Expanding Housing Choices

Online Open House
Join the Discussion

Attend an in-person Open House

• Tuesday, November 27 from 7:00-8:30 PM, Durham City Hall
• Thursday, November 29 from 7:00-8:30 PM, Durham City Hall

Participate in an Online Open House

Schedule a Meeting with Planning Staff
HOUSING
✓ SAFE
✓ AFFORDABLE
✓ ATTAINABLE

COMMUNITY
✓ HEALTHY
✓ DIVERSE
✓ VIBRANT
Between 2010-2016, JOB and HOUSEHOLD growth outpaced development of new housing units.
Increased competition has had an impact on price.
Particularly true in walkable neighborhoods close to Downtown.
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.
More growth is on the way

160,000 = 62,200
New people over the next 30 years = New homes needed

HOW WILL WE GROW TO MEET DEMAND OUT? UP? IN?

919.560.4137 DurhamNC.gov Follow Us @CityofDurhamNC
Explore and eliminate barriers that exist in our zoning regulations that are preventing a wider variety and supply of housing choices.
Choice and Variety of Housing Types

Single Family

Duplex

Triplex

Four-plex

Mid Scale Multifamily

Large Scale Multifamily

Often illegal and expensive to build due to zoning and other site development regulations.
Objectives for Expanding Housing Choices

**Vary the menu** of housing types available to meet an increasingly diverse set of needs;

Stabilize housing prices, over the long term, by expanding the supply of housing to **keep pace with the rate of population and job growth**;

Balance densification with **context-sensitive** development;

Create opportunities for **small-scale creative infill**, particularly in areas where demand is highest, and finally;

**Streamline processes** by making choices allowable without seeking special approvals.
Infill Standards

Modify residential infill standards to promote more context-sensitive development.
Menu of Zoning Change Proposals

Accessory Dwelling Units

Modify UDO regulations to increase viability for more properties.
Menu of Zoning Change Proposals

** Duplexes **

Allow duplexes as a housing type in more locations, especially within the Urban Tier.
Menu of Zoning Change Proposals

Lot Dimensions and Density

Adjust lot dimensional standards to allow more opportunities for small-scale infill.
Menu of Zoning Change Proposals

Small House/Small Lot
Create a new housing type/lot dimensional standard to accommodate small houses.
Menu of Zoning Change Proposals

Cottage Court
Create a new housing type/lot dimensional standard to allow for clusters of small homes built around a common green space.
Expanding Housing Choice
Removing regulatory barriers to a wider range of housing types

Thank You!
Staff Contacts:
Michael.Stock@DurhamNC.gov or 919-560-4137 ext. 28227
Scott.Whiteman@DurhamNC.gov or 919 560-4137 ext. 28253