

From: John Carroll <John.Carroll@unh.edu>
Sent: Wednesday, December 7, 2022 8:34 PM
To: mbehrendt@ci.durham.nh.us
Subject: Durham Housing Committee Charter

To the Durham Planning Board and Town Planner Behrendt,

The Durham Housing Committee Charter says that the mission of the Durham Housing Committee is to "...identify, analyze and advocate for a BALANCED AND DIVERSE (emphasis added) supply of housing that meets the economic, social and physical needs of the Durham community and its residents in order to maintain a vibrant community". The housing zoning amendments that the Committee has put forth do not satisfy the mission statement of the Durham Housing Committee. That is understandable because the mission statement asks the Committee to "identify, analyze and advocate for" diverse housing in Durham. This is the process assigned to the Durham Housing Committee. Each of these, identification, analysis and advocacy, needs to be thoroughly researched and presented to residents. We think this should include reporting on municipalities that have succeeded in such an assignment. We need learn from such communities, understanding why they have succeeded.

This mission statement says nothing about maintaining the status quo in Durham housing. In fact, It specifically calls for a new direction in Durham housing, a "balanced and diverse supply of housing". "Balanced" and "diverse" are the key words. This means much greater emphasis on "workforce housing", housing which is both built for the workforce, and which therefore continues as workforce housing. This means workforce housing, "affordable" housing in town which is affordable to the workforce. It does not mean continuation of the status quo, continuation of housing types which we already have. Any proposed zoning changes need to reflect this. In fact, zoning changes are not even called for in the mission of the Durham Housing Committee Charter. And significant zoning changes are not even necessary to accomplish the goal. The Planning Board and the Town Council need to recognize this and be sure that the Durham Housing Committee Charter, as well as the Master Plan, are adhered to.

John E. Carroll
54 Canney Road, Durham