



Town of Durham

Affordable Housing Plan: Executive Summary

Durham Board of Selectmen

Adopted February 7, 2022

Introduction

Overview:

Durham's Affordable Housing Plan seeks to go beyond the statutory requirements of 8-30j and they focus on creating a plan that highlights additional development opportunities for attracting new residents as well as options that would allow for existing residents to age in place. Their plan offered recommendations that would encourage the building of additional units through utilizing options such as expanding ADUs for potential senior housing and the repurposing existing structures into multi-family dwellings. The goal was to ensure that what was inevitably built allowed the current residents to remain vibrant members of the community while also attracting new young residents to explore the benefits of their small-town appeal.

Local Recommendations:

- Establish a Standing Housing Committee
- Promote Accessory Dwelling Units (ADUs) as-of-right
- Consider incentives for income-restrictions on accessory apartments
- Allow for middle-density housing as-of-right in certain areas, and as large-home retrofits
- Take Advantage of State Enabling Statutes to Promote Housing Opportunity
- Promote USDA and CHFA loan programs with Real Estate community
- Consider development potential of surplus municipally-owned land
- Make town-wide broadband access a priority
- Pursue partnerships with nonprofit and senior community developers

Regional Housing Plan Alignment:

The RHP's regional recommendations will support local efforts in Durham. Specifically, the Regional Housing Commission would work in lockstep with the Durham Housing Committee. The regional entity could also provide informational seminars on best practices as well as provide model language for regulations that would help support the expansion ADUs. Finally, the recommended Toolkit would provide crucial information on strategies both locally and nationally that have been utilized for accelerating the expansion of affordable housing units.