

Workforce Housing for Durham—The IZIP Program

IZIP—A Program to Assist Communities to Accommodate Workforce Housing

Inclusionary Zoning Implementation Program. This program is sponsored by the NH Housing Finance Authority to assist NH communities create and adopt inclusionary zoning ordinances.



Inclusionary Zoning—Incentive for Workforce Housing:

Also known as inclusionary housing---a local regulatory mechanism that requires or provides an incentive for a given portion of new housing construction to be affordable to people with moderate or low incomes. This practice may involve placing deed restrictions on new homes or rentals to ensure the cost of such housing is affordable to these groups. Encourages mix of workforce and market rate housing in same neighborhood with similar design styles. Becoming a more common tool to provide a **wide range of housing options**.



IZIP in Durham

The Inclusionary Zoning Implementation Program (IZIP) provides direct grants to municipalities to help develop and adopt inclusionary zoning ordinances. Nine (9) IZIP grants have been awarded statewide, including Durham.

The IZIP Program in Durham will involve:

- **Establishing an Advisory Committee**
- **Data Collection and Analysis:** Reviewing relevant plans and reports to develop a comprehensive picture of Durham's housing situation. Review Town regulations to determine impediments/ opportunities for inclusionary housing. Check with other university communities to determine how they have approached workforce housing mandates.
- **Stakeholder Interviews**
- **Issue Summary:** Preparing a summary working paper on key community issues relevant to housing supply, demand, affordability and current regulations for use at a public workshop.
- **Public Forum to Discuss Issue Summary:** Meeting with the town's land use boards, town officials, stakeholders and other citizens in a public forum on Issue Summary.
- **Draft Inclusionary Housing Amendment:** Preparing draft changes to the Durham Zoning Ordinance for Inclusionary Housing Amendment.
- **Public Workshop to Present Draft Regulatory Changes:** Presenting the draft regulatory changes Inclusionary Housing Amendment in a public meeting
- **Present Final Inclusionary Housing Amendment:** Presenting the final Inclusionary Housing Amendment to local boards and public.

