

DURHAM HOUSING
TASK FORCE
OUTREACH TO
TOWN BOARDS
AND COMMUNITY



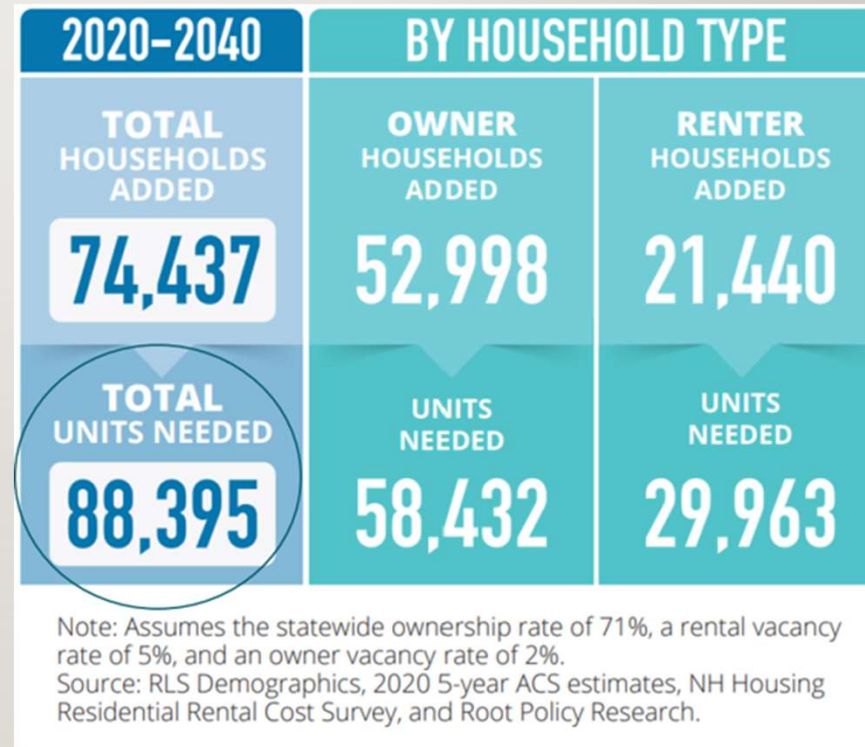
WHAT IS WORKFORCE HOUSING ?

- Housing which is designed to provide a broad range of living options that meet the needs of families and individuals that represent the majority of New Hampshire's diverse workforce.
- Workforce housing projects often include a variety of dwelling types suitable for households with different needs and income levels.



NH FAIR SHARE HOUSING PRODUCTION MODEL

- To address the State's future housing needs, a Fair Share Housing Production Model was created to assist the state's municipalities and Planning Commissions in determining our present and future housing needs state-wide.
- RKG report used this data to examine Durham's particular need.



DURHAM'S FUTURE HOUSING NEEDS

HOUSING NEEDS ANALYSIS RKG ASSOCIATES



Durham's adjusted 2040
future housing needs for a
non-student population



455 units



WHY SHOULD DURHAM RESPOND TO THIS SITUATION?



Durham is part of a larger community



Durham residents rely on workers who live in a wide geographical area and often have long commutes.



Durham is not affordable to many and offers few housing opportunities for those who want to live here.



Durham suffers from a lack of growth and a lack of diversity



Many residents feel Durham has a moral responsibility to help alleviate the housing crisis

**DURHAM'S
MASTER PLAN
SUPPORTS THE
CREATION OF
AFFORDABLE
HOUSING**

From the 2015 Master Plan, our vision for
2025

“Durham provides affordable housing opportunities in safe, healthy, and dynamic neighborhoods for working families, the elderly, professionals of all ages, retirees and students.”

DURHAM DEMOGRAPHIC TRENDS BY AGE 2011-2021



18-24 increased by 1,671 or **19.7%**



25-34 increased by 50 or **9.4%**



35-44 decreased by 39 or **4.9%**



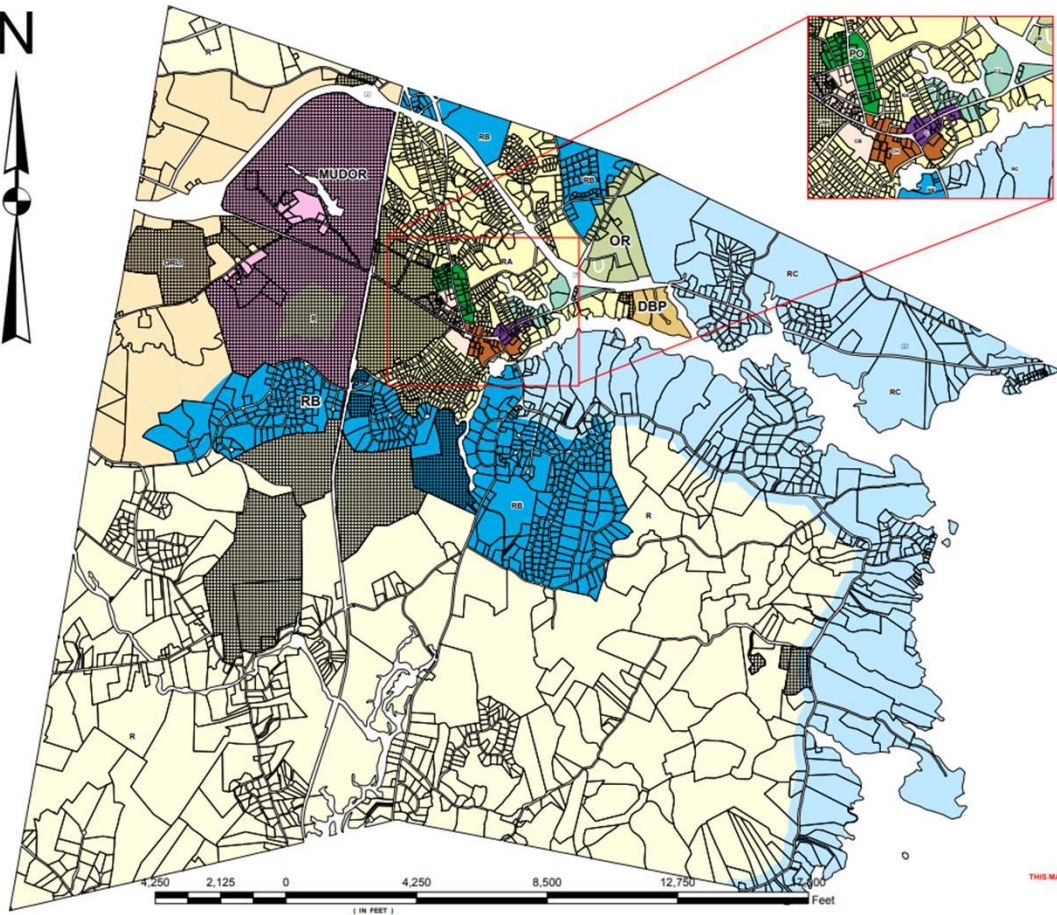
45-54 decreased by 649 or **47.7%**



55-64 decreased by 208 or **23.6%**



65 and up increased by 295 or **31.7%**



Zoning Map March 2012 Durham, NH

LEGEND

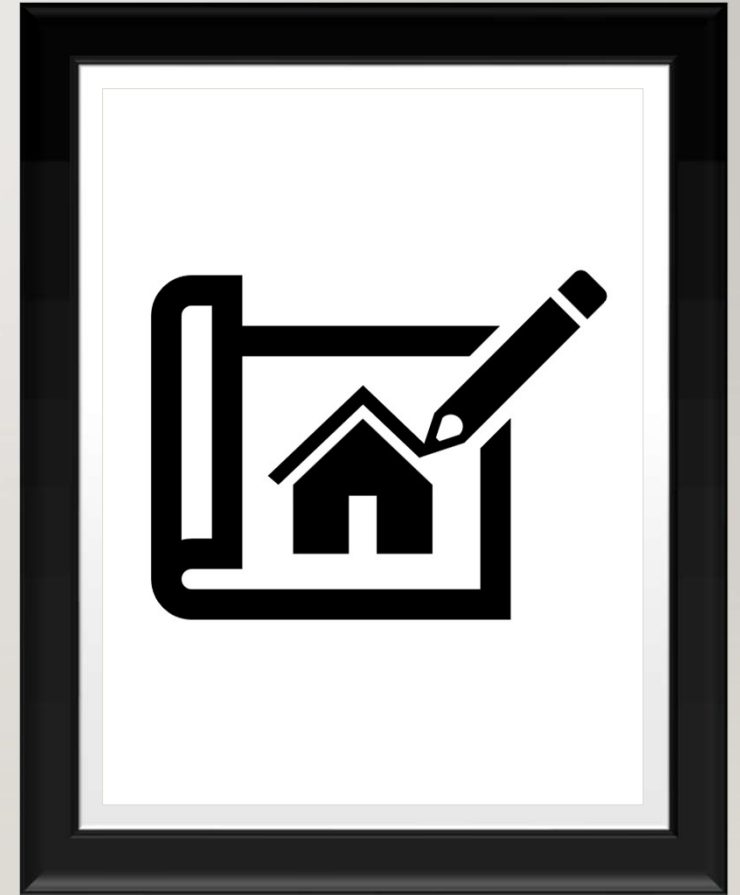
- CB - Central Business
- CC - Coe's Corner
- C - Courthouse
- CH - Church Hill
- DBP - Durham Business Park
- OR - Office And Research Rte. 108
- ORLI - Office And Research & Light Industry
- MUDOR - Multi-Unit Dwelling/Office Research
- PO - Professional Office
- RA - Residence A
- RB - Residence B
- RC - Residence C
- R - Rural
- UNH - UNH Properties

The RC/R Zoning Boundary along Durham Point Road/Bay Road runs 350 feet from and parallel to the center line of the road.

FOR PLANNING PURPOSES ONLY
THIS MAP IS NOT INTENDED TO REPRESENT LEGAL DESCRIPTION OR CONVEYANCE

Map produced by
Karen Edwards
October 2008
Updated March 2012

POSSIBILITIES



Attached
Accessory
Dwelling Units
Presently
allowed by right
in all residential
zones in
Durham



DETACHED ADU EXAMPLES

CURRENTLY NOT ALLOWED IN RA OR RB DISTRICTS



Should they be allowed in RA or RB?
Should 2 be allowed in R or RC ?
What conditions should be required?

DUPLEXES

PRESENTLY NOT ALLOWED ANYWHERE EXCEPT FOR SENIOR HOUSING DEVELOPMENTS





DUPLEXES



COTTAGE COURTS

SHOULD THEY BE ALLOWED ?
WHERE?



MULTIFAMILY RESIDENTIAL

PRESENTLY NOT ALLOWED ANYWHERE EXCEPT
FOR SENIOR HOUSING
SHOULD WE ALLOW THIS TYPE ? WHERE?





MULTI FAMILY



CONSERVATION SUBDIVISION

- Primary form of residential subdivision in the community
- Number of units = usable area / minimum per dwelling unit for district (round down)
- RA-20,000 RB-40,000 RC-150,000 R-150,000 OR-4,200 MUDOR -40,000 ORLI-150,000
- Common open space = percent of usable space per zone (RA 30% RB 40% RC 50% R 50% all others 50%) plus all unusable land



SINGLE FAMILY HOME DENSITY

- Durham allows very low density.
- Rural zone minimum lot size is almost 3½ acres
- Residence B is just under an acre
- Residence A is about ½ and acre



GREATER DENSITY AND INFILL

- Should density be increased?
- Where ?



Senior Housing
Multiunit allowed
by Conditional
Use

Mixed use with
Residential
allowed by
Conditional Use

Presently all
Multiunit is
Undergraduate
Student focused

How do we
increase vibrancy
and encourage
more diverse
business in the
downtown?

CENTRAL BUSINESS DISTRICT

Final thoughts

