

Name of Group: Neighborhoods

Meeting Date: December 13, 2021

Meeting Time: 6PM

Meeting Location: Zoom

Members Present: Lisa Miller, Dian Wilson, Erin Durkin, Karen Lado, Rebecca Winders, Ashley Robbins, Dionne Hines, Jess Brandes, Marissa Mortiboy, Michael Stock, Nikki McDonald, Laura Biediger (members absent: Chanetha McCabe, Tara Parrish, Felipe Blue)

1. Introductions and Priorities

- Each person shared their top three priorities related to housing and neighborhoods, these included:
 - Density (more housing types than single-family), lower price points, helping stay in current housing (maintain standard of living and not get taxed out), livability standards (particularly for renters - including health and environmental standards), preservation and development of affordable housing, connectivity, racial equity, equitable investment, infrastructure (including transit and recreation), lighting, sidewalks, diverse housing/shelter styles and options including more ownership options than traditional mortgage-based single-family, developing neighborhoods rather than subdivisions, climate and resilience

2. Policy Example Walkthrough

- [Minneapolis 2040: Access to Housing, Durham Expanding Housing Choices](#)
 - Staff walked through one policy recommendation from Minneapolis' Comprehensive Plan: Access to Housing. The connection between goals, the policy, and action items to work toward this policy were discussed. Then staff shared information from Durham's previous Expanding Housing Choices project that had similar goals to this Access to Housing policy. This exercise was to help everyone in the group understand what sort of statements we're working towards in policy recommendations, how the policies should support the adopted Goals and Objectives, and how the action steps work towards implementation of the policy.

3. Policy Brainstorming Discussion - the remainder of the session was group discussion and brainstorming of policy recommendation ideas around housing and neighborhoods.

- Minneapolis 2040: borrowing relevant policies, adapting goals and action steps
 - Creative and Varied Housing Solutions
 - In neighborhood interiors that contain a mix of housing types from single-family homes to apartments, increase housing choice and supply by allowing new housing within that existing range.
 - In neighborhood interiors farthest from downtown that today contain primarily single-family homes, increase housing choice and supply by allowing up to three dwelling units on an individual lot.
 - Maintain a local affordable housing database as a tool for studying trends over time in the development of affordable and mixed-income housing projects.
 - Examine and review data to understand how areas of the city change and how that will affect public policy, including data such as the Center for Urban and Regional Affairs (CURA) healthy neighborhood indicators, rates of tax delinquency and foreclosure, building permit activity, vacant property lists, sales prices, and ownership tenure.
 - Affordable Housing
 - Produce more affordable housing by expanding tools and resources, prioritizing funding to households earning at or below 30% and 50% of area median income. (Minneapolis 2040 action step)
 - Create strategies that reduce the cost of affordable housing, such as design competitions for low cost housing using innovative techniques like prefab and manufactured housing, 3-D printed housing and tiny houses. (Minneapolis 2040 action step)
 - Provide density bonuses and other incentives for the construction of affordable housing. (Minneapolis 2040 action step)
 - Price points for median incomes in the area such as developments have to include housing at 50% or lower, 60% and 80% area median income? Hopefully this will include options other than single family homes.
 - Incentives for developers offering multiple housing types (encourage density) and price points within their proposed plan?
 - Adding health requirements to the housing code. If improvements are made, how to keep housing affordable for families already there? We need more accountability with landlords to help protect renters.
 - Can Durham approve the use of tiny homes in City limits, similar to Raleigh? <https://abc11.com/tiny-homes-raleigh-city-council-affordable-housing/11313448/>

- There is no guarantee that ADUs, duplexes, etc will be affordable. How can this promote affordability? The Land Trust has funding to learn how to build ADUs and develop technical assistance for homeowners at the same time. Building an ADU is hard-- funding is hard to get, and individual homeowners are unfamiliar with development procedures. There is room for help from the City
- Create partnerships w/ local universities, churches, hotels, etc. to utilize unused buildings as temp/emergency housing
- Land co-ops could be a good strategy to work towards more affordability
- Incentivize private owners to create additional housing
- Public showers, bathrooms etc. for those who opt for more nomadic lifestyle that do not necessarily want permanent housing
- Investigate creative, sustainable options, repurpose underutilized buildings, structures, materials etc to create new housing
- Policies [34](#), [43](#), [45](#), [37](#), [41](#), [40](#), [100](#), [42](#)
 - <https://minneapolis2040.com/policies/>
- Remove barriers to creating housing options like Single Room Occupancy (SRO) housing - currently there is a very lengthy approval process that makes folks less likely to provide this (and similar) types of low cost housing
- Affordable housing requires sustainable funding (to facilitate housing and subsidize rent); tools available (including nonprofit collaboration and leveraging City data) to aid renters/owners; affordability via market forces and housing design
- Work towards varied housing choices for homebuyers and renters, while increasing density
- Possibility of using something like the Minneapolis “Cultural District” policy - this might be able to help work to preserve and promote the culture of Durham in an equitable way and could help work towards neighborhood level planning; #34 Cultural districts "Protect Diversity and uplift cultural identity of POCII (people of color, indigenous people, and immigrant) communities"
- City constrained by law (including state law), city capacity to challenge law, resident capacity for civil disobedience
 - Create a list of things to advocate for at the state level - inclusionary zoning (where developers are required to include a portion of housing as affordable in every development) should be on the list

- One group member has been researching policies around eviction, community amenities, etc. from other cities - highlights and links are included at the bottom of this document
- Access as a goal (physical access to spaces, access to services) - component of housing and neighborhoods; making tools for accessible uses and services more effective
- Shared noncommercial/publicly accessible space; implement Community centers/Resources centers/Safe spaces
- Viability of corner stores in residential areas, Raleigh is looking at this too: <https://www.wunc.org/news/2021-09-13/return-of-the-corner-store-raleigh-officials-discuss-zoning-law-change>
- [Policy 45](#) in Minneapolis mentions leveraging housing programs or developments to promote local hiring and entrepreneurship; could this include something like corner stores?
- Rezoning to utilize existing and/or vacated structures
- Think about the role of “Friction” in making recommendations. How can we reduce friction or barriers for the things we want to see built and where do we want to add friction or make it more difficult to develop in ways that are not in line with our community’s vision and priorities?
- Look at ideas in Charlotte’s comprehensive plan also: <https://www.cltfuture2040plan.com/content/goal-1-10-minute-neighborhoods-0>

4. **Wrapping up**

- Group members shared availability for setting up January, February, and March meeting date/times for staff to follow up with proposed dates/times
- Transportation and Environment were the two other policy working groups that the group identified as priorities for collaboration.
- Announcements from the group:
 - McDougald Terrace is the focus of this Friday’s community story: <https://www.durhamcommunityengagement.org/events>
 - Third Friday Art Walk in the Fayetteville Street corridor <https://www.eventbrite.com/e/december-live-from-the-fayetteville-street-corridor-art-business-walk-tickets-219923576337>

Links and Policy Ideas from other Cities

[A Roadmap Toward Equity: Housing Solutions for Oakland, California, PolicyLink 2015](#)

Examples:

- Address bad faith evictions and evictions of vulnerable residents, develop a **standard city tenant relocation policy**, and fund city program operations
- Develop new policy tools to convert abandoned or vacant properties into quality affordable housing, including **city lien removal policy**
 - [Equitable food systems](#):
 - Healthy corner stores, Washington DC
 - Boston’s Article 89 (zoning ordinance)
 - Minneapolis Local Produce Market
 - [Good Food Zone policy \(LA\)](#)
 - [City of Buffalo](#): zoning code that supports an equitable food environment by including strategies such as making market gardens a permissible land use.
 - In 2008, the Los Angeles City Council established an [interim control policy that placed a moratorium on permits for new stand-alone fast food restaurants in the targeted neighborhoods](#) for a maximum two-year period. The moratorium later became a permanent policy in the form of a general plan amendment preventing the development of new stand-alone fast food restaurants within a half-mile of an existing establishment.
 - [Portland’s Preference Policy](#) (sited in the [GARE’s Equitable Development 2016 paper](#)): The N/NE Preference Policy aims to address the harmful impacts of urban renewal by giving preference to housing applicants with generational ties to North/Northeast Portland.
 - **Community stabilizing policies** (also named in [GARE’s Equitable Development 2016 paper](#)):
 - **Fundamental tenant rights policies** for residents and businesses include...
 - **just cause eviction policies** to ensure evictions happen rarely and only with good reason
 - rent stabilization to limit landlord’s abilities to quickly or substantially increase rents as their properties become more desirable
 - strong relocation protections and financial assistance for renters displaced by redevelopment
 - affordable housing preservation strategies (including policies for no net loss of subsidized housing)
 - **right of return policies** to ensure displaced residents get the first choice of newly developed affordable housing

- proactive code enforcement to ensure that existing housing is being maintained for existing residents.
 - Financing program and/or **tenant right of first refusal policy** to help residential or commercial tenants or community organizations purchase properties when landlords sell
- [Healthy Communities of Opportunity: An Equity Blueprint to Address America’s Housing Challenges](#)
 - **“Health in all policies”** is a strategy that calls for viewing a broad range of policies through a health lens to ensure that they either enhance health or mitigate the negative health consequences of previous policies and investments.
 - Policy frameworks to address development without displacement.
 - Housing trust funds
 - **Antidisplacement policy** is being advanced by formal local and regional coalitions, comprehensive municipal housing plans, and national antidisplacement networks across hot market areas where job growth and real estate speculation are most severe.
 - San Francisco recently expanded policies that limit reasons landlords can evict tenants and disallow rent increases after no fault evictions.
- Charlotte’s Comprehensive Plan: <https://www.cltfuture2040plan.com/> They list Policies (Regulatory changes, Public investment, and Other city initiatives) as well as Recommended Projects and Programs. They also include 2 case studies.
 - [Goal 1: 10-minute neighborhoods](#)
 - [Goal 2: Neighborhood diversity and inclusion](#)
 - [Goal 3: Housing access for all](#)
 - [Goal 6: Healthy, safe, and active communities](#)
 - [Goal 9: Retain our identity and charm](#)
- **Street Grid Policy** that focuses on restoring a pedestrian-friendly street grid and addressing such artificial barriers. (Highlighted on this [Sidewalk Equity Audit.](#))
- Sidewalk maintenance policy
- **Fare-free policy** (I think this temporary now - but getting it to permanent.)
- **Strong tenant protection policies**
- Enact form-based zoning codes that focus less on use restrictions and more on ways to integrate a diverse set of uses and housing types within a neighborhood.
- Allow multi-family housing in neighborhoods that currently have only single-family homes.
- Use form-based codes to ensure that new housing is compatible with existing neighborhood character.