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Sent: Saturday, December 17, 2022 2:02 PM

To: Michael Behrendt <mbehrendt@ci.durham.nh.us>; Todd Selig <tselig@ci.durham.nh.us>

Subject: Durham Housing Committee work

To the Durham Housing Committee, Town Planner Behrendt and Town Administrator Selig,

If it is deemed necessary for additional balance in the housing supply in Durham, should we not consider incentives to convert private student housing, both downtown and on the periphery, to "workforce housing", "over 55 housing" and less expensive "starter housing"? We know that college student enrollment is dropping for both demographic and other reasons, and that non-students have already begun to inhabit some of these developments. We also know that some interior re-modeling will be needed to convert some of this existing student housing into workforce, over-55 and starter housing. UNH would also benefit from this in that some of its employees, including new young faculty, as well as service staff, could take advantage of such a conversion, much reducing commuting. This would take the pressure off open space land and help keep Durham a desirable community in which to live - as well as give a boost to the downtown business economy. Perhaps the important thing for Durham to do at this point is to provide the incentives to the private owners to begin making the conversions.

John E. Carroll

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