

Current concern has been raised and prevails over the so-called Simplifying Codes for more affordable Development or SCAD. It is to this matter that Hayti Reborn amplifies the voice of protest from other community members about the impact the amendments to this document will have on Durham, if approved.

Included in the “Code” are ear-catching words like “affordable housing” and even in its title, “Simplifying”. For local development interests there is no doubt that accessibility and understanding of the zoning and other processes for making proposals are sometimes challenging. But, in this instance the proposal for broadening the scope of options for activities for developers offers a veil of deception for actual opportunities for local and private developers, as well as for those who seek home ownership. Specifically, without the provision for processes that provide integrity and insurance for true affordable housing programs, such as Habitat for Humanity, approval of SCAD would leave a gaping portal of entry for large developers thereby contributing to the trend of gentrification in Durham.

Historically, when the community receives a plan marketed in terms of affordability, the benefits come with a high price. Pitfalls such as location of the so-called affordable housing in proximity of undesirable industrial spaces, lack of supportive maintenance and services, precipitative stormwater damage and other challenges to enjoyable living are often what follows. The 87-page document holds a lot to digest and rule upon. However, as the substance of the SCAD report is typical in its presentation in that it offers no real benefit to the improved outlook for Durham’s development and opportunities for all its citizens let this serve as request for more transparency and accountability in providing development codes for our city and disapproval of SCAD until such time as it is provided.

Yours in service,

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COMMUNITY ACTION COUNCIL