



Amended, January 28, 2019

Please note that policies which have been fully implemented are shown in gray.

Durham Comprehensive Plan

Chapter 3 Housing Element

Durham City-County Planning Department

The Durham Comprehensive Plan

Contents

| | |
|-------------|---|
| Chapter 1. | Introduction and Administration Element |
| Chapter 2. | Land Use Element |
| Chapter 3. | Housing Element |
| Chapter 4. | Community Character and Design Element |
| Chapter 5. | Historic Preservation Element |
| Chapter 6. | Economic Development Element |
| Chapter 7. | Conservation and Environment Element |
| Chapter 8. | Transportation Element |
| Chapter 9. | Water and Wastewater Element |
| Chapter 10. | Parks and Recreation Element |
| Chapter 11. | Schools Element |
| Chapter 12. | Public Safety Element |
| Chapter 13. | Solid Waste Element |
| Chapter 14. | Libraries Element |
| Chapter 15. | Capital Improvements Element |
| Chapter 16. | Intergovernmental Cooperation Element |
| Appendices | |

Chapter 3, Housing Element

Chapter Contents

- Summary of Issues..... 1**
- Goal 3.1, Affordability 2**
 - Objective 3.1.1. Affordable Housing Enhancements 2
 - Objective 3.1.2. Home Ownership 3
 - Objective 3.1.3. Rental Housing 4
 - Objective 3.1.4. Rental Assistance 5
 - Objective 3.1.5. Durham Housing Authority 5
- Goal 3.2, Special Needs Housing 5**
 - Objective 3.2.1. Special Needs Housing 5
- Goal 3.3, Homelessness 6**
 - Objective 3.3.1. Durham Opening Doors Initiative 6
- Goal 3.4, Urban, Compact Neighborhood, and Downtown Tier Revitalization 6**
 - Objective 3.4.1. Strategic Neighborhood Revitalization Plans 6
 - Objective 3.4.2. Incorporate Appropriate Revitalization Principles 7
- Goal 3.5, Engaged/Sustainable Communities 8**
 - Objective 3.5.1. Partnerships 9
 - Objective 3.5.2. Education and Outreach 9
- Goal 3.6, Housing Standards 9**
 - Objective 3.6.1. Enforcement of the Housing and Unsafe Buildings Codes 10
 - Objective 3.6.2. Vacant Substandard Properties 11
 - Objective 3.6.3. Collaborative Code Enforcement Activities 11
 - Objective 3.6.4. Lead Abatement 12
- Goal 3.7, Fair Housing 12**
 - Objective 3.7.1. Housing Discrimination 12

Housing Element

The Housing Element identifies strategies for provision of an adequate supply of affordable, safe and attractive housing designed to meet the needs of Durham’s diverse population. Residential growth cannot be considered without touching on other planning issues, including transportation and other public infrastructure, urban design and character, and preservation of open space. Therefore, many of the policies included within the Housing Element deal with how housing affects, and is affected by these other planning issues.



- Summary of Issues*
- Goal 1, Affordability*
- Goal 2, Special Needs Housing*
- Goal 3, Homelessness*
- Goal 4, Urban, Compact Neighborhood, and Downtown Revitalization*
- Goal 5, Engaged/Sustainable Communities*
- Goal 6, Housing Standards*
- Goal 7, Fair Housing*

Summary of Issues

- 1. Affordability.** Housing costs have risen faster than income over the past decade, resulting in shrinkage of housing options for very low-, low- and moderate-income households. The decline in housing options for these income groups has also contributed to the additional issues: overcrowded housing in some Durham neighborhoods; a high percentage of rental housing for the community as a whole; and concentration of substandard and inadequate housing in some neighborhoods, with continued disinvestments in those neighborhoods.
- 2. Subsidized Housing.** Cost pressures, explosive growth and local regulations geared toward provision of suburban housing development have limited provision of affordable housing for low- and very low-income households. Simultaneously, over-concentration of subsidized housing has had the effect of concentrating poverty and has, in some cases, promoted disinvestment in neighborhoods.
- 3. Special Needs Populations.** The factors that have limited provision of adequate housing for low- and very low-income households have also limited provision of affordable housing for families and individuals with special needs.
- 4. Homelessness.** The number of homeless individuals and persons in families continues to increase in Durham. The number of homeless persons counted during the annual point-in-time survey

has increased from 535 in 2005 to 652 persons in 2011, a 22 percent increase. Durham should employ the necessary strategies and resources to reduce homelessness.

5. **Central City Neighborhood Revitalization.** Sustaining safe, attractive and thriving central city neighborhoods supports the ongoing redevelopment and revitalization of Durham's central city. Revitalized central city neighborhoods also provide opportunities for alternative modes of transportation, and can provide rental and homeownership opportunities for all income and age groups.
6. **Proactive/Sustainable Communities.** Proactive, sustainable communities can be supported through education, effective communication of community needs, and encouragement and facilitation of stakeholder alliances. By promoting proactive communities and citizen neighborhood involvement, the quality and appearance of housing stock will be directly and positively impacted.
7. **Substandard Housing.** Some of Durham's older neighborhoods exhibit concentrations of poorly maintained, abandoned and blighted residential structures. Durham should look to use policies and procedures that will more efficiently administer its Minimum Housing Code and address problems of blight in its older neighborhoods.
8. **Fair Housing.** Durham should identify and rectify barriers to fair housing, including policy-related issues, market dynamics, and discrimination so that all its citizens have access to quality housing opportunities.

Goal 3.1, Affordability

Ensure an adequate supply of affordable housing to meet the needs of all Durham County residents.

Objective 3.1.1. Affordable Housing Enhancements

Facilitate the provision of affordable housing by regulatory and incentive-based means.

Policy 3.1.1a. Density Bonus. Evaluate the density bonus allowed in the Unified Development Ordinance for enhancements or modifications to encourage greater utilization of this affordable housing tool in order to provide a workable density bonus as an incentive for provision of affordable housing units.

Policy 3.1.1b. Impacts on Housing Affordability. Evaluate the net impact on housing affordability and housing supply in all received applications for neighborhood protection overlays and local historic districts.

Policy 3.1.1c. Inclusionary Zoning. The City and County, working with key stakeholders, shall seek legal authority to require that new residential development provide an affordable housing component in return for a usable density bonus, with provision for additional incentives within transit station areas.

Policy 3.1.1d. Public-Private Partnerships for Affordable Housing. The City's Department of Community Development shall continue to encourage participation of the private sector (lenders, developers and builders) in government funded or operated housing programs that increase affordable housing production.

Policy 3.1.1e. Energy Efficient Housing with City Funds. The City's Department of Community Development and the City-County Office of Sustainability shall continue to require minimum energy-efficiency standards in all newly constructed housing developed with assistance from the City and shall continue to promote energy efficiency improvements to the existing housing stock. All gut rehabilitation or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Certified New Homes. All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet ASHREA Standard 90.1-2004, Appendix G plus 20 percent.

Policy 3.1.1f. Affordable Housing and Transit. The City and County, working with GoTriangle and key private sector partners, shall investigate regulatory and other incentives in order to achieve a goal of at least 15% of housing stock within a ½ mile of each future light rail station be affordable to households earning 60% of area median income or less.

Objective 3.1.2. Home Ownership

Assist in expanding homeownership opportunities for low- and moderate-income households. Provide direct homebuyer assistance to qualifying households.

Policy 3.1.2a. First-Time Homebuyers. The City Department of Community Development shall continue to provide assistance for the acquisition, rehabilitation and new construction of housing for very low- and low-income first-time homebuyers through the HOME Investments Partnership and CDBG Programs.

Policy 3.1.2b. Assistance to Homebuyers. The City Department of Community Development shall continue to provide down payment and closing cost assistance through the First-Time Homebuyers Assistance Program.

Policy 3.1.2c. Housing Rehabilitation Assistance. The City Department of Community Development shall continue to

provide rehabilitation and redevelopment assistance for vacant, substandard housing in order to encourage home-ownership in neighborhoods suffering abandonment problems and to provide financial assistance to nonprofit organizations and other developers who purchase, rehabilitate and resell existing homes and/or redevelop vacant property.

Policy 3.1.2d. Housing Education and Counseling. The City Department of Community Development shall continue to support housing education and counseling programs that provide both pre- and post-purchase education and counseling services.

Policy 3.1.2e. Asset and Wealth Building Programs. The City Department of Community development shall continue to promote asset and wealth building programs through Earned Income Tax Credit (EITC), Individual Development Accounts (IDA), Foreclosure Intervention and prevention and other housing related programs.

Objective 3.1.3. Rental Housing

Expand affordable rental opportunities through new construction and preservation of existing rental units.

Policy 3.1.3a. Loans for Rental Housing Rehabilitation. The City Department of Community Development shall continue to provide direct loans to nonprofit and for-profit developers to rehabilitate smaller rental developments that are affordable to low-income renters.

Policy 3.1.3b. Leveraging of Available Funds for Affordable Housing. The City Department of Community Development shall continue to encourage the use of resources such as Federal or State low-income housing tax credits, historic credits, and other State and Federal resources to increase the leveraging of funds for the provision of affordable housing.

Policy 3.1.3c. Affordable Rental Housing Location Policy. The City Department of Community Development and the City-County Planning Department shall work with other key community stakeholders to identify shortages of affordable rental housing, set goals, and identify appropriate locations for affordable rental housing in proximity to employment opportunities, service centers and transit corridors.

Policy 3.1.3d. Subsidized Housing Location. The City Department of Community Development, in conjunction with the City-County Planning Department, shall enforce the Subsidized Housing Location Policy, as adopted by the Durham City Council in 2001, as periodically amended (See Appendix C.)

Objective 3.1.4. Rental Assistance

Provide rental assistance (vouchers) to very low-income and special needs persons.

Policy 3.1.4a. Rental Housing Assistance. The Durham Housing Authority shall provide rental assistance to very low-income and special needs persons through the voucher system. The Durham Center shall continue to provide rental assistance to persons with disabilities.

Objective 3.1.5. Durham Housing Authority

Support the Durham Housing Authority's efforts to create mixed-income rental and homeownership communities that promote self-sufficiency and further Durham's fair housing goals.

Policy 3.1.5a. Mixed-Income Rental Communities. The City Department of Community Development and the Durham Housing Authority shall discourage further concentrations of very low income families by promoting and facilitating mixed income communities developed under the Low Income Housing Tax Credit (LIHTC) program.

Goal 3.2, Special Needs Housing

Encourage the development of special needs housing for underserved populations, particularly permanent and transitional housing.

Objective 3.2.1. Special Needs Housing

Ensure that special needs populations have access to affordable, safe and sanitary housing that is appropriate to their special needs.

Policy 3.2.1a. Supportive Services for Special Needs Populations. The City and County shall encourage the development of additional supportive or service-enriched housing for specific special needs populations using Federal, State, and local housing programs, including:

- i. Supportive services for persons with a disability (Section 811);
- ii. The HUD "Supportive Housing Program (SHP) for Homeless Persons with a Disability;" and
- iii. The North Carolina Housing Finance Agency's (NC HFA) "Supportive Housing Development" program.

Goal 3.3, Homelessness

Reduce the number of chronically homeless persons in Durham by developing strategies to prevent homelessness and increase the number of permanent housing units serving formerly homeless persons with special needs.

Objective 3.3.1. Durham Opening Doors Initiative

Support implementation of the Durham Opening Doors Initiative.

Policy 3.3.1a. Priority for Permanent Housing. The City Department of Community Development and the Continuum of Care shall give priority to the development of permanent housing for formerly homeless persons.

Policy 3.3.1b. Economic Sustainability. The City Department of Community Development and the Continuum of Care shall give priority to permanent housing proposals that are structured such that the need for on-going operating subsidies is minimized.

Policy 3.3.1c. Mainstreaming. The City Department of Community Development and the Continuum of Care shall encourage developers of Low Income Housing Tax Credit Projects to designate formerly homeless persons as the special needs population to be served in order to reduce social isolation.

Policy 3.3.1d. Prevention. Members of the Continuum of Care shall continue to further develop systems of care to enable formerly homeless persons to live independently with appropriate supportive services and to prevent persons at risk from becoming homeless.

Goal 3.4, Urban, Compact Neighborhood, and Downtown Tier Revitalization

Support thriving, safe and attractive urban and downtown neighborhoods providing rental and homeownership opportunities for all income and age groups.

Objective 3.4.1. Strategic Neighborhood Revitalization Plans

Create or update revitalization plans for targeted central city neighborhoods, defined as those identified neighborhoods within the Urban, Compact Neighborhood, or Downtown Tiers.

Policy 3.4.1a. Target Area Designations. The City Department of Community Development shall partner with other City Departments, the Durham Housing Authority and other community groups and institutions to identify priority central city neighborhoods for revitalization efforts.

Policy 3.4.1b. Evaluate Existing Plans. The City Department of Community Development shall partner with other City departments and community groups and institutions to evaluate existing neighborhood revitalization plans in terms of specific actions to be accomplished and their associated costs and status. Where such actions are absent or vaguely defined, the Department of Community Development shall refine plans so that implementation of plans can be tracked and reported.

Policy 3.4.1c. Develop Plans for Newly Designated Target Areas. The City Department of Community Development shall partner with other City departments and community groups and institutions to periodically evaluate areas that meet “target area” status. For these newly designated target areas, the City Department of Community Development and others shall assess existing conditions and prepare plans which establish goals, objectives and actions to address identified issues. Cost estimates for actions shall be provided where appropriate and recommended priorities and phasing shall be identified.

Policy 3.4.1d. Establish Priorities and Funding Plan. The City Department of Community Development, in partnership with other City departments and community groups and institutions shall coordinate proposed actions in targeted areas to projected and/or required resources and establish priorities and phasing of proposed actions.

Objective 3.4.2. Incorporate Appropriate Revitalization Principles

Ensure that revitalization plans in targeted areas incorporate best practices in design and development principles.

Policy 3.4.2a. Mixed Income. The City Department of Community Development, in partnership with the City-County Planning Department and community groups and institutions, shall guide the development of revitalization plans to ensure that they provide for a broad range of rental and homeownership opportunities for all age and income groups.

Policy 3.4.2b. Mix of Uses. The City Department of Community Development, in partnership with the City-County Planning Department and community groups and institutions, shall guide the development of revitalization plans to ensure that they provide for commercial uses as appropriate to encourage pedestrian activity, reduce automobile dependence and provide

opportunities for Durham residents to live in close proximity to their work.

Policy 3.4.2c. Density. The City Department of Community Development, in partnership with the City-County Planning Department and community groups and institutions, shall guide the development of revitalization plans to ensure that, where appropriate, they provide for appropriate densities to maximize utilization of existing infrastructure and the utilization and efficiency of existing or proposed transit systems.

Policy 3.4.2d. Design Standards. The City Department of Community Development shall establish design standards to guide new construction and rehabilitation of existing structures within targeted areas. The standards shall require that affordable housing be indistinguishable from market rate in design and quality and that minimum energy efficiency and green building requirements are met in any publicly assisted housing development.

Policy 3.4.2e. Public/Private Partnership. The City Department of Community Development shall establish partnerships with non-profit and for profit entities that have proven track records of success in order to ensure maximum leveraging of public investment.

Policy 3.4.2f. Catalytic Components. The City Department of Community Development and its partners shall undertake activities in a coordinated and targeted manner in order to maximize their catalytic effect.

Policy 3.4.2g. Walkability, Connectivity, and Sustainability. The City Department of Community Development and the City-County Planning Department shall encourage and promote design elements that are pedestrian friendly, connect new development with the surrounding community and ensure ongoing economic and environmental sustainability.

Goal 3.5, Engaged/Sustainable Communities

By promoting engaged communities and citizen neighborhood involvement, the quality and appearance of housing stock will be directly and positively impacted. Advance education, communicate community needs and develop resources through promoting, encouraging and facilitating stakeholder alliances.

Objective 3.5.1. Partnerships

Ensure that communities and stakeholders have effective methods for communicating needs, opportunities and services to assist in revitalization and stabilization of communities.

Policy 3.5.1a. Neighborhood Communication. The City Neighborhood Improvement Services Department shall provide forums for stakeholders to explore strategies and resources to support neighborhood development, preservation, and neighborhood projects to enhance the Durham’s housing stock.

Policy 3.5.1b. Support City Relationships with Partners Against Crime (PAC). The City Neighborhood Improvement Services Department shall continue to assist PAC leaders in programs and projects in the five PAC districts.

Policy 3.5.1c. Support Neighborhood Associations. The City Neighborhood Improvement Services Department will support neighborhoods to build alliances within their communities.

Objective 3.5.2. Education and Outreach

Work directly with citizens, community leaders, and government agencies in the community, providing education on City services, City policies and community resources to promote strong and empowered communities.

Policy 3.5.2a. Comprehensive Community Engagement Model. The City Neighborhood Improvement Services Department shall design a citywide comprehensive community engagement model intended to draw upon the full diversity of our community, strengthen community capacity, and increase community impact on resident quality of life, neighborhood improvement and stabilization.

Policy 3.5.2b. Landlord Training Workshop. The City Neighborhood Improvement Services Department, along with its partner agencies, shall conduct Landlord Training Workshops designed to assist property owners and managers of rental housing. The purpose of the Landlord Training Program is to: (1) Encourage effective property management that will significantly contribute to safe and decent housing, improving the health of the community and (2) Provide education on lawful techniques to halt illegal activity on rental property.

Goal 3.6, Housing Standards

Ensure safe, attractive and well-maintained residential environments, reduce the number of boarded dwellings, and eliminate substandard housing through enforcement of the Housing Code and neighborhood revitalization.

Objective 3.6.1. Enforcement of the Housing and Unsafe Buildings Codes

Enforce the City Housing Code and the Unsafe Buildings Code to serve the revitalization of neighborhoods.

Policy 3.6.1a. Evaluation and Update of the Minimum Housing Code. In acknowledgement of the need for the Housing Code to be a dynamic and fluid document in order to remain responsive to the needs of Durham residents for safe, decent housing and vital community environments, the City Neighborhood Improvement Services Department shall periodically review the Minimum Housing Code and take necessary steps to revise it as needed.

Policy 3.6.1b. City Minimum Housing Code Enforcement. The City Department of Neighborhood Improvement Services shall enforce the City's Minimum Housing Code and work with property owners and tenants to ensure timely, effective, good quality, code-adherent results.

Policy 3.6.1c. Neighborhood Environments. In addition to the Housing and Unsafe Building Codes, the City Neighborhood Improvement Services Department shall continue to enforce City ordinances concerning accumulation of trash, junk, weeds and overgrowth, and junked and abandoned vehicles on properties in order to ensure the safety and well-being of residents.

Policy 3.6.1d. Housing Appeals Board. The City Neighborhood Improvement Services Department shall present requests from the Housing Code Administrator to authorize repair or demolition of deteriorated dwellings to the City Housing Appeals Board for its consideration. The Housing Appeals Board shall issue an Ordinance for remediation of such deteriorated dwelling(s). The Housing Code Administrator or designee shall enforce the Housing Appeals Board's Ordinances.

Policy 3.6.1e. Elimination of Substandard Housing. The City Neighborhood Improvement Services Department shall work to eliminate all substandard housing in the City through the enforcement of the City's Minimum Housing Code and the North Carolina State Unsafe Building Statute. The department shall utilize education and training of property owners and managers, and outreach and engagement of community stakeholders and citizens in a pro-active effort to improve the quality of housing stock.

Policy 3.6.1f. County Minimum Housing Code. Durham County shall adopt and enforce a County housing code to ensure that all housing in the County jurisdiction meets a minimum standard.

Policy 3.6.1g. Interdepartmental Coordination on Historic Structures. The City Neighborhood Improvement Services

Department shall consult the City-County Planning Department regarding any potential Minimum Housing Code enforcement actions where the subject property is located within a Local Historic District, National Register Historic District, and/or is designated as a Local Historic Landmark. (See Policy 5.1.1f, Interdepartmental Coordination on Historic Structures).

Policy 3.6.1h. Demolition Site Reuse and Lien Forgiveness.

Where demolition of substandard housing is necessary, the City Manager may reduce or cancel demolition liens on property to promote affordable housing and economic development. The City Neighborhood Improvement Services Department shall continue to develop other incentives for revitalization and reuse of such properties.

Objective 3.6.2. Vacant Substandard Properties

Identify concentrations of vacant housing that foster neighborhood blight and utilize local ordinances to discourage neglect and abandonment of residential properties.

Policy 3.6.2a. Concentrations of Boarded and Deteriorated Housing.

The City Neighborhood Improvement Services Department shall identify concentrated areas of vacant, boarded and deteriorated housing and shall undertake measures to end the cycle of neglect and monitor vacant properties that contribute to blight and deterioration in communities. The Department shall enforce all City ordinances related to property maintenance of vacant properties.

Policy 3.6.2b. Neighborhood Focus Areas. The City Neighborhood Improvement Services Department shall commit to work to prioritize and eliminate all boarded properties and respond to all citizen concerns within focus areas.

Objective 3.6.3. Collaborative Code Enforcement Activities

Collaborate with citizens to encourage neighborhood investment and be responsive to citizen concerns, and work with other City and County departments to address concentrations of ordinance violations.

Policy 3.6.3a. Beautification and Safety Assessments. The City Neighborhood Improvement Services Department shall coordinate a joint effort to identify and remediate violations of City ordinances in neighborhoods and to develop plans at the neighborhood level to enhance aesthetics and address community needs.

Policy 3.6.3b. Transformation in Ten Initiative. The City Neighborhood Improvement Services Department shall coordinate efforts with Solid Waste, Public Works, Community Development, and other City and County departments for the

cleanup of materials and conditions having a detrimental impact on the City's built environment, focusing in areas identified through the Transformation in Ten Initiative.

Objective 3.6.4. Lead Abatement

Reduce the exposure of Durham residents to hazards associated with lead based paint.

Policy 3.6.4a. Education. The City Department of Community Development and other partners shall continue to provide and disseminate educational materials on the hazards of lead based paint and abatement/mitigation methods.

Policy 3.6.4b. Lead Abatement Funding. The City Department of Community Development shall continue to partner with the North Carolina Department of Environmental and Natural Resources to obtain and utilize federal funding for abatement of lead hazards.

Goal 3.7, Fair Housing

Ensure that all citizens have access to a full range of housing opportunities by providing fair housing education, outreach and training and by enforcing the City of Durham Fair Housing Ordinance.

Objective 3.7.1. Housing Discrimination

Ensure that all citizens have access to a full range of housing opportunities.

Policy 3.7.1a. Fair Housing Training. The City Neighborhood Improvement Services Department shall provide fair housing training for property managers, landlords, tenants, real estate professionals and the Durham community in general.

Policy 3.7.1b. Fair Housing Plan. The City Neighborhood Improvement Services Department and City Community Development Department shall be jointly responsible for periodically updating the City of Durham's Fair Housing Plan to reflect new information, changing conditions, and the evolving strategies to affirmatively further fair housing within the City of Durham. The Fair Housing Plan shall be used to analyze the impediments to fair housing choice in Durham, to identify actions to eliminate the identified impediments.

Amendment History**Amended – May 14, 2012 – See Appendix X****Amended – June 10, 2013**

Policy 3.1.1d. Energy Efficient Housing with City funds. The City’s Department of Community Development and the City-County Office of Sustainability shall continue to require minimum energy-efficiency standards in all newly constructed housing developed with assistance from the City and shall continue to promote energy efficiency improvements to the existing housing stock. All gut rehabilitation or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet ASHREA Standard 90.1-2004, Appendix G plus 20 percent.

~~**Policy 3.6.2b. Vacant Housing Stock.** The City Department of Neighborhood Improvement Services shall monitor the City’s housing stock to identify neglected vacant housing and shall maintain a database listing those properties. The database shall be used to prioritize code enforcement actions.~~

Amended – June 2, 2014

Policy 3.1.1d. Energy Efficient Housing. The City’s Department of Community Development and the City-County Office of Sustainability shall continue to require minimum energy-efficiency standards in all newly constructed housing developed with assistance from the City and shall continue to promote energy efficiency improvements to the existing housing stock. All gut rehabilitation or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Certified Qualified New Homes. All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet ASHREA Standard 90.1-2004, Appendix G plus 20 percent.

~~**Policy 3.6.3a. Code Enforcement Abatement Team (CENAT).** The City Department of Neighborhood Improvement Services shall coordinate the joint CENAT to identify violations of City and County ordinances in neighborhoods and enforce those ordinances to eliminate blight and deterioration.~~

Policy 3.6.3a. Beautification and Safety Assessments. The City Department of Neighborhood Improvement Services shall coordinate a joint effort to identify and remediate violations of City ordinances in neighborhoods and to develop plans at the neighborhood level to enhance aesthetics and address community needs.

~~**Policy 3.6.3b. Neighborhood Environmental Tracking.** The City Department of Neighborhood Improvement Services shall engage citizens in the identification and prioritization of street-level concerns in citizens’ neighborhoods.~~

Policy 3.6.3b. Mayor’s Poverty Reduction Initiative. The City Department of Neighborhood Improvement Services shall coordinate efforts with Solid Waste, Public Works, Community Development, and other City and County departments for the cleanup of materials and conditions

having a detrimental impact on the City's built environment, focusing in areas identified through the Mayor's Poverty Reduction Initiative.

~~**Policy 3.7.1b. Housing Discrimination Testing.** The City Department of Neighborhood Improvement Services shall administer periodic testing of rental, home sales and lending markets to determine if discrimination is occurring.~~

Amended – August 17, 2015

Goal 3.6 Housing Standards. Ensure safe, attractive, and well-maintained residential environments, reduce the number of ~~vacant~~ boarded dwellings, and eliminate substandard housing through enforcement of the Housing Code and neighborhood revitalization.

Amended – November 6, 2017

Policy 3.5.1b. Support City Relationships with Partners Against Crime (PAC). The City ~~Department of~~ Neighborhood Improvement Services Department shall continue to assist PAC leaders in programs and projects in the five PAC districts.

Policy 3.5.2a. Comprehensive Community Engagement Model. The City ~~Department of~~ Neighborhood Improvement Services Department shall design a citywide comprehensive community engagement model intended to draw upon the full diversity of our community, strengthen community capacity, and increase community impact on ~~housing and~~ resident quality of life, neighborhood improvement and stabilization.

Policy 3.5.2b. Landlord Training Workshop. The City ~~Department of~~ Neighborhood Improvement Services Department, along with its partner agencies, shall conduct Landlord Training Workshops designed to assist property owners and managers of rental housing. The purpose of the Landlord Training Program is to: (1) Encourage effective property management that will significantly contribute to safe and decent housing, improving the health of the community and (2) Provide education on lawful techniques to halt illegal activity on rental property.

Policy 3.6.1a. Evaluation and Update of the Minimum Housing Code. In acknowledgement of the need for the Housing Code to be a dynamic and fluid document in order to remain responsive to the needs of Durham residents for safe, decent housing and vital community environments, the City ~~Department of~~ Neighborhood Improvement Services Department shall periodically review the Minimum Housing Code and take necessary steps to revise it as needed.

Policy 3.6.1b. City Minimum Housing Code Enforcement. The City ~~Department of~~ Neighborhood Improvement Services Department shall enforce the City's Minimum Housing Code and work with property owners and tenants to ensure timely, effective, good quality, code-adherent results.

Policy 3.6.1c. Neighborhood Environments. In addition to the Housing and Unsafe Building Codes, the City ~~Department of~~ Neighborhood Improvement Services Department shall continue to enforce City ordinances concerning accumulation of trash, junk, weeds and overgrowth, and junked and abandoned vehicles on properties in order to ensure the safety and well-being of residents.

Policy 3.6.1d. Housing Appeals Board. The City ~~Department of~~ Neighborhood Improvement Services Department shall present requests from the Housing Code Administrator to authorize repair or demolition

of deteriorated dwellings to the City Housing Appeals Board for its consideration. The Housing Appeals Board shall issue an Ordinance for remediation of such deteriorated dwelling(s). The Housing Code Administrator or designee shall enforce the Housing Appeals Board's Ordinances.

Policy 3.6.1e. Elimination of Substandard Housing. The City ~~Department of~~ Neighborhood Improvement Services Department shall work to eliminate all substandard housing in the City through the enforcement of the City's Minimum Housing Code and the North Carolina State Unsafe Building Statute. The department shall utilize education and training of property owners and managers, and outreach and engagement of community stakeholders and citizens in a pro-active effort to improve the quality of housing stock.

Policy 3.6.1h. Demolition Site Reuse and Lien Forgiveness. Where demolition of substandard housing is necessary, the City Manager may reduce or cancel demolition liens on property to promote affordable housing and economic development ~~and welfare needs of persons of low and moderate income.~~ The City ~~Department of~~ Neighborhood Improvement Services Department shall continue to develop other incentives for revitalization and reuse of such properties.

Policy 3.6.2a. Concentrations of Vacant, Boarded and Deteriorated Housing. The City ~~Department of~~ Neighborhood Improvement Services Department shall identify concentrated areas of vacant, boarded and deteriorated housing and shall undertake measures to end the cycle of neglect and monitor vacant properties that contribute to blight and deterioration in communities. The Department shall enforce all City ordinances related to property maintenance of vacant properties.

Policy 3.6.2b. ~~Neighborhood Target Areas~~ Reduction of Boarded Properties. The City ~~Department of~~ Neighborhood Improvement Services Department shall commit to work to prioritize and eliminate all boarded properties and respond to all citizen concerns. ~~within targeted areas.~~

Policy 3.6.3a. Beautification and Safety Assessments. The City ~~Department of~~ Neighborhood Improvement Services Department shall coordinate a joint effort to identify and remediate violations of City ordinances in neighborhoods and to develop plans at the neighborhood level to enhance aesthetics and address community needs.

Policy 3.6.3b. Mayor's ~~Poverty Reduction~~ Transformation in Ten (10.01) Initiative. The City ~~Department of~~ Neighborhood Improvement Services Department shall coordinate efforts with Solid Waste, Public Works, Community Development, and other City and County departments for the cleanup of materials and conditions having a detrimental impact on the City's built environment, focusing in areas identified through the Mayor's ~~Poverty Reduction~~ Transformation in Ten (10.01) Initiative.

Policy 3.7.1a. Fair Housing Training. The City ~~Department of~~ Neighborhood Improvement Services Department shall provide fair housing training for property managers, landlords, tenants, real estate professionals and the Durham community in general.

Policy 3.7.1b. Fair Housing Plan. The City ~~Department of~~ Neighborhood Improvement Services Department and City ~~Department of~~ Community Development Department shall be jointly responsible for periodically updating the City of Durham's Fair Housing Plan to reflect new information, changing conditions, and the evolving strategies to affirmatively further fair housing within the City of Durham. The Fair Housing Plan shall be used to analyze the impediments to fair housing choice in Durham, to identify actions to eliminate the identified impediments.

Implemented Policies

The following policies in Chapter 3, Housing, have been fully implemented as of November 6, 2017.

| Policy | Implementation Tool |
|-----------------------|---|
| 3.1.1a. Density Bonus | UDO section 6.6, amended through UDO text amendment case TC1500003 - Affordable Housing Parking and Density Bonus, adopted in 2015. |