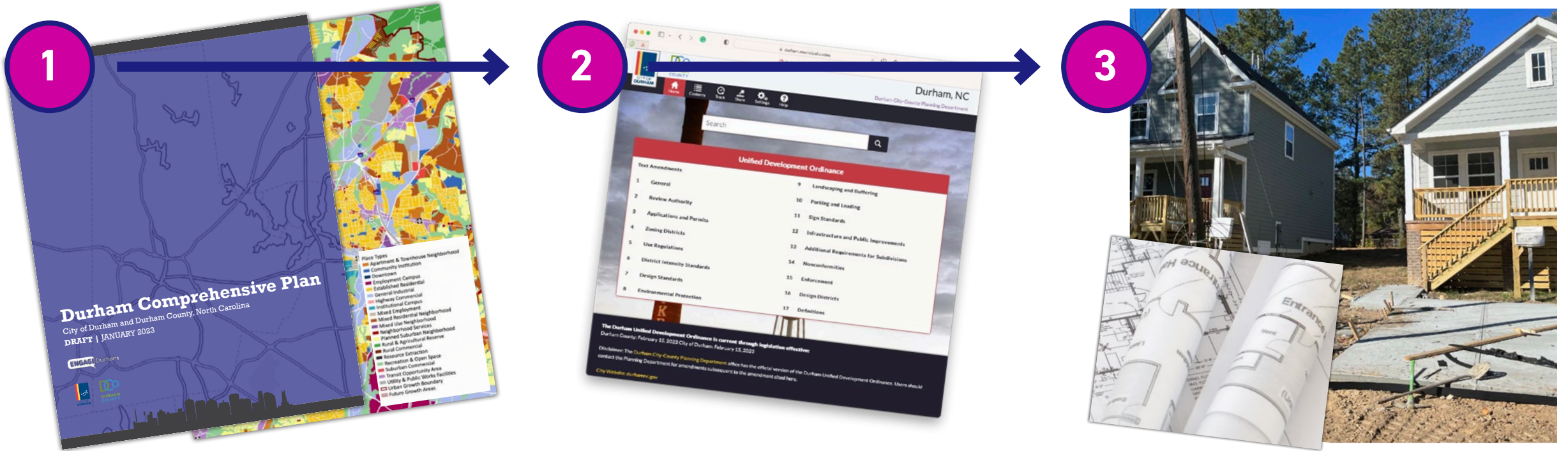


# Unified Development Ordinance **CODE AUDIT & APPROACH**

**Update to the Durham City Council**



# WHAT IS THE UNIFIED DEVELOPMENT ORDINANCE?



## COMPREHENSIVE PLAN = *COMMUNITY VISION*

- **High-level, visionary plan**
- **Guides** where and how future development should occur in Durham

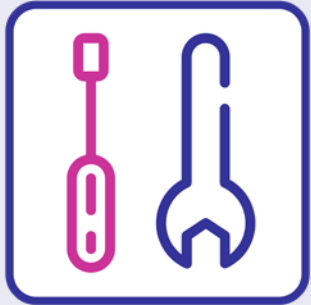
## UNIFIED DEVELOPMENT ORDINANCE = *DEVELOPMENT RULES*

- **Implements** Comprehensive Plan's vision for future development
- **Zoning, development rules**
- **Defines** the details of where and how private development occurs today

## DEVELOPMENT PROJECT = *RESULT*

- **Approved and built** based on the UDO's rules

# PROJECT GOALS



## ORGANIZATION & USABILITY

Make the UDO clearer and easier to use, and simplify approval processes for development



## HOUSING CHOICE & AFFORDABILITY

Allow for a mix of housing types throughout Durham, and encourage the creation of more affordable housing



## BUILT ENVIRONMENT

Promote transit-oriented & pedestrian-friendly development patterns, while preserving Durham's character



## RECREATION & OPEN SPACE

Increase open space and tree canopy coverage, and promote more sustainable development



## PLAN IMPLEMENTATION

Implement the actions and policy goals of the Comprehensive Plan and other adopted policies

# TODAY'S PRESENTATION

1. Update on outreach and engagement
2. Improving the usability of the UDO
3. Providing more options for small-scale residential infill
4. Better utilizing land in multi-family areas
5. Promoting density around existing and future transit lines

# OPEN HOUSES FEB 8, 2024



Durham County Administration Building

Campus Hill Recreation Center



2  
Locations



68  
Attendees



215  
Comments

# CODE CONNECT FEB 22, 2024

NewUDO Code Connect - February 22, 2024

## New Unified Development Ordinance

*La Nueva Ordenanza Unificada de Desarrollo*

**Code Connect #1**  
*Conexión de Código #1*

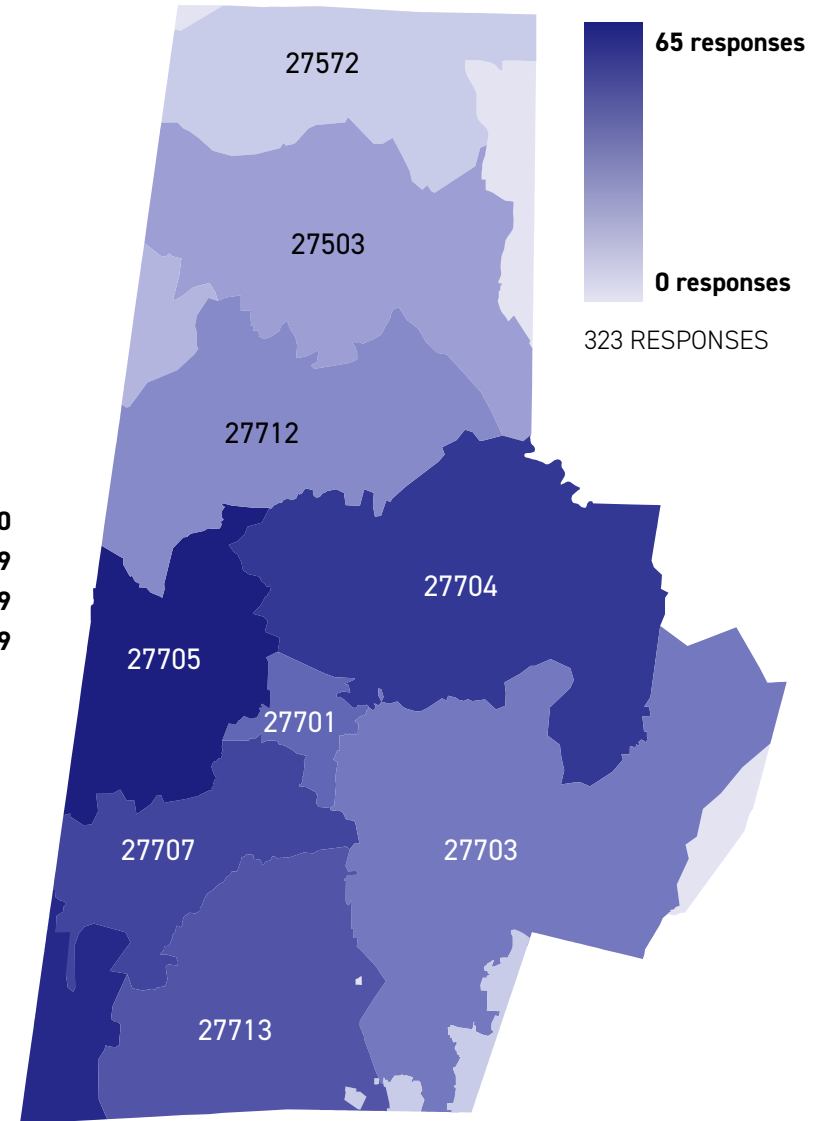
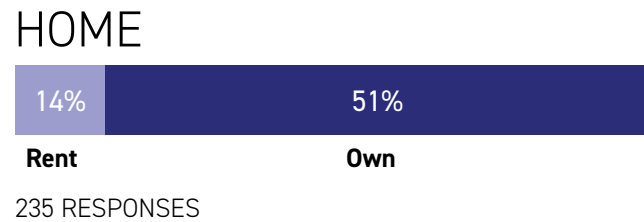
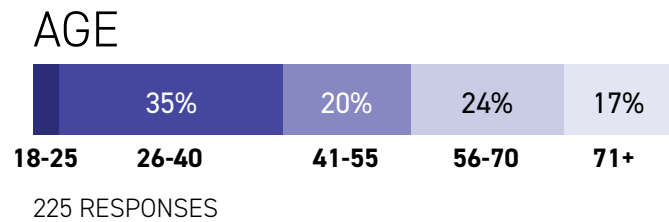
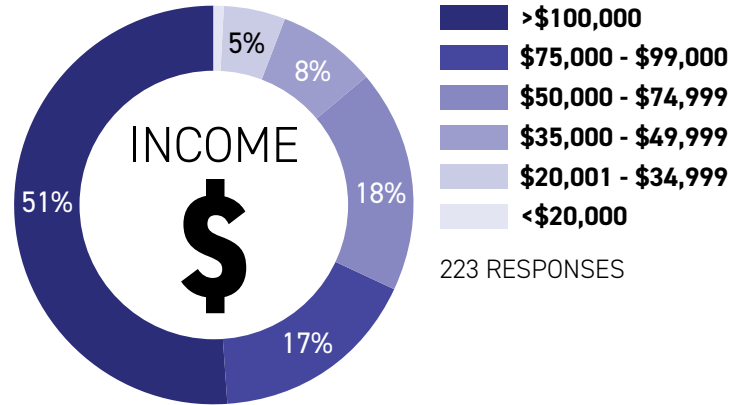
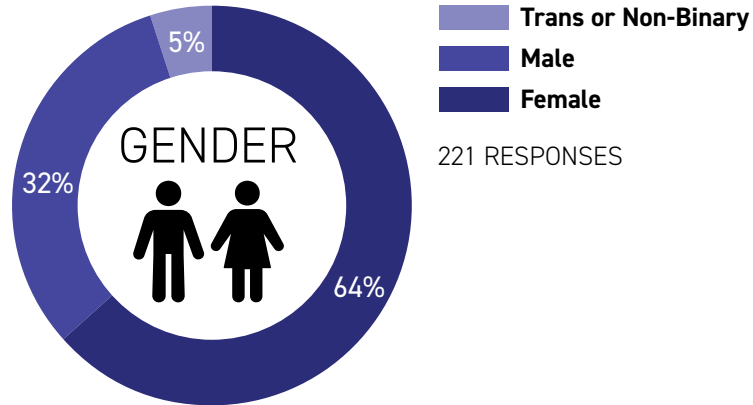
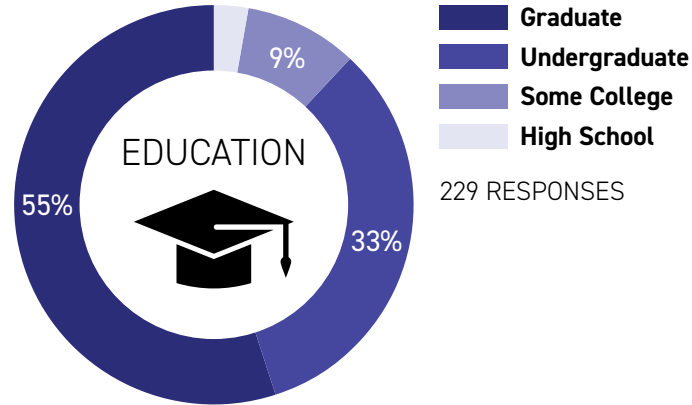
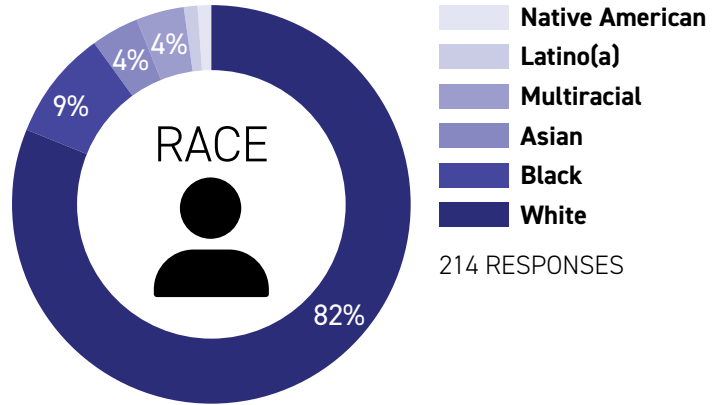
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CODE CONNECT 2/22/2024 | CODE STUDIO

# SURVEY RESPONSES



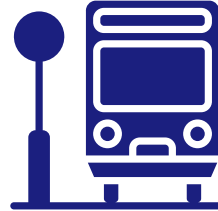
# SURVEY INITIAL TAKEAWAYS

## Housing



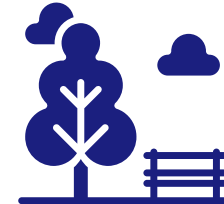
- Affordable housing **should not be concentrated in specific neighborhoods** but should be **dispersed throughout** Durham.
- Affordable housing **should be integrated into new development**, rather than being built on separate lots.
- A strong **consensus for preserving neighborhood character**, with an emphasis on integrating new housing options that **complement existing architecture** and **promote community cohesion**.

## Transportation



- **Majority** of respondents rely on **personal vehicles** for transportation **due to limited access to alternatives**.
- Respondents expressed a **desire to walk or bike to essential services** like grocery stores, pharmacies, and medical offices.
- Suggestions for **improving public transportation** included more **frequent bus service, better routes, and increased connectivity**.

## Environment



- Some respondents encouraged the city to **rethink** development practices, including **restricting the clear-cutting of trees**, implementing additional **stormwater management** solutions, and promoting a **denser, more sustainable** community.
- Many respondents highlighted the **difficulty of accessing parks** due to the absence of **sidewalks**, making it **unsafe** to walk or bike.



# EQUITABLE ENGAGEMENT

NOV - DEC 2023

## PLANNING

Orientation meeting, project expectation, walking & driving tour of Durham with Code Studio; Community Engagement Kick-Off

JAN 2024

## MET WITH COMMUNITY ENGAGEMENT STRATEGISTS

Collaboration meeting with Community Engagement Strategists to identify collaborative engagement opportunities.

FEB 2024

## ENGAGEMENT PLAN & SESSIONS BEGIN

Developed Engagement Plan to ensure focused areas of attention. Engagement sessions: DHA Communities, Open Houses, and PAC 1.

MAR - APR 2024

## TRAIN ENGAGEMENT AMBASSADORS

Recruit/train 15 ambassadors (3/PAC), to help promote transparency, inclusivity, & increase community engagement. Host 3-4 monthly engagement sessions.

MAY 2024

## ENGAGEMENT SESSIONS CONTINUED

Meetings with Durham community activists, Office of Youth, PAC 4, Women's Health Awareness, Spring Fling, etc.

JUN 2024 - OCT 2025

## CONTINUED OUTREACH & PROJECT REFLECTION

Work with Ambassadors to continue outreach efforts, data analyses, and reflect on the effectiveness of engagement strategies and activities.

# EXISTING UDO OUTLINE

**Article 1: General**

**Article 2: Review Authority**

**Article 3: Applications and Permits**

**Article 4: Zoning Districts**

**Article 5: Use Regulations**

**Article 6: District Intensity Standards**

**Article 7: Design Standards**

**Article 8: Environmental Protection**

**Article 9: Landscaping and Buffering**

**Article 10: Parking and Loading**

**Article 11: Sign Standards**

**Article 12: Infrastructure and Public Improvements**

**Article 13: Additional Requirements for Subdivisions**

**Article 14: Nonconformities**

**Article 15: Enforcement**

**Article 16: Design Districts**

**Article 17: Definitions**

# PROPOSED UDO OUTLINE

**Article 1: Introductory Provisions**

**Article 2: Zoning Districts** .....

**Article 3: Use Regulations**

**Article 4: Developments Standards** .....

**Article 5: Overlay Districts**

**Article 6: Planned Development**

**Article 7: Infrastructure and Public Improvements**

**Article 8: Environmental Protection**

**Article 9: Administration** .....

**Article 10: Definitions**

Article 4: Zoning Districts  
Article 6: District Intensity Standards  
Sec. 7.1 Housing Types  
Article 16: Design Districts

Article 7: Design Standards  
Article 9: Landscaping and Buffering  
Article 10: Parking and Loading  
Article 11: Sign Standards

Article 2: Review Authority  
Article 3: Applications and Permits  
Article 14: Nonconformities  
Article 15: Enforcement

# ARTICLE 2: ZONING DISTRICTS

## Sec. 4.2 Residential District Intent Statements

### Sec. 4.2 Residential District Intent Statements

#### 4.2.1. Residential Rural District (RR)

The RR District is established to provide for agricultural activities and residential development on lots of one acre or greater and in conservation subdivisions. Commercial and industrial development is generally prohibited.

#### 4.2.2. Residential Suburban Districts (RS-20, RS-10, RS-8, RS-M)

The RS Districts are established to provide for orderly suburban residential development and redevelopment. A limited number of nonresidential uses are allowed, subject to the restrictions necessary to preserve the character of the suburban neighborhood. Multifamily development is permitted in areas designated RS-M, which should have convenient access to arterial streets and nearby civic, commercial or employment uses.

#### 4.2.3. Residential Urban Districts (RU-5, RU-5(2), RU-M)

The RU Districts are established to provide for orderly urban residential development and redevelopment. A limited number of nonresidential uses are allowed, subject to the restrictions necessary to preserve the character of the urban neighborhood. Such uses should have convenient access to arterial streets and nearby civic, commercial or employment uses.

#### 4.2.4. Residential Compact District (RC)

The RC District is established to provide for integrated new residential and civic development close to designated regional transit stations. The district is intended to ensure that new development takes advantage of compatible, higher density, transit-friendly design opportunities in close proximity to transit systems. New development in this district requires both pedestrian oriented and human scale in architecture at the street level.

### Sec. 4.3 Nonresidential District Intent Statements

Development guidelines for all nonresidential districts may be founds in Sec. 6.10, Nonresidential District Development Intent Statements.

#### 4.3.1. Commercial Infill (CI)

The Commercial Infill (CI) District is established to provide for small commercial and mixed use nodes within the Compact Neighborhood and Urban Tiers. These nodes are intended to provide for pedestrian-oriented development that supports the surrounding residential neighborhoods, and have limited vehicular accommodation. The CI District is only appropriate in locations that have direct access to residential neighborhoods. Businesses within the District should be sited to maximize visibility, convenience, and accessibility for pedestrians.

#### 4.3.2. Commercial Neighborhood (CN)

The CN District is established to provide for modest-scale commercial centers (as defined in Article 6) in close proximity to residential areas that offer limited commercial uses to satisfy the needs of the surrounding neighborhood. Compatibility is facilitated through design standards and buffering that provide for walkable, pedestrian-oriented development that complements nearby residential neighborhoods. The district is not intended for use by major or large-scale commercial sales, service or automotive-oriented activities. The CN District is only appropriate in locations that have direct access to residential neighborhoods.

## Sec. 6.4 Residential Urban (RU) Development Intensity

### D. Application of Density Requirements for Single-Family and Two-Family Development

For single-family and two-family developments, the density requirements in paragraph 6.3.1A, Dimensional Standards, do not apply if the project does not require subdivision or site plan approval.

### Sec. 6.4 Residential Urban (RU) Development Intensity

#### 6.4.1. Development Standards

##### A. Dimensional Standards

- All residential development in the RU Districts shall meet the standards in the table below. For illustrations, lot dimensions, and required yards for each housing type, see Sec. 7.1, Housing Types.

Dimensional Standard	RU-5		RU-5(2)		RU-M	
	Min.	Max.	Min.	Max.	Max. without a Development Plan	Max. with a Development Plan (see paragraph 3.5.6)
Residential Density (units per acre)	—	—	8.0	—	12.0	40.0
Project under Four Acres	—	—	8.0	—	12.0	40.0
Project Four Acres or Greater	6.0	—	8.0	8.0	12.0	40.0
Small Lot Option	—	—	8.0	—	12.0	40.0
Open Space (% of gross area) <sup>2</sup>	5	—	—	6	—	—
Area and Width Requirements	See Sec. 7.1, Housing Types					
Height <sup>2</sup>						
Stories (visual articulation)	—	—	3	—	—	5
Feet			40			60

1 Please see Sec. 12.5, Recreation Lands, for additional information on this standard.

2 Height is, or may be, further limited when using the small lot option, the reduced pole width flag lot option, infill standards, a neighborhood protection overlay, or by a local historic district.

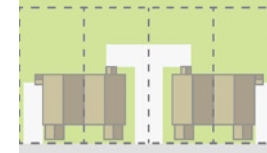
- Maximum density can increase in accordance with paragraph 6.4.3, Residential Density, and/or Sec. 6.6, Affordable Housing Bonus. Other than these options, the maximum density shall not be exceeded even though the use of an alternative housing type may impose smaller lot size requirements.
- If the project in the RU-M District is on at least a four-acre lot, the maximum height can be increased up to 7 stories through the issuance of a minor special use permit. In no event shall the structure be more than 80 feet in height.

#### 6.4.2. Permitted Housing Types

Residential uses allowed pursuant to Sec. 5.1, Use Table, shall be limited to the housing types permitted in accordance with the following table. For illustrations, lot dimensions, and required yards for each housing type, see Sec. 7.1, Housing Types.

## 7.1.5 Attached House

### 7.1.5. Attached House



#### A. Description

An attached house is a single-family house with a shared common wall along one of the lot lines that separates the two lots.

#### B. Development Standards

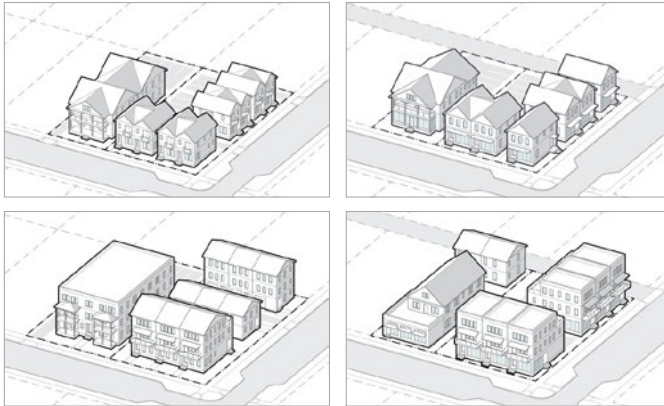
An attached house shall be permitted in accordance with the table below. An attached house shall also be permitted in the RR District in a conservation subdivision in accordance with the standards of 6.2.1A, Dimensional Standards.

Attached House Standards	RS-20	RS-M	RU-5, RU-5(2)	RU-M	RC	
<b>Conventional Subdivision</b>						
Lot Dimensions (min. square feet)						
Note: "*" denotes (Suburban Tier/Urban Tier)						
"Per Pair" denotes that the minimum number required applies to the pair of units. For example in RU-M, the lot area means the sum of the two lots necessary for the pair of units must be at least the square feet.						
Lot Area per Pair (w/o averaging)	—/20,000*	5,000	5,000	3,500	3,500	
Lot Area per Pair (with averaging) <sup>1</sup>	—/17,000*	4,250	4,250	2,975	2,975	
Lot Width per Pair (feet)	—/100*	—/75*	—/60*	35	35	
<b>Yards (min. feet)<sup>2,3</sup></b>						
Street Yard (adjoining collector or greater street)	35	25	25	25	15	10
Street Yard (adjoining local street)	35	25	25	20	10	10
Side Yard (unattached side)	12	10	9	6	5	5
Rear Yard	25	25	25	25	25	25
<b>Cluster Subdivision</b>						
Lot Dimensions (min.)						
Lot Area per Pair (square feet)	10,000	5,000	4,000	—	3,500	—
Lot Width per Pair (feet)	75	40	40	—	40	—
<b>Yards (min. feet)</b>						

# ARTICLE 2: ZONING DISTRICTS

## 19-2.3.1 Neighborhood-Scale: Intent

### DIV. 19-2.3. NEIGHBORHOOD-SCALE (RN-, RNX-)



#### 19-2.3.1. INTENT

A walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses.

Neighborhood-Scale Flex (RNX-) districts allow for additional neighborhood-serving commercial uses that are limited in scale and extent.

RN-A	RN-B	RNX-B	RN-C	RNX-C
4 dwelling units (max)	8 dwelling units, 10 with bonus (max)	8 dwelling units, 10 with bonus (max)	12 dwelling units, 16 with bonus (max)	12 dwelling units, 16 with bonus (max)
25' lot width (min)	25' lot width (min)	25' lot width (min)	25' lot width (min)	25' lot width (min)
2.5 stories / 32' in height (max)	2.5 stories / 32' in height (max)	2.5 stories / 32' in height (max)	3 stories / 42' in height (max)	3 stories / 42' in height (max)
40' building width (max)	40' building width (max)	40' building width (max)	70' building width (max)	100' building width (max)
		Limited small-scale commercial		Limited small-scale commercial

June 12, 2023

Greenville, South Carolina | Development Code 2-15

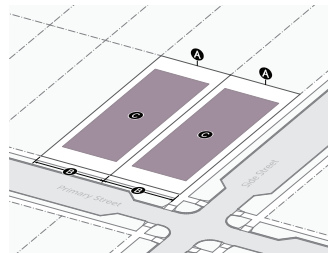
## 19-2.3.3 RN-A Neighborhood A

### ARTICLE 19-2 ZONING DISTRICTS

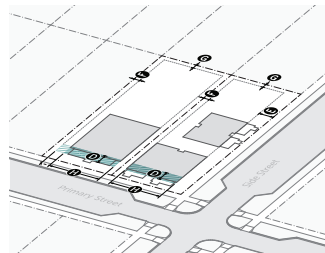
#### NEIGHBORHOOD-SCALE

### 2.3.2. RN-A NEIGHBORHOOD A

#### A. SITE



1. LOT SIZE	Sec. 2.11.2.
Ⓐ Area (min)	2,000 SF
Ⓑ Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
Ⓒ Building coverage (max)	60%



4. BUILDING SETBACKS	Sec. 2.11.5.
Ⓓ Primary street lot line (min/max)	10' / 20' or Setback Range
Ⓔ Side street lot line (min/max)	10'
Ⓕ Side lot line (min)	5'
Ⓖ Rear/alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
Ⓘ Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B   3'
Side street yard height (max)	Type C   6'
Side/rear yard height (max)	Type E   6'

2-16 Development Code | Greenville, South Carolina

June 12, 2023

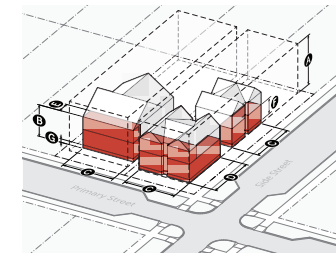
## 19-2.3.3 RN-A Neighborhood A

#### NEIGHBORHOOD-SCALE

### ARTICLE 19-2 ZONING DISTRICTS

### RN-A

#### B. BUILDING



1. HEIGHT	Sec. 2.11.10.
Ⓐ Overall height (max stories/feet)	2.5 / 35'
Ⓑ Side wall (max)	25'
2. MASSING	Sec. 2.11.11.
Ⓒ Building width (max)	40'
Ⓓ Building depth (max)	70'
Ⓔ Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
Ⓕ Story height (min)	9'
Ⓖ Finish floor elevation (min/max)	0' / 5'

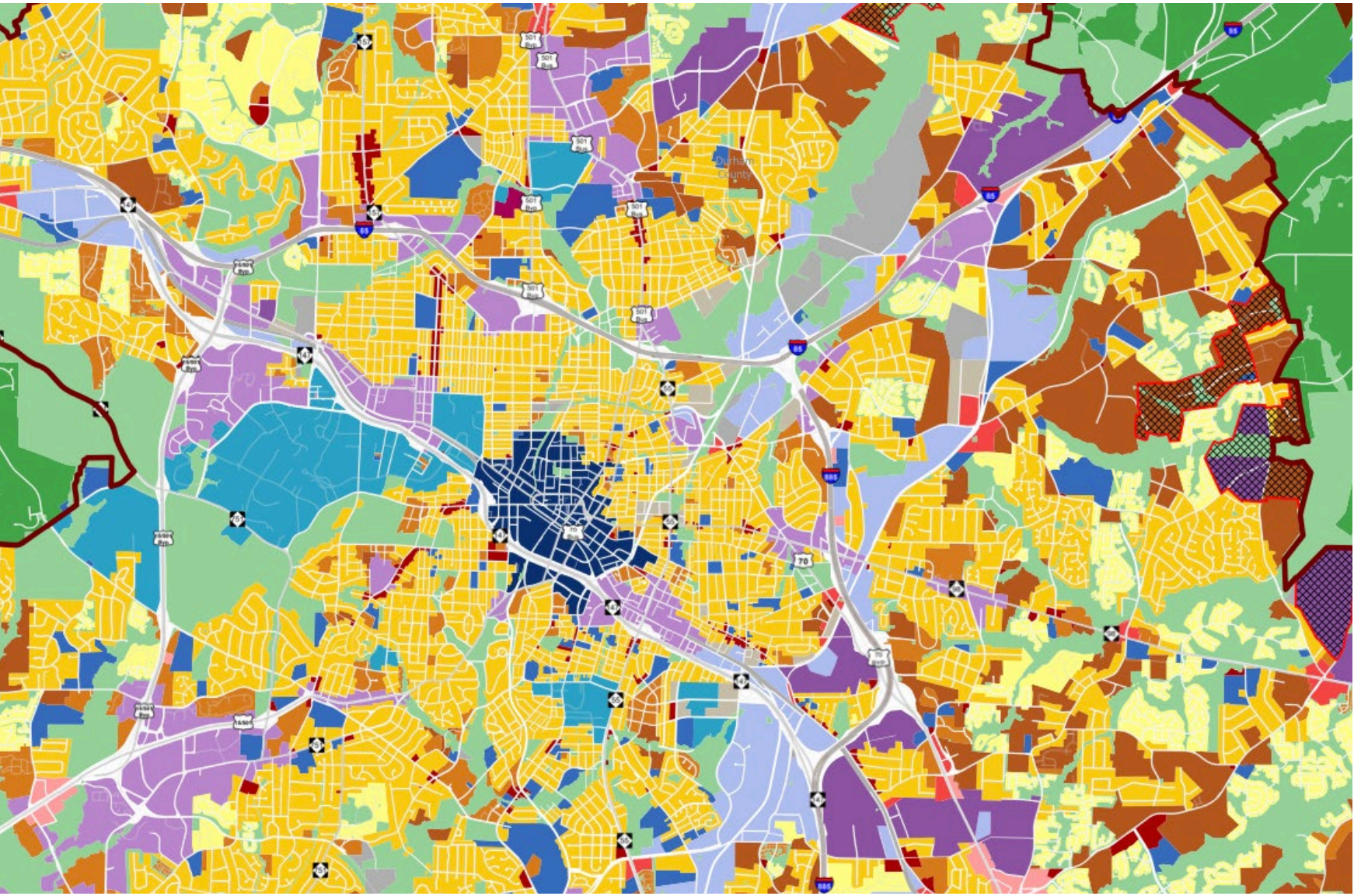


4. TRANSPARENCY	Sec. 2.11.13.	
Ⓘ Ground story (min)	25%	20%
Ⓛ Upper story (min)	15%	15%
Ⓜ Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
Ⓚ Street-facing entry spacing (max)	30'	50'
Entry feature	Yes	Yes

June 12, 2023

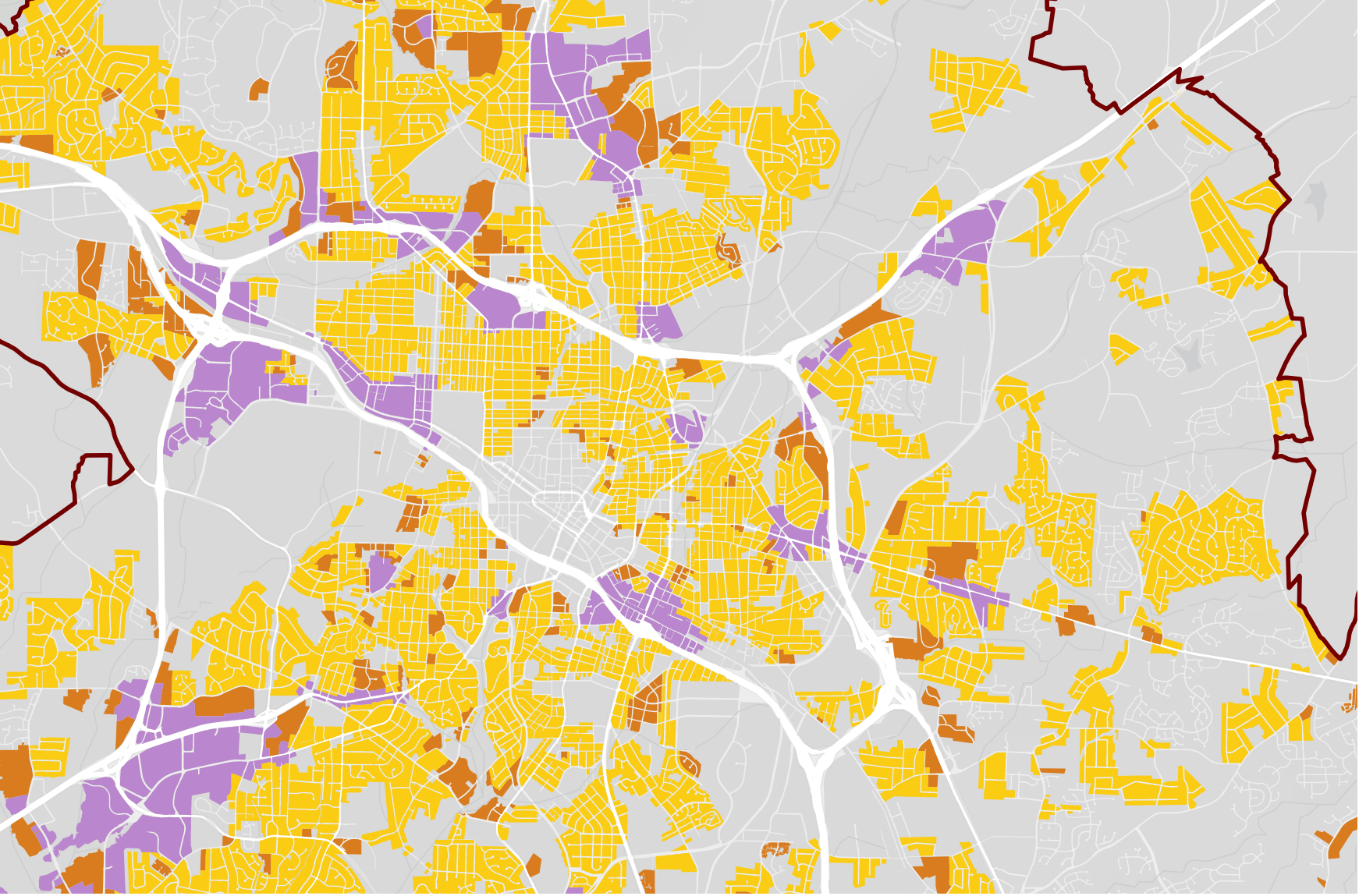
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# IMPLEMENTING THE NEW COMP PLAN



- Place Types
- Apartment & Townhouse Neighborhood
  - Community Institution
  - Downtown
  - Employment Campus
  - Established Residential
  - General Industrial
  - Highway Commercial
  - Institutional Campus
  - Mixed Employment
  - Mixed Residential Neighborhood
  - Mixed Use Neighborhood
  - Neighborhood Services
  - Planned Suburban Neighborhood
  - Rural & Agricultural Reserve
  - Rural Commercial
  - Resource Extraction
  - Recreation & Open Space
  - Suburban Commercial
  - Transit Opportunity Area
  - Utility & Public Works Facilities
  - Urban Growth Boundary
  - Future Growth Areas

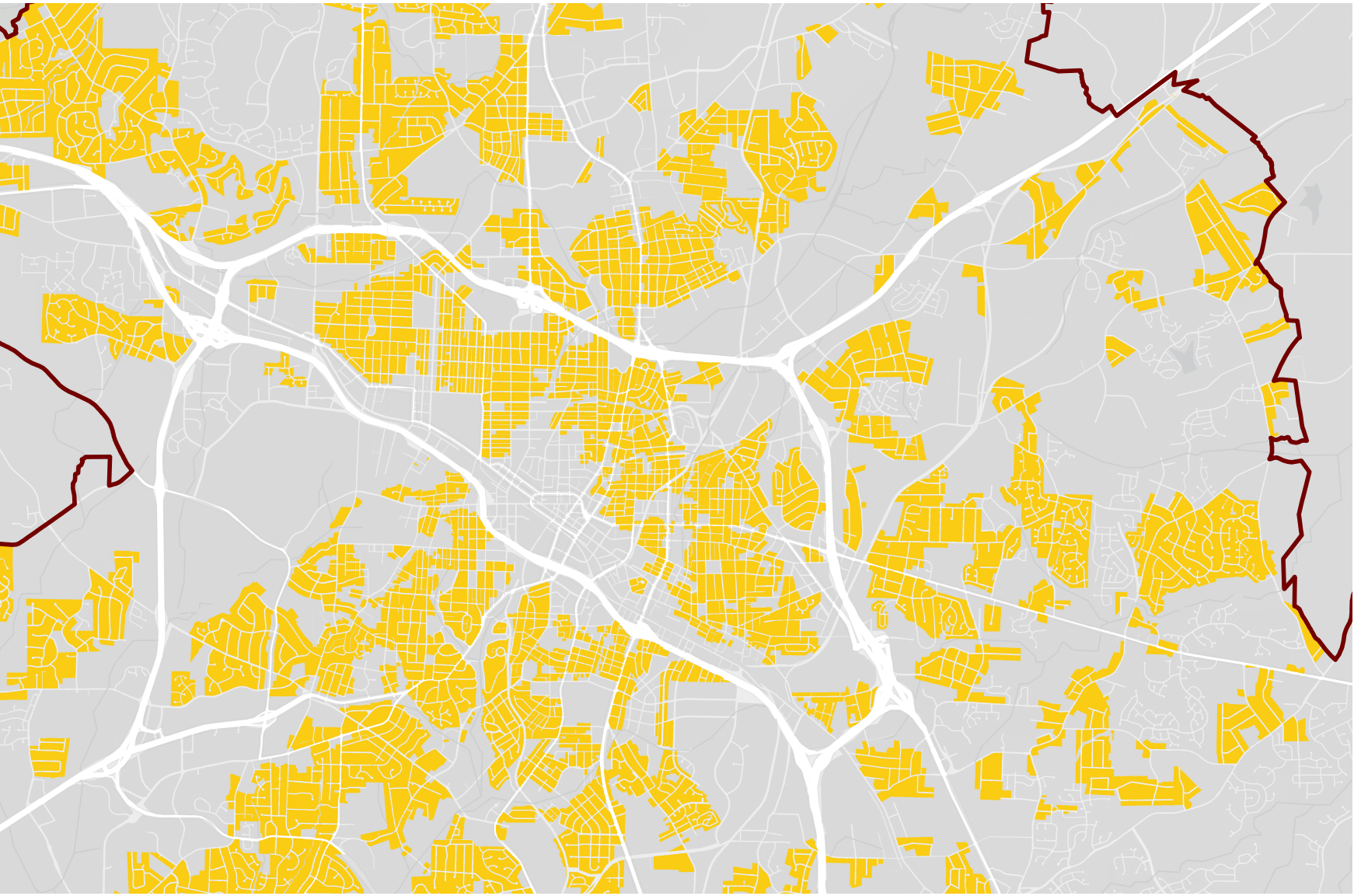
# IMPLEMENTING THE NEW COMP PLAN



- Place Types
- Apartment & Townhouse Neighborhood**
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  - Downtown
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  - Rural Commercial
  - Resource Extraction
  - Recreation & Open Space
  - Suburban Commercial
  - Transit Opportunity Area**
  - Utility & Public Works Facilities
  - Urban Growth Boundary
  - Future Growth Areas

Within UGB: **31,434** acres **32%** of land area

# ESTABLISHED RESIDENTIAL



## Primary Implementing Zoning Districts

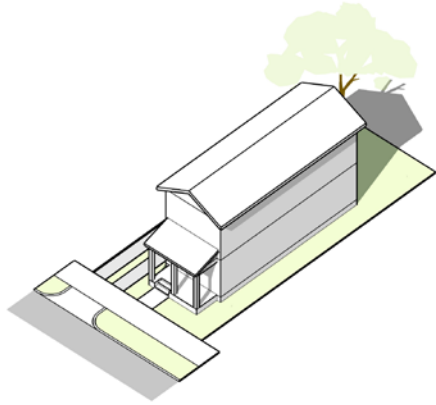
- RU-5
- RU-5(2)
- RS-8
- RS-10
- RS-20
- RR (Suburban Tier)

Within UGB: **21,788** acres **23%** of land area



# LOWER-INTENSITY RESIDENTIAL DISTRICTS

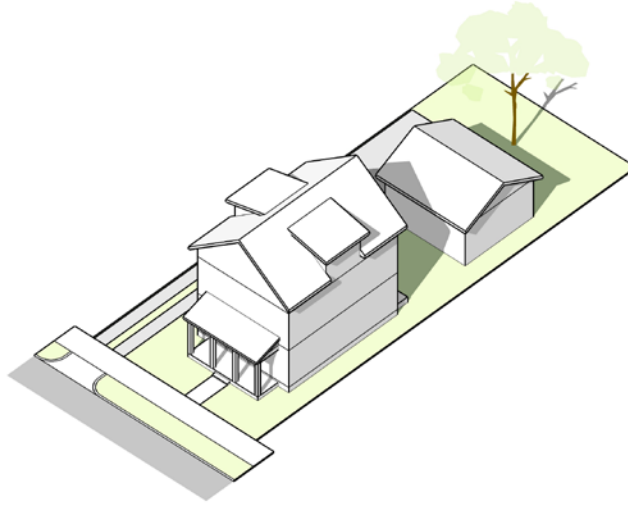
## SINGLE-FAMILY: EXISTING DISTRICT STANDARDS



### EHC

Expanding Housing Choice

**2,000 SF** min lot area  
**25'** min lot width  
**10'** min front setback  
**5'** min side setback  
**15'** min rear setback  
**2 stories/32'** max height  
**800 SF** max footprint  
**1,200 SF** max building size

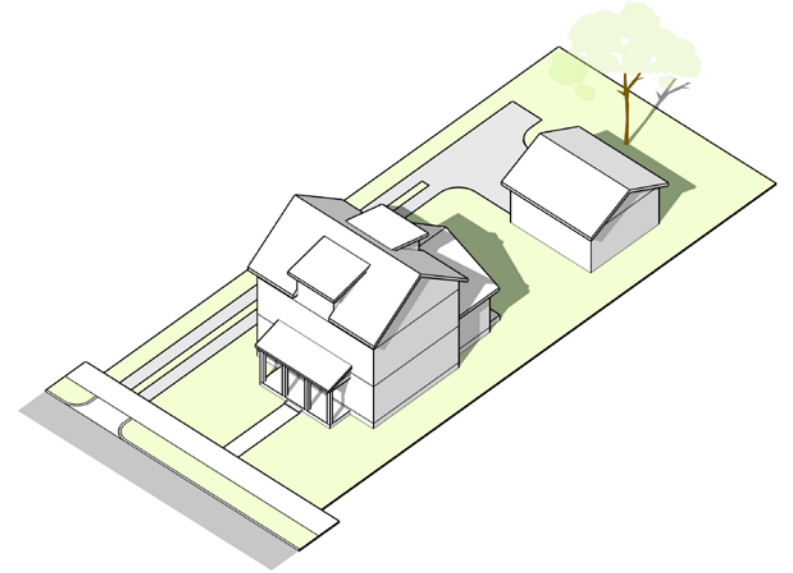


### RU-5/RU-5(2)

Residential Urban

**5,000 SF** min lot area  
**45'** min lot width  
**15'/10'** min front setback  
**5'** min side setback  
**25'** min rear setback  
**3 stories/40'** max height

*EHC Allowed*



### RS-8

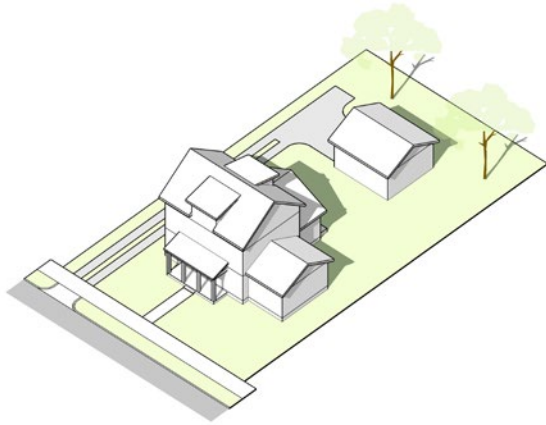
Residential Suburban

**8,000 SF** min lot area  
**60'** min lot width  
**25'/20'** min front setback  
**9'** min side setback  
**25'** min rear setback  
**3 stories/40'** max height

*EHC Allowed*

# LOWER-INTENSITY RESIDENTIAL DISTRICTS

## SINGLE-FAMILY: EXISTING DISTRICT STANDARDS

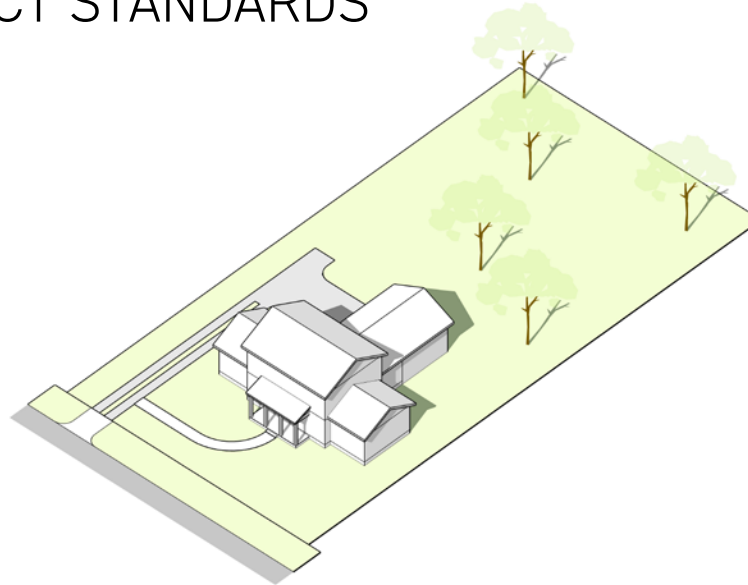


### RS-10

Residential Suburban

**10,000 SF** min lot area  
**75'** min lot width  
**25'** min front setback  
**10'** min side setback  
**25'** min rear setback  
**3 stories/40'** max height

*EHC Allowed  
Urban Tier only*

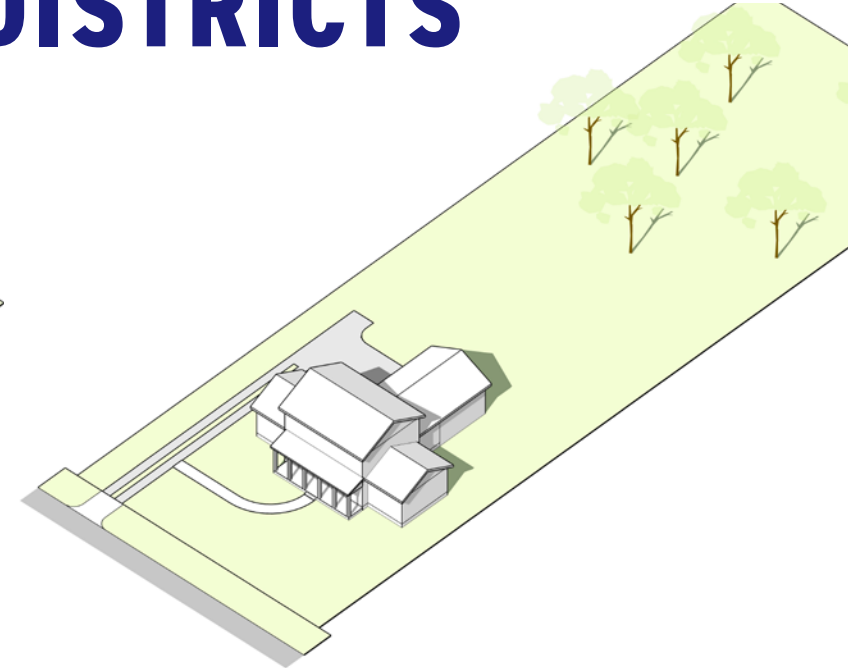


### RS-20

Residential Suburban

**20,000 SF** min lot area  
**100'** min lot width  
**35'** min front setback  
**12'** min side setback  
**25'** min rear setback  
**3 stories/40'** max height

*EHC Not Allowed*



### RR

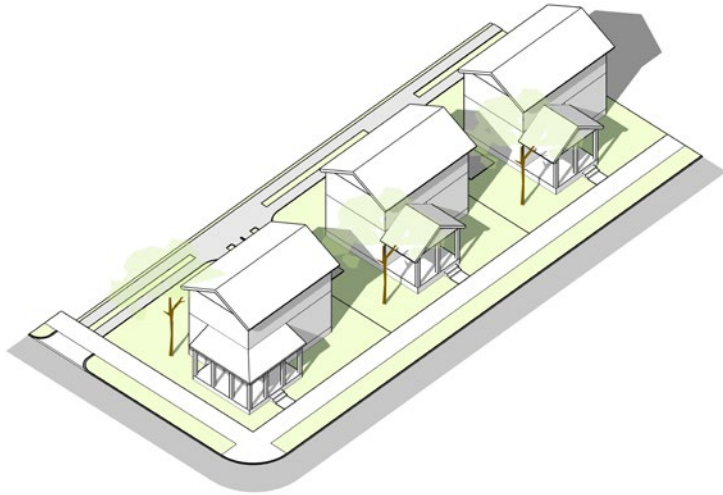
Rural Residential

**30,000 SF** min lot area  
**100'** min lot width  
**50'** min front setback  
**12'** min side setback  
**25'** min rear setback  
**3 stories/40'** max height

*EHC Not Allowed*

# RU-5/RS-10

EHC MODELING



## RU-5: Corner

**60' x 150'** site  
**9,000 SF** area  
**3** detached units  
**3,000 SF** lot  
**15** u/a  
**1,200 SF** unit size  
**2** stories  
**3** parking spaces



## RU-5: Mid-Block

**60' x 175'** site  
**10,500 SF** area  
**5** detached units  
**2,100 SF** lot  
**21** u/a  
**1,200 SF** unit size  
**2** stories  
**5** parking spaces



## RS-10: Mid-Block

**90' x 175'** site  
**15,750 SF** area  
**6** detached units  
**2,625 SF** lot area  
**17** u/a  
**1,200 SF** unit size  
**2** stories  
**6** parking spaces

# RU-5/RS-10

## FOR-SALE PRO-FORMA

### RU-5 Corner For Sale

Durham, NC

#### BUILDING FORM

Lot area	9,000 sf
Lot area	0.21 acres
Lot Dimensions (width/depth - feet)	60 / 150
Building Footprint	1,800 sf
Parking Footprint (Adjacent)	1,530 sf
Height	2 stories
Floor-area ratio	0.40 FAR



#### DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	3,600	3,600
Retail	-	-
Office	-	-
Internal Parking	-	-

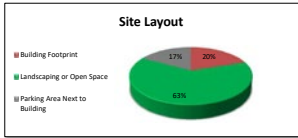
#### UNITS AND EMPLOYEES

Housing Units	3	15 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

#### PARKING & OPEN SPACE

Residential	3.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	3
Landscaping and open space area	63%



#### RENTS AND SALES PRICES

Residential per Unit Sales Price	\$ 395,139	\$329.28 /sf
Residential Unit Rent	N/A	N/A /sf
Monthly Mortgage (PITI)	(\$2,603)	-
Median Income Ratio	98%	-

#### FINANCIAL PERFORMANCE

<u>Rental</u>		
Cash-on-Cash (After Year 3)		0.0%
IRR on Project Cost (Unleveraged Return)		0.0%
IRR on Investor Equity (Leveraged Return Before Tax)		0.0%
Debt Service Coverage Ratio (Year 3)		-

#### Owner

Project Return on Cost	19.0%
------------------------	-------

#### Gap Funding

Funding Amount	\$ -
% of Project Costs	0%

#### CONSTRUCTION COSTS

TOTAL COSTS	\$ (1,034,946)
-------------	----------------

Land Costs	\$ (200,000)
------------	--------------

Hard Costs	\$ (660,000)
------------	--------------

Residential	\$ (630,000)
-------------	--------------

Retail	\$ -
--------	------

Parking	\$ (30,000)
---------	-------------

Soft Costs	\$ (155,046)
------------	--------------

Due Diligence	\$ (5,000)
---------------	------------

Land Carry	\$ (10,000)
------------	-------------

Land Entitlement / Legal Fees	\$ (1,640)
-------------------------------	------------

Professional Fees	\$ (13,515)
-------------------	-------------

Other Costs	\$ (19,900)
-------------	-------------

Demolition Costs	\$ -
------------------	------

Site Prep	\$ (15,750)
-----------	-------------

Impact Fees	\$ (3,900)
-------------	------------

Permit Fee	\$ (250)
------------	----------

Off-site Improvements	\$ -
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Neighborhood Workshop

DRAFT: 5/2/2024

### RU-5 Mid-Block For Sale

Durham, NC

#### BUILDING FORM

Lot area	10,500 sf
Lot area	0.24 acres
Lot Dimensions (width/depth - feet)	60 / 175
Building Footprint	3,000 sf
Parking Footprint (Adjacent)	2,750 sf
Height	2 stories
Floor-area ratio	0.57 FAR



#### DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	6,000	6,000
Retail	-	-
Office	-	-
Internal Parking	-	-

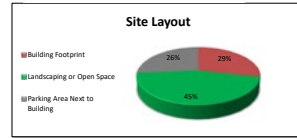
#### UNITS AND EMPLOYEES

Housing Units	5	21 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

#### PARKING & OPEN SPACE

Residential	5.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	5
Landscaping and open space area	45%



#### CONSTRUCTION COSTS

TOTAL COSTS	\$ (1,603,600)
-------------	----------------

Land Costs	\$ (233,333)
------------	--------------

Hard Costs	\$ (1,100,000)
------------	----------------

Residential	\$ (1,050,000)
-------------	----------------

Retail	\$ -
--------	------

Parking	\$ (50,000)
---------	-------------

Soft Costs	\$ (245,141)
------------	--------------

Due Diligence	\$ (5,000)
---------------	------------

Land Carry	\$ (11,667)
------------	-------------

Land Entitlement / Legal Fees	\$ (1,913)
-------------------------------	------------

Professional Fees	\$ (22,368)
-------------------	-------------

Other Costs	\$ (25,125)
-------------	-------------

Demolition Costs	\$ -
------------------	------

Site Prep	\$ (18,375)
-----------	-------------

Impact Fees	\$ (6,500)
-------------	------------

Permit Fee	\$ (250)
------------	----------

Off-site Improvements	\$ -
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Neighborhood Workshop

DRAFT: 5/2/2024

### RS-10 Mid-Block C For Sale

Durham, NC

#### BUILDING FORM

Lot area	15,750 sf
Lot area	0.36 acres
Lot Dimensions (width/depth - feet)	90 / 175
Building Footprint	3,600 sf
Parking Footprint (Adjacent)	1,956 sf
Height	2 stories
Floor-area ratio	0.46 FAR



#### DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	7,200	7,200
Retail	-	-
Office	-	-
Internal Parking	-	-

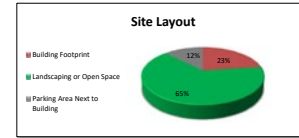
#### UNITS AND EMPLOYEES

Housing Units	6	17 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

#### PARKING & OPEN SPACE

Residential	6.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	6
Landscaping and open space area	65%



#### CONSTRUCTION COSTS

TOTAL COSTS	\$ (2,005,521)
-------------	----------------

Land Costs	\$ (350,000)
------------	--------------

Hard Costs	\$ (1,320,000)
------------	----------------

Residential	\$ (1,260,000)
-------------	----------------

Retail	\$ -
--------	------

Parking	\$ (60,000)
---------	-------------

Soft Costs	\$ (299,909)
------------	--------------

Due Diligence	\$ (5,000)
---------------	------------

Land Carry	\$ (17,500)
------------	-------------

Land Entitlement / Legal Fees	\$ (2,870)
-------------------------------	------------

Professional Fees	\$ (26,951)
-------------------	-------------

Other Costs	\$ (35,613)
-------------	-------------

Demolition Costs	\$ -
------------------	------

Site Prep	\$ (27,563)
-----------	-------------

Impact Fees	\$ (7,800)
-------------	------------

Permit Fee	\$ (250)
------------	----------

Off-site Improvements	\$ -
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Neighborhood Workshop

DRAFT: 5/2/2024

# RU-5/RS-10

## FOR-SALE PRO-FORMAS

### RU-5 Corner For Sale

Durham, NC

BUILDING FORM	
Lot area	9,000 sf
Lot area	0.21 acres
Lot Dimensions (width/depth - feet)	60 / 150
Building Footprint	1,800 sf
Parking Footprint (Adjacent)	1,530 sf
Height	2 stories
Floor-area ratio	0.40 FAR



#### DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	3,600	3,600
Retail	-	-
Office	-	-
Internal Parking	-	-

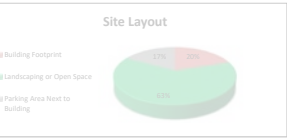
#### UNITS AND EMPLOYEES

	3	15 /acre
Housing Units	3	15 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

#### PARKING & OPEN SPACE

Residential	3.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	3
Landscaping and open space area	63%



#### RENTS AND SALES PRICES

Residential per Unit Sales Price	\$ 395,139	\$329.28 /sf
Residential Unit Rent	N/A	N/A /sf
Monthly Mortgage (PITI)	\$2,000	
Median Home Price	\$250,000	63%

#### FINANCIAL PERFORMANCE

Residential	0.0%
Retail	0.0%
Parking	0.0%
Soft Costs	15.0%
Professional Fees	0%
Other Costs	0%

#### CONSTRUCTION COSTS

Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (15,000)
Professional Fees	\$ (13,515)
Other Costs	\$ (19,980)
Construction Costs	\$ -
Site Prep	\$ (15,750)
Impact Fees	\$ (3,900)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (155,000)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (15,000)
Professional Fees	\$ (13,515)
Other Costs	\$ (19,980)
Construction Costs	\$ -
Site Prep	\$ (15,750)
Impact Fees	\$ (3,900)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (245,140)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (15,911)
Professional Fees	\$ (22,368)
Other Costs	\$ (25,125)
Construction Costs	\$ -
Site Prep	\$ (18,375)
Impact Fees	\$ (6,500)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (289,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

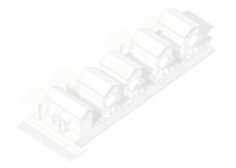
DRAFT: 5/2/2024

Neighborhood Workshop

### RU-5 Mid-Block For Sale

Durham, NC

BUILDING FORM	
Lot area	10,500 sf
Lot area	0.24 acres
Lot Dimensions (width/depth - feet)	60 / 175
Building Footprint	3,000 sf
Parking Footprint (Adjacent)	2,750 sf
Height	2 stories
Floor-area ratio	0.57 FAR



#### DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	6,000	6,000
Retail	-	-
Office	-	-
Internal Parking	-	-

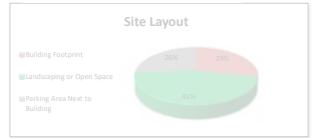
#### UNITS AND EMPLOYEES

	5	21 /acre
Housing Units	5	21 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

#### PARKING & OPEN SPACE

Residential	5.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	5
Landscaping and open space area	45%



#### RENTS AND SALES PRICES

Residential per Unit Sales Price	\$ 395,139	\$329.28 /sf
Residential Unit Rent	N/A	N/A /sf
Monthly Mortgage (PITI)	\$2,600	
Median Home Price	\$250,000	63%

#### FINANCIAL PERFORMANCE

Residential	0.0%
Retail	0.0%
Parking	0.0%
Soft Costs	23.7%
Professional Fees	0%
Other Costs	0%

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (245,140)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (15,911)
Professional Fees	\$ (22,368)
Other Costs	\$ (25,125)
Construction Costs	\$ -
Site Prep	\$ (18,375)
Impact Fees	\$ (6,500)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (289,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

#### CONSTRUCTION COSTS

Land Costs	\$ -
Hard Costs	\$ -
Soft Costs	\$ (299,950)
Due Diligence	\$ (5,000)
Land Carry	\$ (10,000)
Land Entitlement / Legal Fees	\$ (2,574)
Professional Fees	\$ (26,951)
Other Costs	\$ (35,613)
Construction Costs	\$ -
Site Prep	\$ (27,563)
Impact Fees	\$ (7,800)
Permit Fee	\$ (250)
Off-site Improvements	\$ -

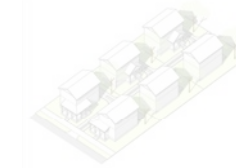
DRAFT: 5/2/2024

Neighborhood Workshop

### RS-10 Mid-Block C For Sale

Durham, NC

BUILDING FORM	
Lot area	15,750 sf
Lot area	0.36 acres
Lot Dimensions (width/depth - feet)	60 / 175
Building Footprint	3,800 sf
Parking Footprint (Adjacent)	1,956 sf
Height	2 stories
Floor-area ratio	0.46 FAR



#### DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	7,200	7,200
Retail	-	-
Office	-	-
Internal Parking	-	-

#### UNITS AND EMPLOYEES

	6	17 /acre
Housing Units	6	17 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

#### PARKING & OPEN SPACE

Residential
-------------

# RU-5/RS-10

## RENTAL PRO-FORMAS

### RU-5 Corner For Rent

Durham, NC

#### BUILDING FORM

Lot area	9,000 sf
Lot area	0.21 acres
Lot Dimensions (width/depth - feet)	60 / 150
Building Footprint	1,800 sf
Parking Footprint (Adjacent)	1,530 sf
Height	2 stories
Floor-area ratio	0.40 FAR

#### DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	3,600	3,600
Retail	-	-
Office	-	-
Internal Parking	-	-

#### UNITS AND EMPLOYEES

Housing Units	3	15 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

#### PARKING & OPEN SPACE

Residential	3.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	3
Landscaping and open space area	63%

#### CONSTRUCTION COSTS

**TOTAL COSTS** \$ (1,034,946)

**Land Costs** \$ (200,000)

**Hard Costs** \$ (660,000)

Residential \$ (630,000)

Retail \$ -

Parking \$ (30,000)

**Soft Costs** \$ (155,046)

Due Diligence \$ (5,000)

Land Carry \$ (10,000)

Land Entitlement / Legal Fees \$ (1,640)

Professional Fees \$ (13,515)

**Other Costs** \$ (19,900)

Demolition Costs \$ -

Site Prep \$ (15,750)

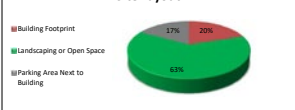
Impact Fees \$ (3,900)

Permit Fee \$ (250)

Off-site Improvements \$ -



Site Layout



#### RENTS AND SALES PRICES

Residential per Unit Sales Price N/A N/A /sf

Monthly Mortgage (PITI) N/A

Residential Unit Rent \$ 3,240 \$2.70 /sf

Median Income Ratio 122%

#### FINANCIAL PERFORMANCE

**Rental**

Cash-on-Cash (After Year 3) 7.3%

IRR on Project Cost (Unleveraged Return) 12.2%

IRR on Investor Equity (Leveraged Return Before Tax) 17.0%

Debt Service Coverage Ratio (Year 3) 1.31

**Owner:**

Project Return on Cost 0.0%

**Gap Funding**

Funding Amount \$ -

% of Project Costs 0%

**Other Costs**

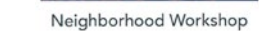
Demolition Costs \$ -

Site Prep \$ (18,375)

Impact Fees \$ (6,500)

Permit Fee \$ (250)

Off-site Improvements \$ -



DRAFT: 5/2/2024

### RU-5 Mid-Block For Rent

Durham, NC

#### BUILDING FORM

Lot area	10,500 sf
Lot area	0.24 acres
Lot Dimensions (width/depth - feet)	60 / 175
Building Footprint	3,000 sf
Parking Footprint (Adjacent)	- sf
Height	2 stories
Floor-area ratio	0.57 FAR

#### DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	6,000	6,000
Retail	-	-
Office	-	-
Internal Parking	-	-

#### UNITS AND EMPLOYEES

Housing Units	5	21 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

#### PARKING & OPEN SPACE

Residential	-	- / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	-
Landscaping and open space area	71%

#### CONSTRUCTION COSTS

**TOTAL COSTS** \$ (1,544,049)

**Land Costs** \$ (233,333)

**Hard Costs** \$ (1,050,000)

Residential \$ (1,050,000)

Retail \$ -

Parking \$ -

**Soft Costs** \$ (235,591)

Due Diligence \$ (5,000)

Land Carry \$ (11,567)

Land Entitlement / Legal Fees \$ (1,913)

Professional Fees \$ (21,368)

**Other Costs** \$ (25,125)

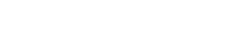
Demolition Costs \$ -

Site Prep \$ (18,375)

Impact Fees \$ (6,500)

Permit Fee \$ (250)

Off-site Improvements \$ -



DRAFT: 5/2/2024

### RS-10 Mid-Block C For Rent

Durham, NC

#### BUILDING FORM

Lot area	15,750 sf
Lot area	0.36 acres
Lot Dimensions (width/depth - feet)	90 / 175
Building Footprint	3,600 sf
Parking Footprint (Adjacent)	1,956 sf
Height	2 stories
Floor-area ratio	0.46 FAR

#### DEVELOPMENT PROGRAM

Use	Gross	Net
Residential	7,200	7,200
Retail	-	-
Office	-	-
Internal Parking	-	-

#### UNITS AND EMPLOYEES

Housing Units	6	17 /acre
Average unit size	1,200 sf	- /acre
Employees	-	- /acre

#### PARKING & OPEN SPACE

Residential	6.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft

Total parking spaces	6
Landscaping and open space area	65%

#### CONSTRUCTION COSTS

**TOTAL COSTS** \$ (2,005,521)

**Land Costs** \$ (550,000)

**Hard Costs** \$ (1,320,000)

Residential \$ (1,260,000)

Retail \$ -

Parking \$ (60,000)

**Soft Costs** \$ (299,909)

Due Diligence \$ (5,000)

Land Carry \$ (17,500)

Land Entitlement / Legal Fees \$ (2,870)

Professional Fees \$ (26,951)

**Other Costs** \$ (35,613)

Demolition Costs \$ -

Site Prep \$ (27,563)

Impact Fees \$ (7,800)

Permit Fee \$ (250)

Off-site Improvements \$ -



DRAFT: 5/2/2024

# RU-5/RS-10

## MONTHLY RENTAL PRICES

### RU-5 Corner For Rent

Durham, NC

**BUILDING FORM**

Lot area	9,000 sf
Lot area	0.21 acres
Lot Dimensions (width/depth - feet)	60 150
Building Footprint	1,800 sf
Parking Footprint (Adjacent)	1,530 sf
Height	2 stories
Floor-area ratio	0.40 FAR



**DEVELOPMENT PROGRAM**

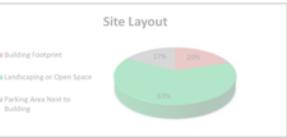
Use	Gross	Net
Residential	3,600	3,600
Retail	-	-
Office	-	-
Internal Parking	-	-

**UNITS AND EMPLOYEES**

Housing Units	3	15 acres
Average unit size	1,200 sf	- acres
Employees	-	- acres

**PARKING & OPEN SPACE**

Residential	3.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft
Total parking spaces	3	
Landscaping and open space area	63%	



**RENTS AND SALES PRICES**

Residential per Unit Sales Price	N/A	N/A /sf
Monthly Mortgage (PITI)	\$ 3,240	\$2.70 /sf
Renters Median Income Ratio	122%	

**CONSTRUCTION COSTS**

TOTAL	\$ (3,240)
Land Cost	\$ (1,849)
Hard Costs	\$ (1,391)
Soft Costs	\$ (155,000)
Other Costs	\$ (19,900)

**\$3,240 / month**  
122% of AMI

**RENTS AND SALES PRICES**

Residential per Unit Sales Price	N/A	N/A /sf
Monthly Mortgage (PITI)	\$ 2,976	\$2.48 /sf
Renters Median Income Ratio	117%	

**CONSTRUCTION COSTS**

TOTAL	\$ (2,976)
Land Cost	\$ (1,331)
Hard Costs	\$ (1,645)
Soft Costs	\$ (235,911)
Other Costs	\$ (25,125)

**\$2,976 / month**  
112% of AMI

**RENTS AND SALES PRICES**

Residential per Unit Sales Price	N/A	N/A /sf
Monthly Mortgage (PITI)	\$ 3,221	\$2.68 /sf
Renters Median Income Ratio	122%	

**CONSTRUCTION COSTS**

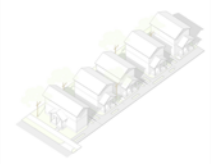
TOTAL	\$ (3,221)
Land Cost	\$ (1,600)
Hard Costs	\$ (1,621)
Soft Costs	\$ (291,051)
Other Costs	\$ (35,613)

### RU-5 Mid-Block For Rent

Durham, NC

**BUILDING FORM**

Lot area	10,500 sf
Lot area	0.24 acres
Lot Dimensions (width/depth - feet)	60 175
Building Footprint	3,000 sf
Parking Footprint (Adjacent)	- sf
Height	2 stories
Floor-area ratio	0.57 FAR



**DEVELOPMENT PROGRAM**

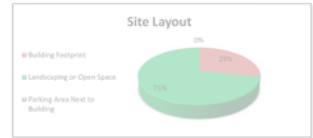
Use	Gross	Net
Residential	6,000	6,000
Retail	-	-
Office	-	-
Internal Parking	-	-

**UNITS AND EMPLOYEES**

Housing Units	5	21 acres
Average unit size	1,200 sf	- acres
Employees	-	- acres

**PARKING & OPEN SPACE**

Residential	-	- / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft
Total parking spaces	-	
Landscaping and open space area	71%	



**RENTS AND SALES PRICES**

Residential per Unit Sales Price	N/A	N/A /sf
Monthly Mortgage (PITI)	\$ 3,221	\$2.68 /sf
Renters Median Income Ratio	122%	

**CONSTRUCTION COSTS**

TOTAL	\$ (3,221)
Land Cost	\$ (1,600)
Hard Costs	\$ (1,621)
Soft Costs	\$ (291,051)
Other Costs	\$ (35,613)

**\$3,221 / month**  
122% of AMI

**RENTS AND SALES PRICES**

Residential per Unit Sales Price	N/A	N/A /sf
Monthly Mortgage (PITI)	\$ 3,221	\$2.68 /sf
Renters Median Income Ratio	122%	

**CONSTRUCTION COSTS**

TOTAL	\$ (3,221)
Land Cost	\$ (1,600)
Hard Costs	\$ (1,621)
Soft Costs	\$ (291,051)
Other Costs	\$ (35,613)

### RS-10 Mid-Block C For Rent

Durham, NC

**BUILDING FORM**

Lot area	15,750 sf
Lot area	0.36 acres
Lot Dimensions (width/depth - feet)	60 175
Building Footprint	3,600 sf
Parking Footprint (Adjacent)	1,850 sf
Height	2 stories
Floor-area ratio	0.46 FAR



**DEVELOPMENT PROGRAM**

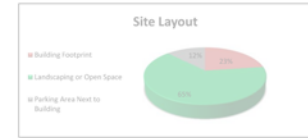
Use	Gross	Net
Residential	7,200	7,200
Retail	-	-
Office	-	-
Internal Parking	-	-

**UNITS AND EMPLOYEES**

Housing Units	6	17 acres
Average unit size	1,200 sf	- acres
Employees	-	- acres

**PARKING & OPEN SPACE**

Residential	6.00	1.00 / per unit
Retail	-	- / 1000 sq ft
Office	-	- / 1000 sq ft
Total parking spaces	6	
Landscaping and open space area	65%	



**RENTS AND SALES PRICES**

Residential per Unit Sales Price	N/A	N/A /sf
Monthly Mortgage (PITI)	\$ 3,221	\$2.68 /sf
Renters Median Income Ratio	122%	

**CONSTRUCTION COSTS**

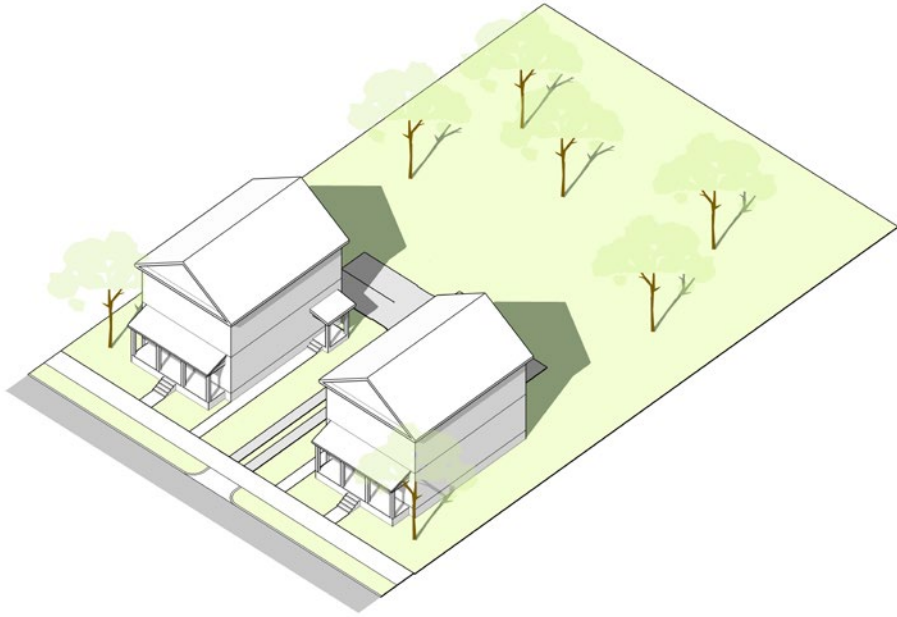
TOTAL	\$ (3,221)
Land Cost	\$ (1,600)
Hard Costs	\$ (1,621)
Soft Costs	\$ (291,051)
Other Costs	\$ (35,613)

DRAFT: 4/19/2024

DRAFT: 4/25/2024

DRAFT: 4/19/2024

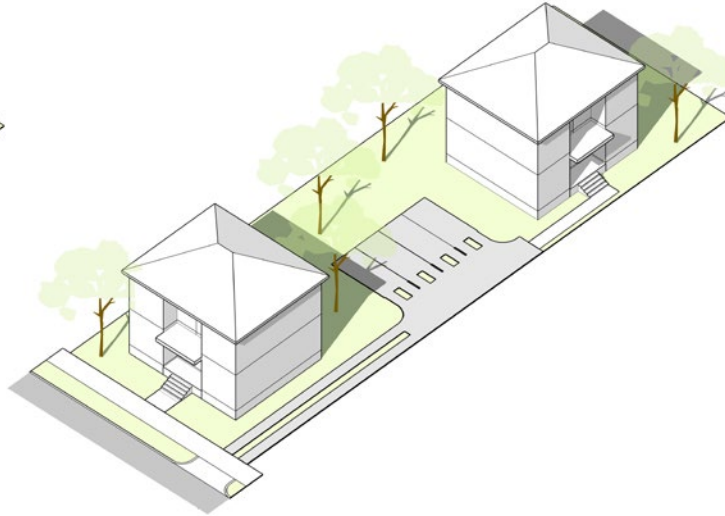
# RU-5 MULTIPLEX MODELING EXERCISE



## 4 units on a lot

Existing max 8 dwelling units per acre

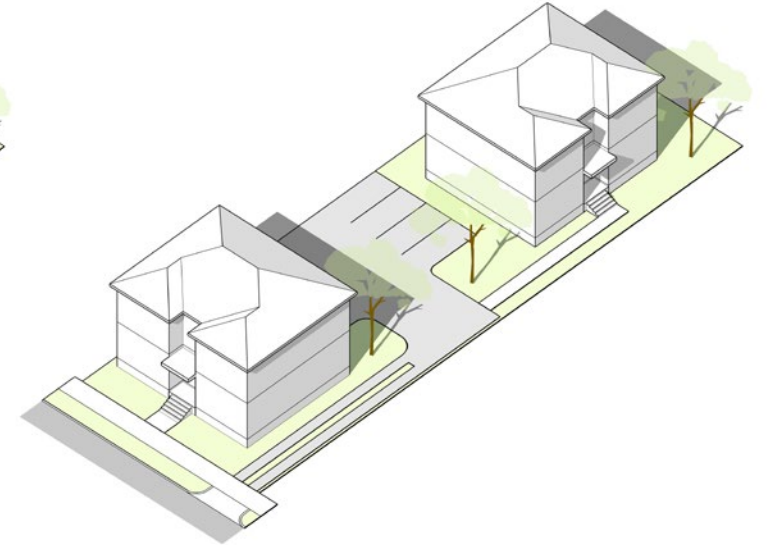
120' x 175' lot  
21,000 SF area  
4 x 1,000 SF units  
4 parking spaces



## 4 units on a lot

Removal of max density

60' x 175' lot  
10,500 SF area  
4 x 1,000 SF units  
4 parking spaces



## 8 units on a lot

Increase max number of units on a lot

60' x 175' site  
10,500 SF area  
8 x 1,000 SF units  
8 parking spaces



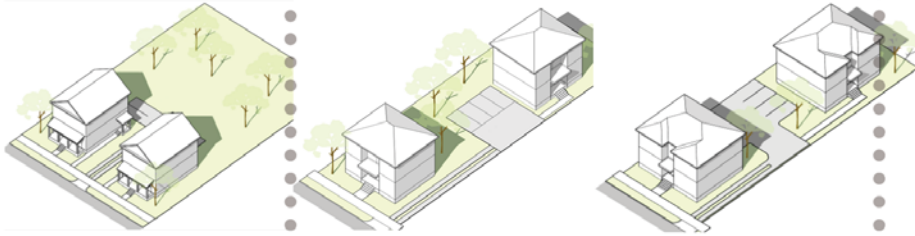
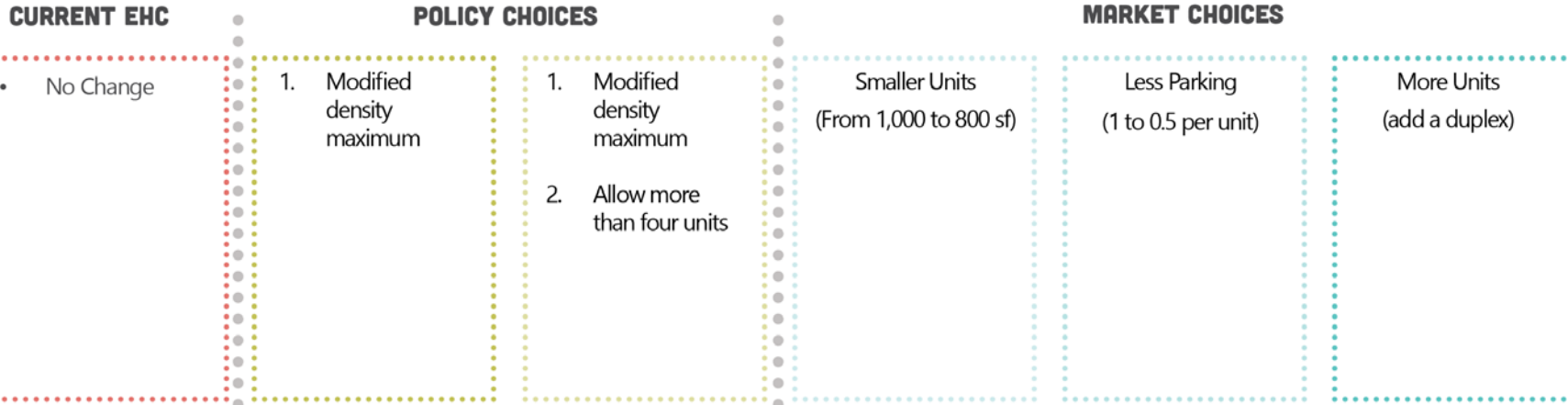
# For Rent Experiment Assumptions

## Things that remain the same:

All prototypes on an 10,500 sf parcel except for existing.  
 Rental unlevered return to investor equity: 18%

## Things that change:

Number of units  
 Unit size  
 Soft costs  
 Parking



## Building Types

Avg Unit Size

← Less Affordable

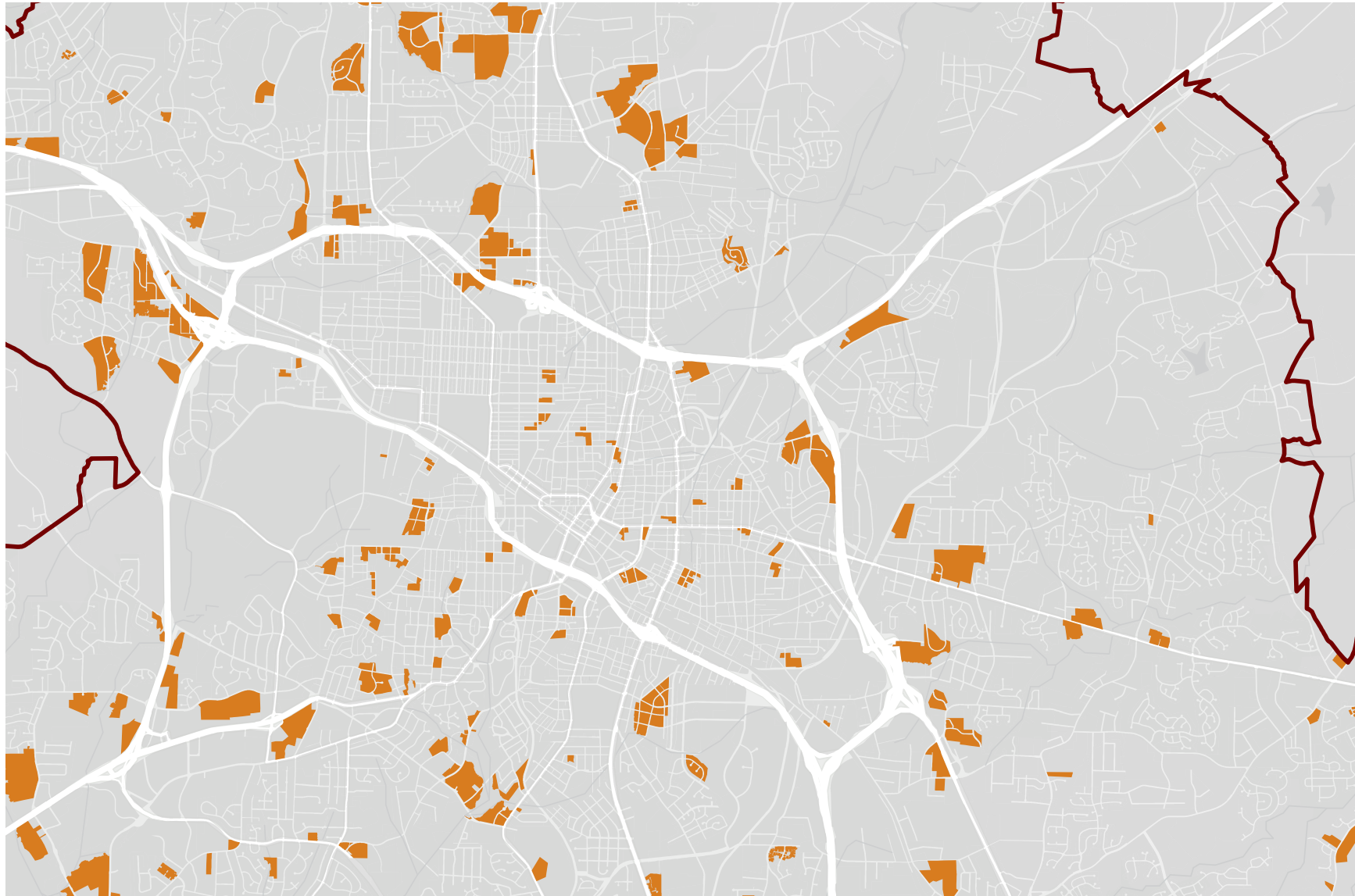
→ More Affordable

## Avg Monthly Rent

## Pct Chg

	<b>(2) Duplexes</b>	<b>(2) Duplexes</b>	<b>(2) Fourplexes</b>	<b>(2) Fourplexes</b>	<b>(2) Fourplexes</b>	<b>(2) Fourplexes &amp; a Duplex</b>
	1,000 sf	1,000 sf	1,000 sf	800 sf	800sf	800 sf
	\$3,486 (132% AMI)	\$2,820 (107% AMI)	\$2,483 (94% AMI)	\$2,081 (79% AMI)	\$2,019 (76% AMI)	\$1,954 (82% AMI)
	\$-	\$-24%	\$-14%	\$-19%	\$-3%	\$-3%

# APARTMENT AND TOWNHOUSE NEIGHBORHOOD



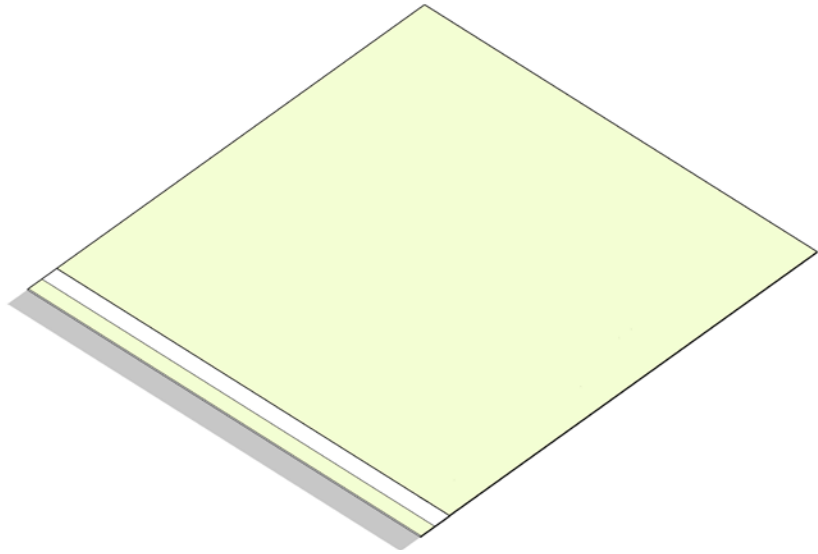
## Primary Implementing Zoning Districts

- RS-M
- RU-M
- RC

Within UGB: **4,554** acres **5%** of land area

# HIGHER-INTENSITY RESIDENTIAL DISTRICTS

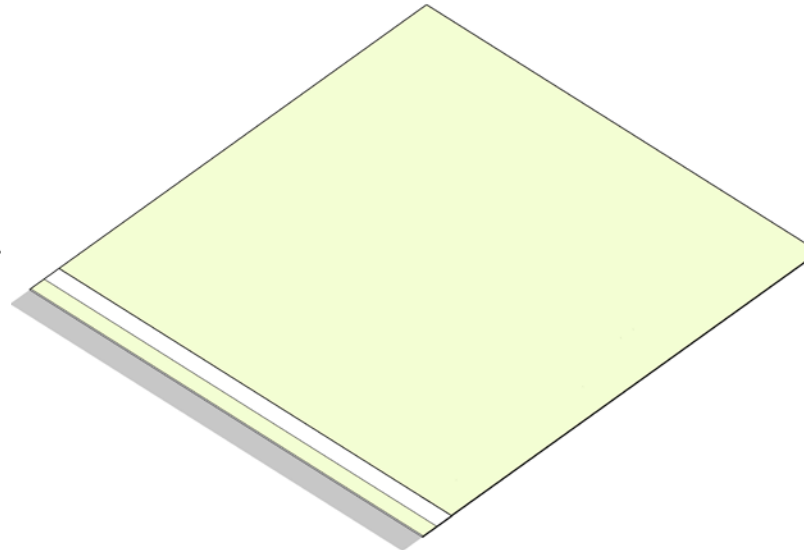
## EXISTING DISTRICT STANDARDS



### RS-M

Residential Suburban

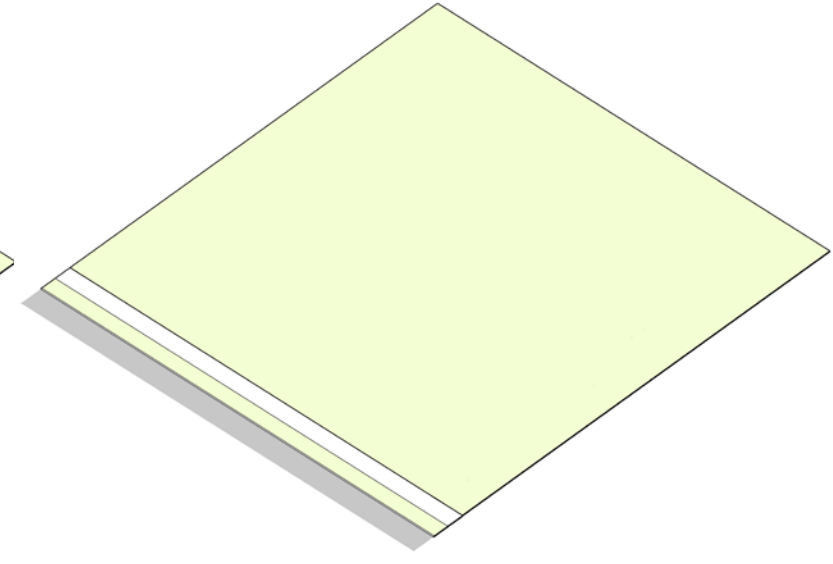
- 75'** min lot width
- 25'** min front setback
- 8'** min side setback
- 25'** min rear setback
- 3 stories/40'** max height
- 18%** min open space
- 8 u/a** max



### RU-M

Residential Urban

- 75'** min lot width
- 5'** min front setback
- 8'** min side setback
- 20'** min rear setback
- 5 stories/60'** max height  
(7 stories/80' with minor SUP)
- 6%** min open space
- 12 u/a** max



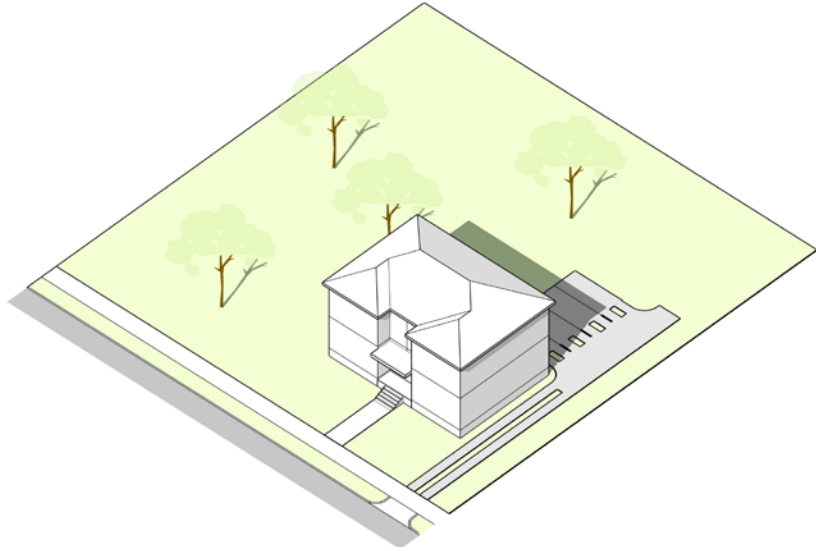
### RC

Residential Compact

- 75'** min lot width
- 5'** min front setback
- 8'** min side setback
- 20'** min rear setback
- 7 stories/80'** max height
- 6%** min open space
- 12 u/a** min **40 u/a** max
- 50% density bonus for ground floor commercial*

# HIGHER-INTENSITY RESIDENTIAL DISTRICTS

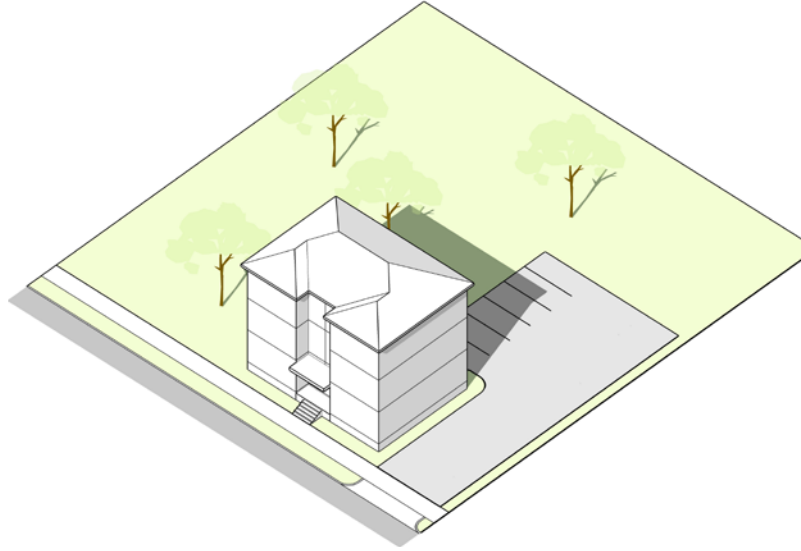
EXISTING DISTRICT STANDARDS: POTENTIAL BUILD OUT



## RS-M

Residential Suburban

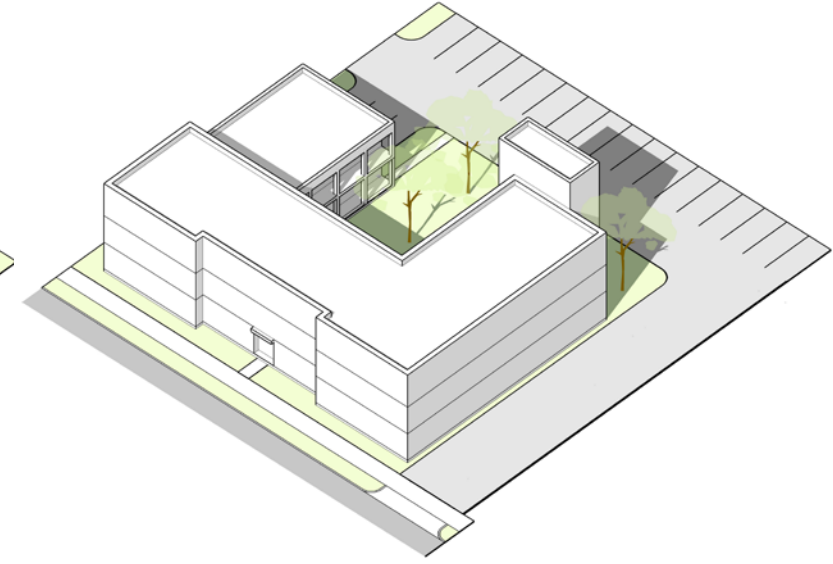
**150' x 150'** lot  
**22,500 SF** area  
**2** stories  
**4 x 865 SF** units  
**4** parking spaces  
**8 u/a**



## RU-M

Residential Urban

**150' x 150'** lot  
**22,500 SF** area  
**3** stories  
**6 x 865 SF** units  
**6** parking spaces  
**12 u/a**



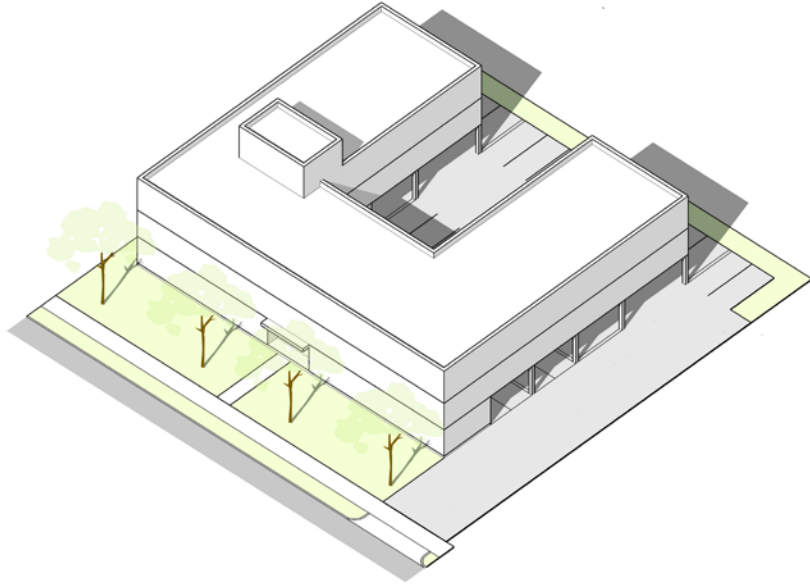
## RC

Residential Compact

**150' x 150'** lot  
**22,500 SF** area  
**3** stories  
**20 x 980 SF** units  
**20** parking spaces  
**40 u/a**

# HIGHER-INTENSITY RESIDENTIAL DISTRICTS

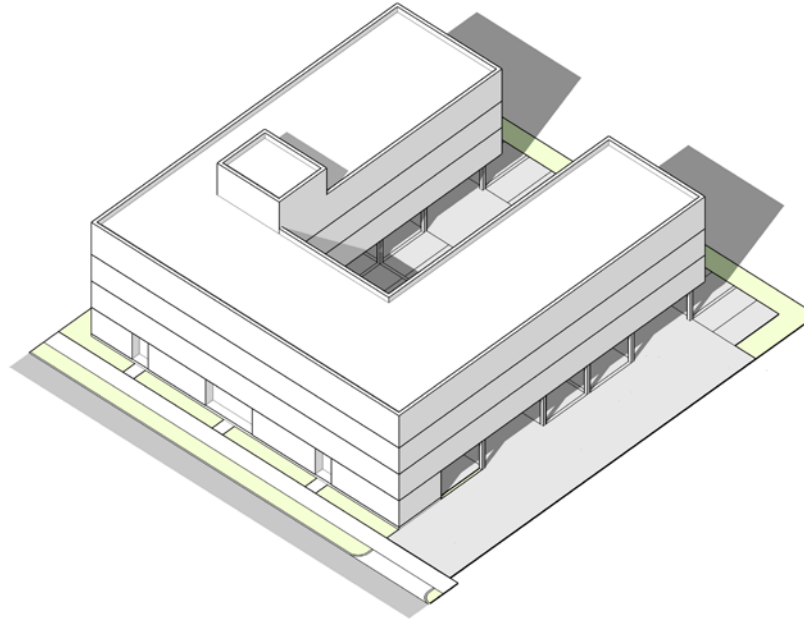
POTENTIAL BUILD-OUT WITHOUT DENSITY



## RS-M

Residential Suburban

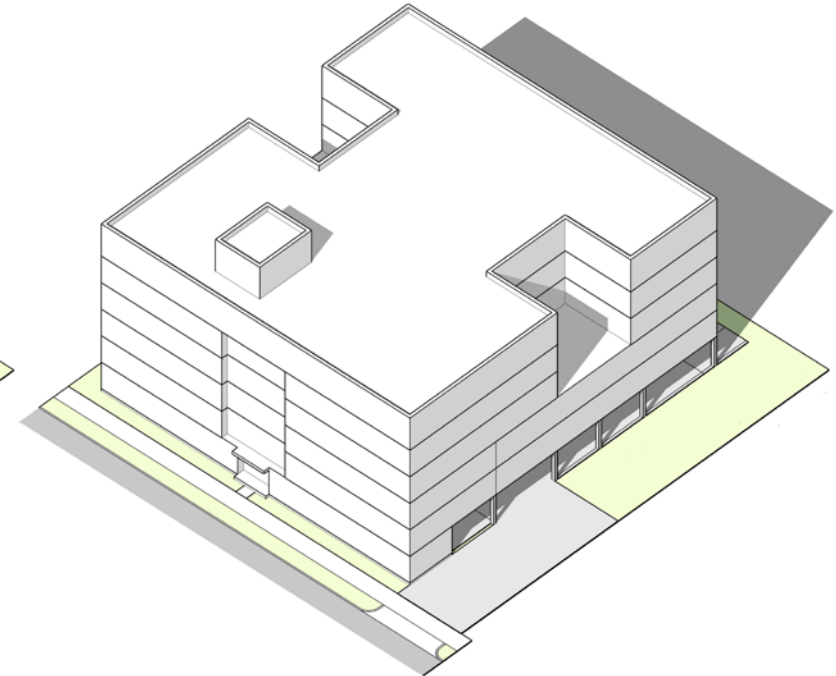
**150' x 150'** lot  
**22,500 SF** area  
**3** stories  
**32 x 600 SF** units  
**32** parking spaces  
**62 u/a**



## RU-M

Residential Urban

**150' x 150'** lot  
**22,500 SF** area  
**4** stories  
**54 x 600 SF** units  
**54** parking spaces  
**104 u/a**

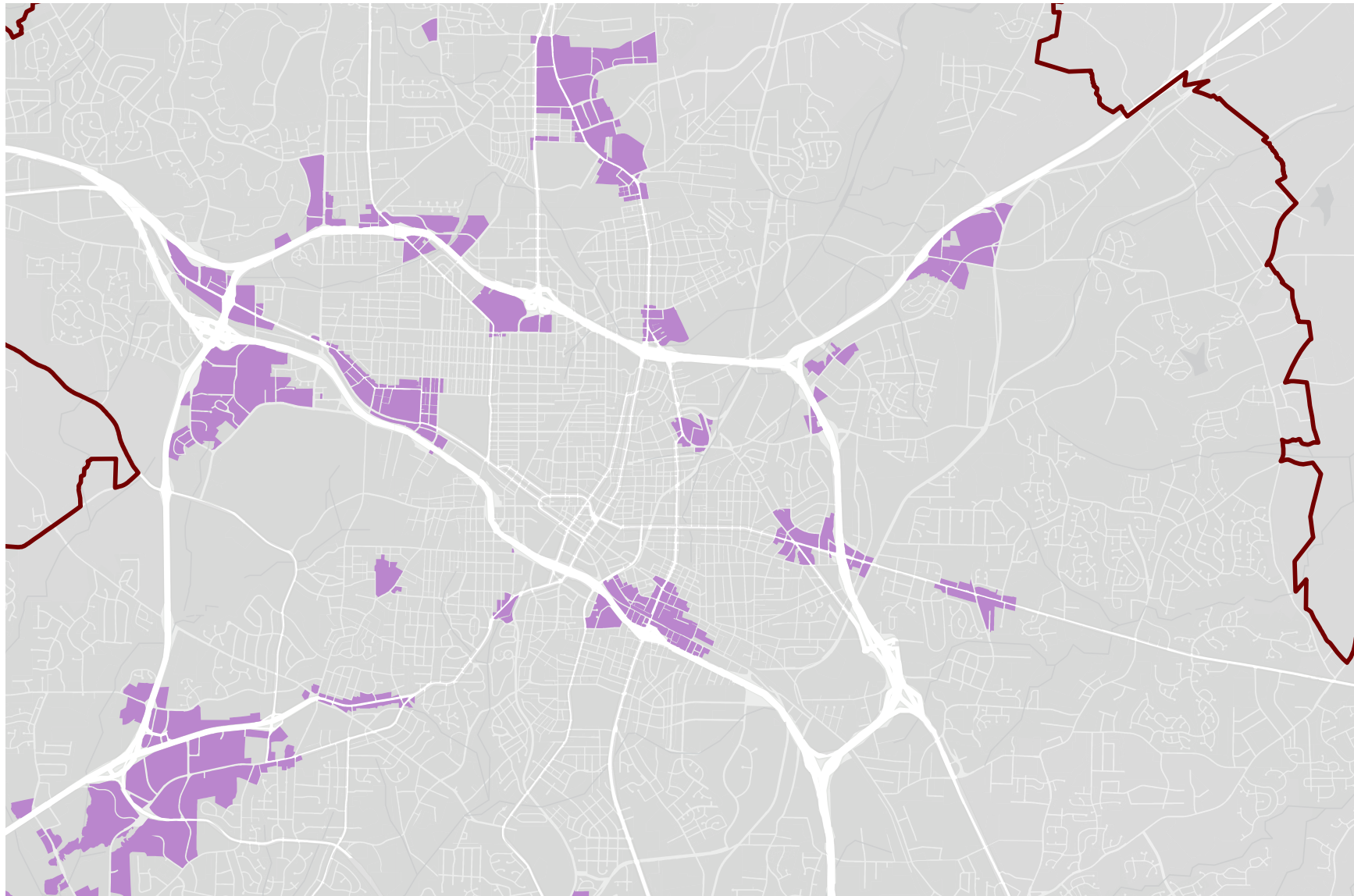


## RC

Residential Compact

**150' x 150'** lot  
**22,500 SF** area  
**6** stories  
**67 x 600 SF** units  
**67** parking spaces  
**130 u/a**

# TRANSIT OPPORTUNITY AREA



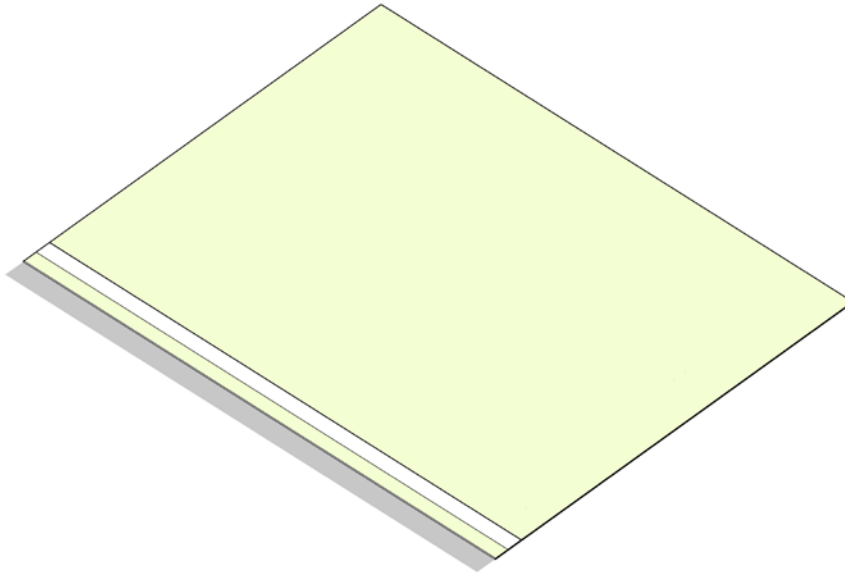
## Primary Implementing Zoning Districts

- CD
- CSD

Within UGB: **5,097** acres **5%** of land area

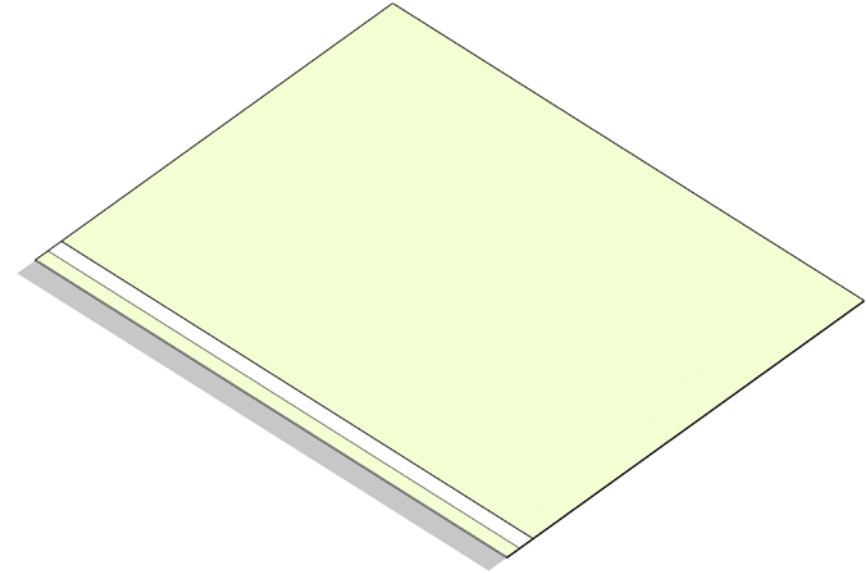
# TRANSIT OPPORTUNITY AREA

## EXISTING DISTRICT STANDARDS



**CD (CD-C)**  
Compact Design Core

- 0' min lot width
- 12-18' min/max build-to
- 0' min side setback
- 0' min rear setback
- 90' max height (approx. 7 stories)
- 2% min open space
- 22 min 60 max u/a

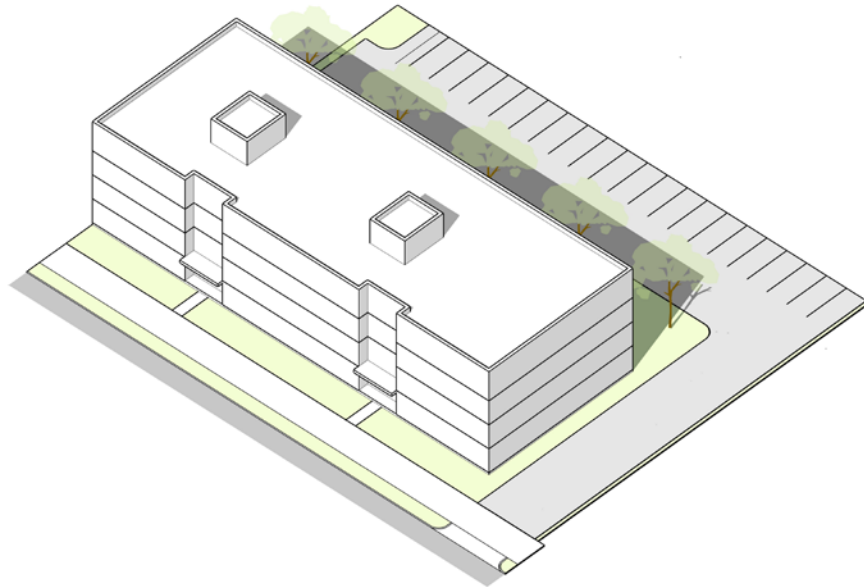


**CSD (CSD-C)**  
Compact Suburban Design Core

- 0' min lot width
- 15-25' min/max build-to
- 0' min side setback
- 0' min rear setback
- 145' max height (approx. 12 stories)
- 5% min open space
- 22 min 30 max u/a

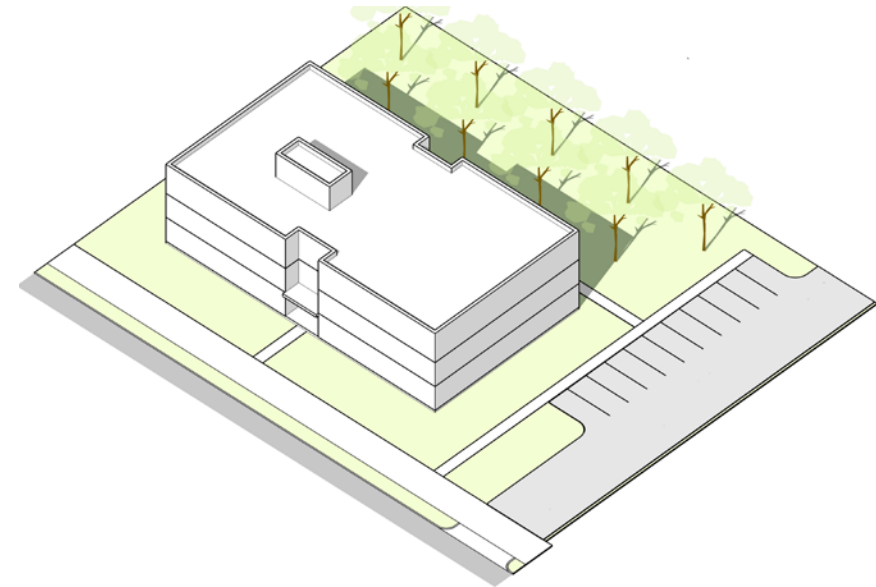
# TRANSIT OPPORTUNITY AREA

EXISTING DISTRICT STANDARDS: POTENTIAL BUILD OUT



**CD (CD-C)**  
Compact Design Core

**200' x 150'** lot  
**30,000 SF** area  
**4** stories  
**41 x 875 SF** units  
**21** parking spaces (0.5 per unit)  
**60 u/a**



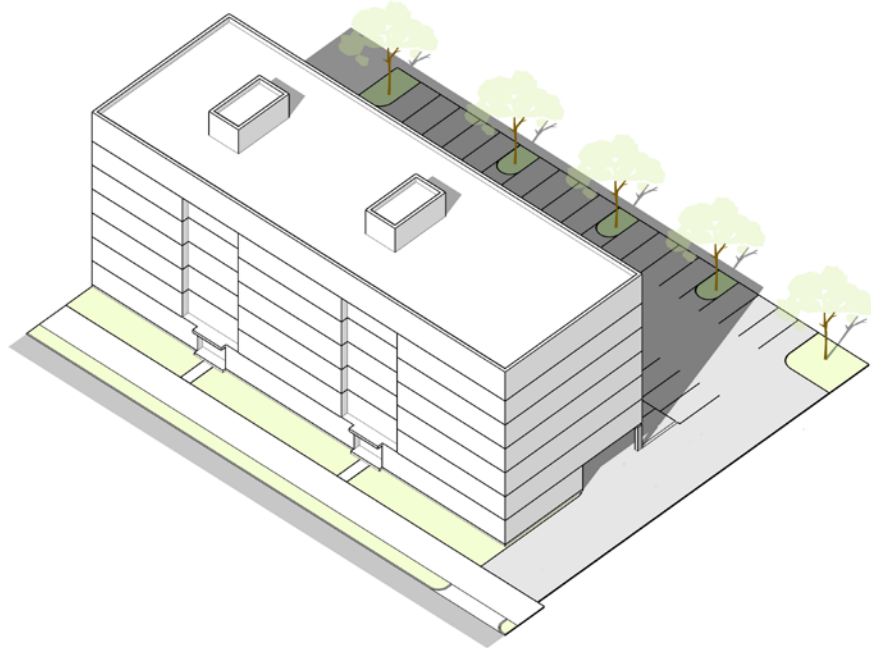
**CSD (CSD-C)**  
Compact Suburban Design Core

**200' x 150'** lot  
**30,000 SF** area  
**3** stories  
**21 x 885 SF** units  
**11** parking spaces (0.5 per unit)  
**30 u/a**



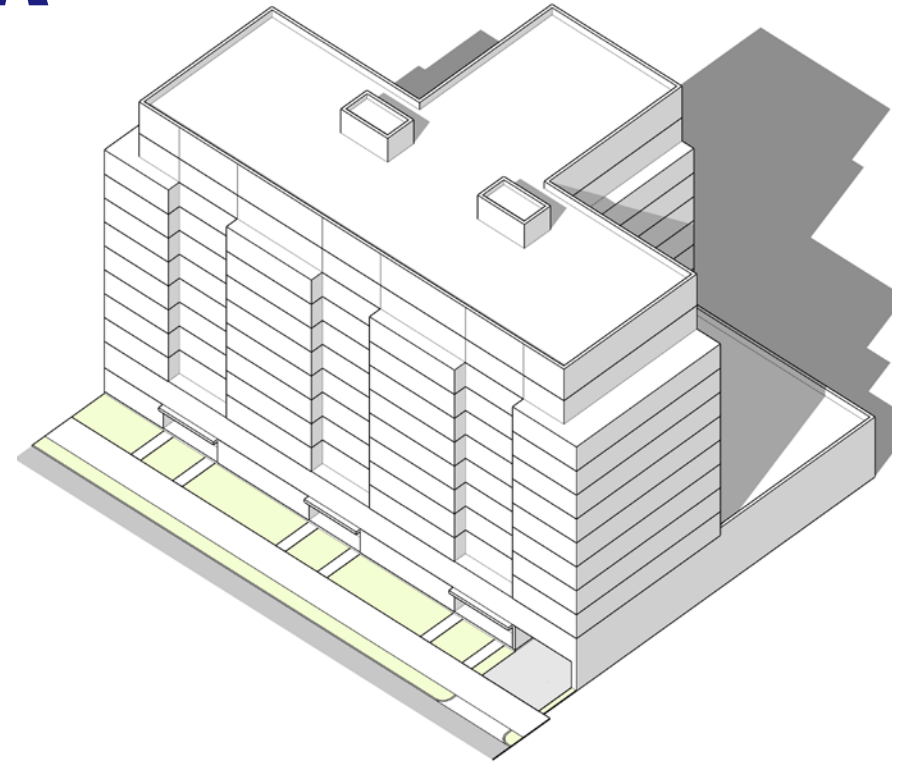
# TRANSIT OPPORTUNITY AREA

POTENTIAL BUILD-OUT WITHOUT DENSITY



**CD (CD-C)**  
Compact Design Core

**200' x 150'** lot  
**30,000 SF** area  
**7** stories  
**100 x 600 SF** units  
**50** parking spaces (0.5 per unit)  
**145 u/a**



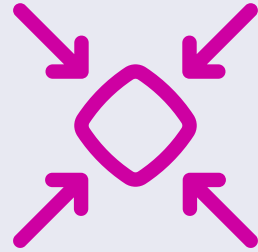
**CD (CD-C)**  
Compact Design Core

**200' x 150'** lot  
**30,000 SF** area  
**12** stories  
**236 x 600 SF** units  
**118** parking spaces (0.5 per unit)  
**340 u/a**

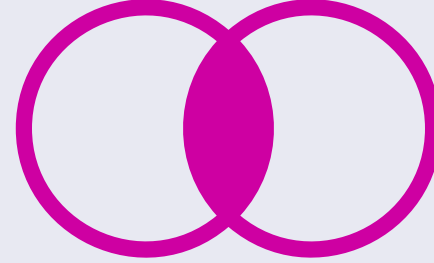
# JCCPC DIRECTION



Concentrate density  
within the Urban  
Growth Boundary -  
build up, not out



Streamline and  
consolidate zoning  
districts



Align zoning  
districts with the  
Comprehensive Plan  
Placetypes



Place a greater  
emphasis on form  
(built outcomes), less  
focus on density

# NEXT STEPS

