***More Affordable Housing &***

***Better Quality of Life at***

***No Cost to Durham Government***

***Problem:***

Affordable houses and apartments for working class families are becoming scarcer in Durham.

Part of that scarcity is created by about 2000 of Duke’s undergraduate students, who occupy several hundred affordable units in the transit-friendly neighborhoods of Durham.

This problem is aggravated by the fact that a portion of these undergrads are bad actors—late night noise, trash, blocking driveways etc.--who reduce the quality of life of their neighbors.

***Solution:***

Duke University builds undergrad housing on the now almost empty Central Campus. The present master plan has no goal for that campus. When that housing becomes available, Duke requires all future undergrads to reside on campus as a contingency of acceptance. Presently, all freshman are already required to live on campus.

***Result:***

The quality of life in all near-Duke neighborhoods improves.

Several hundred houses, apartments and fixer-uppers become available for Durham’s working families.

***Costs:***

Local government would bear no cost, yet hundreds of housing units would become available.

Duke’s cost for new undergrad housing would be covered by the grants, loans and family money that already covers the rent money that these 2000-ish undergrads already pay for off-campus housing.

***How Winnable is This Campaign:***

Can you imagine Duke successfully objecting that there’s some academic or economic benefit when their undergraduates displace Durham’s working families from affordable housing?

***Best Time to Start This Campaign:***

Right now.