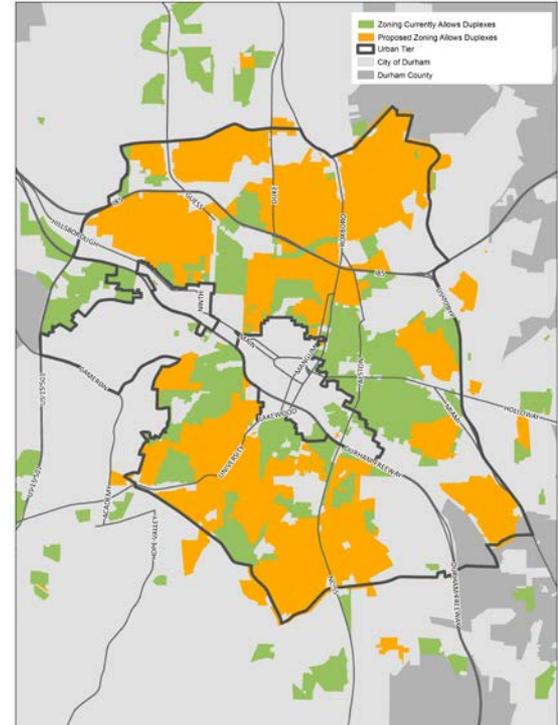


Proposed Rule (12' Pole)



Duplexes

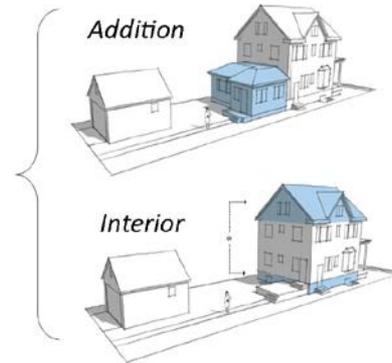
- Currently allowed in RU-5(2), RS-M, RU-M
- Allow throughout Urban Tier, and RU-5 in Suburban Tier
- Mimic dimensional standards of single-family detached house
- Allow in cluster and conservation subdivisions
- Currently no ADUs allowed (no change)



Accessory Dwelling Units

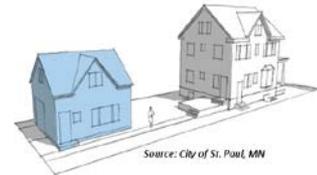
- Currently, size is limited to 30% of house
- 800 square foot maximum
- Height standards are based on location on the lot
- Allowed on a legal, non-conforming lot
- Three (3) ADUs allowed on sites with civic uses

Attached



Example "Attached" ADU

Detached



Source: City of St. Paul, MN



Example "Detached" single-story ADUs



Example "Detached" above-garage ADUs

Neighborhood Character (Infill Standards)

- Removed infill lot width standards
- Modified context-based height limits
- Instituted maximum building coverage
- Added new driveway and vehicular use area standards



Highlighted Issues

1. Sustainable Growth
2. Incremental Growth
3. Affordable Housing
4. Stormwater/Tree Canopy
5. Parking Congestion
6. Traffic
7. Schools
8. Tracking and Monitoring



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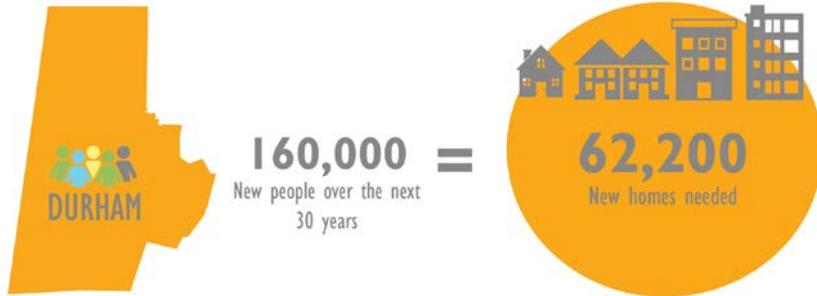
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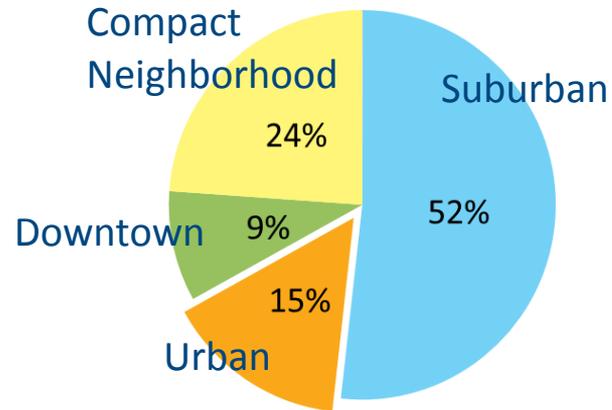
Sustainable Growth

Countywide



Long range plans estimate 15 percent of new growth will occur in the Urban Tier.

New Household (2015-2045) Allocation Projections



Source: 2045 Metropolitan Transportation Plan



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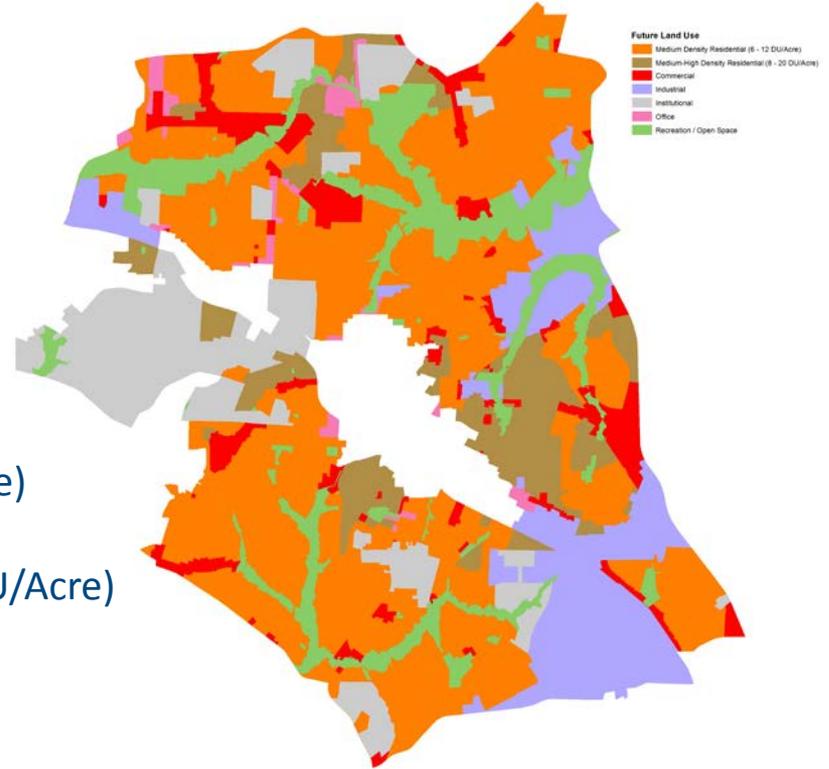
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Recommendations are consistent with Future Land Use Map

-  Medium Density Residential (6-12 DU/Acre)
-  Medium High Density Residential (8-20 DU/Acre)



Incremental Growth

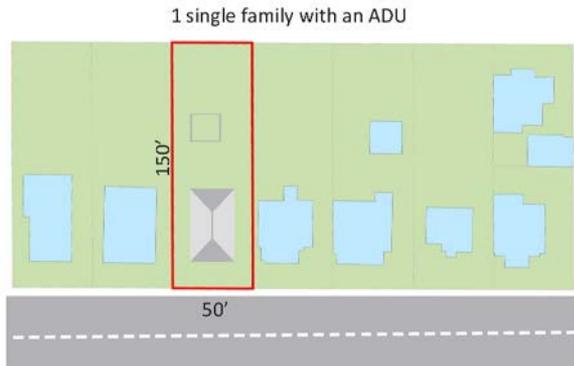
- Incremental intensification. On average 1-2 additional units over what is currently allowed
- Builders using the Affordable Housing Density Bonus yield more units (in most cases)



Affordable Housing

- EHC is not a stand-alone low-income Affordable Housing program
- Yield more units through the Affordable Housing Density Bonus

Maximum AH Units - Current



Maximum AH Units - Proposed



Stormwater/Tree Canopy

	Current	Proposed
Building Coverage	Not regulated	Maximum 40 %
Driveway Width	Not regulated	Maximum 12 ft. width
Parking Area	Not regulated	Maximum 400 ft. area
Driveway Design	Not regulated	Density Bonus: Ribbon driveway
Trees	1 street tree	Infill Base: 1 tree in addition to street tree Density Bonus: 2 trees in addition to street tree
Downspouts	Not regulated	Density Bonus: Direct downspouts over pervious area



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Parking Congestion

- No change to parking requirements
- 2 spaces/unit required
- ADUs and Affordable Housing Dwelling Units require zero on-site parking
- Limitations on parking areas



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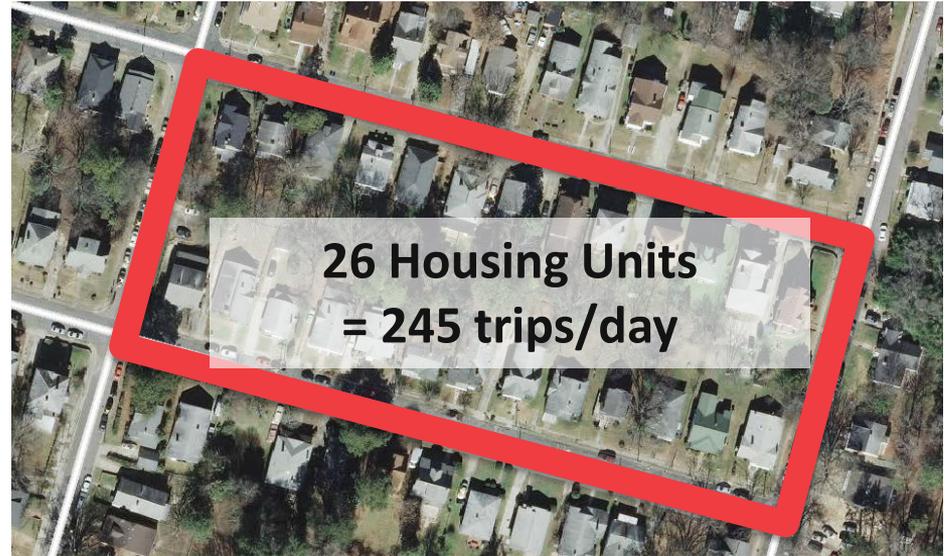
Traffic

Local/Neighborhood

- Dispersed development will have marginal effect on traffic
- Smaller units typically generate fewer daily trips

Regional/Citywide

- 2045 MTP: Coordinated land use and transportation plan



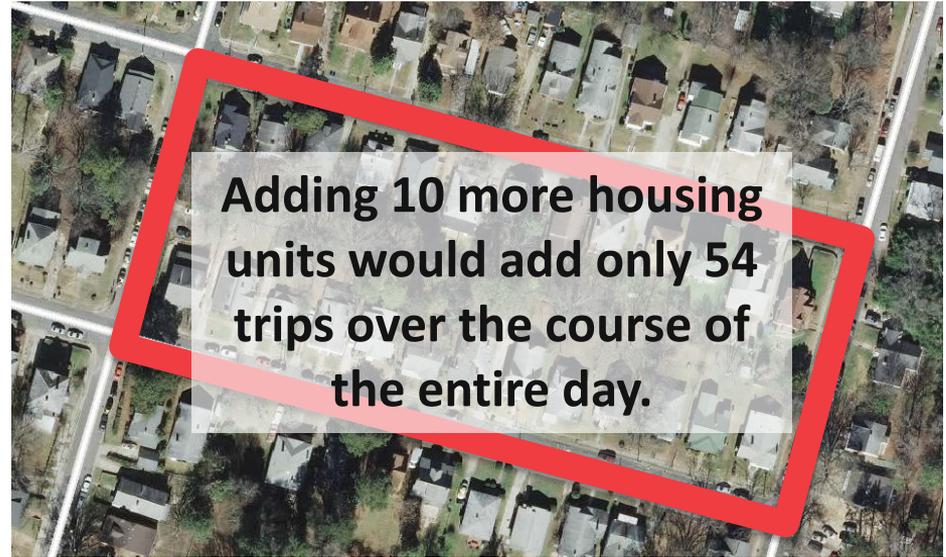
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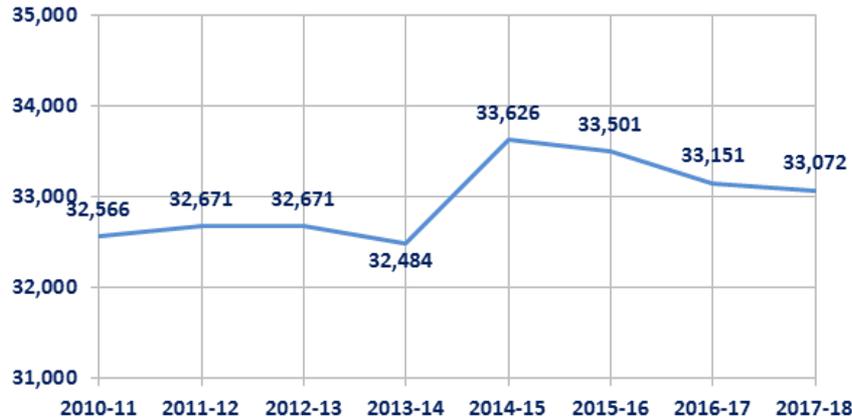
Regional/Citywide

- 2045 MTP: Coordinated land use and transportation plan



Schools

Durham Public Schools Enrollment, 2011-2018



Top 5 Over Capacity Schools

1. Githens Middle – 122.89%
2. Creekside Elementary – 122.25%
3. Watts Elementary – 115.88%
4. Holt Elementary – 115.38%
5. Forest View Elementary – 113.81%



Top 5 Under Capacity Schools

1. Durham PLC High – 52.86%
2. Brogden Middle – 59.29%
3. Carrington Middle – 71.20%
4. Southern High – 76.88%
5. Smith Elementary – 76.96%

Tracking and Monitoring

- **2020-2024 Goal: 140 new units/year in the Urban Tier**
 - Baseline: 95 new units/year in the Urban Tier (2009-2018)
- Annual report to City Council and County Commissioners
- Numeric and geographic tracking:
 - ADUs
 - Duplexes
 - Demolitions
 - Building Coverage
- Inter Neighborhood Council metrics (to be developed)



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Expanding Housing Choice

Removing regulatory barriers to a wider range of housing types



<https://durhamnc.gov/3679/Expanding-Housing-Choices>

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