

**DRAFT MINUTES**  
**Durham Housing Task Force**  
**October 21, 2024**  
10:00 am – Council Chambers

**Housing Task Force members present**

Sally Tobias, chair  
Heather Grant, Council rep.  
Al Howland  
Michael Mulhern (arrived at 10:17 am)  
Eileen Murphy  
Paul Rasmussen, Planning Board Rep  
Michael Saputo  
Judith Spang

Michael Behrendt, Town Planner

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**Call to Order.** The meeting was called to order at 10:03 am.

**Approval of minutes:** August 12, 2024 and September 9, 2024. The minutes were approved.

**Reports from Committee Members and Advisors.** Al gave an update of events in Concord including potential changes for ADUs. Paul said the Workforce Housing ordinance is going to the Town Council tonight. Sally gave a background on the housing ordinance.

**Outreach Initiative.** Discussion of current initiative and other potential presentations. Sally discussed ideas raised at a number of meetings including ADUs, duplexes, cottage courts, infill development, and conservation subdivisions. Sally and Michael said they would put something together for Friday Updates.

**Housing Downtown.** Discussion about potential zoning changes to enhance housing opportunities in the downtown and core areas of Durham.

The task force talked about the new Downtown Zoning Subcommittee that is starting up. They will look at potential zoning changes in the greater downtown to add housing and to support the downtown.

**Potential Zoning Changes.** Review of original amendments proposed by the Housing Task Force in 2022

The task force talked about the types of amendments proposed originally noting that some might be appropriate to bring back now. Heather said that the Faculty Road neighborhood has minimum half acre zoning but many lots are not in compliance.

**Housing Champions Program.** Discussion of New Hampshire Housing Champions program and whether the Town of Durham should apply.

The program was discussed. It was noted that we could make zoning changes to help us qualify for the program in the Fall of 2025. Al said a lot of it is just best practices. Paul said the Town needs to decide if we want to pursue designation. He said we are about half way now in qualifying. Al said some communities have really gotten going with workforce housing.

**Adjournment. The meeting adjourned at 12:00 noon.**

**Respectfully submitted,**

**Michael Behrendt**