

Housing

Goal and Work Plan Priorities

Goal Statement

Establish Duncan as a place that promotes fair, equitable, and affordable housing for all, without regard to income, race, ethnicity, housing status, or class and that improves the community by removing blight while not forcing others out through a process that invests into our community by promoting home ownership, empowering homeowners, and providing safe and affordable residential options.

Work Plan Priorities

General Housing Priorities

Promote infill residential development in areas where infrastructure is already available

To help encourage new affordable housing to be built throughout Duncan, the city will need to make infill residential development where infrastructure and utilities already exist a priority. As running infrastructure to a new site is expensive, and is passed on to the future homeowner, existing vacant lots have great potential for infill development opportunities. There is also an opportunity for city leaders to acquire land that the city has instituted a tax lien against the property for demolition or major clean-up work that was ordered through Code Enforcement that can then be used as an incentive for potential home builders to construct affordable housing in the community. Duncan may also need to look at existing ordinances to ensure that density requirements and setbacks are suitable for existing lots.



Promote policies that help provide resources that allow improvements to existing dwellings to be made that encourage "Aging in Place" for Duncan's Residents

Aging in place is the ability for older adults to live safely, independently, and comfortably in their own homes as they age. Being able to stay in one's home longer has many benefits that include ensuring that a positive quality of life is maintained as an individual can retain a sense of independence, experience a cost-savings over long-term care facilities, sense of familiarity and convenience which can aid in maintain a strong mind, and can provide emotional stability and comfort as the aging adult can maintain a more positive self-image and sense of belonging with their community. To help make this happen, the community will need to ensure that there is access to resources for our aging citizens so that necessary improvements can be made to the home.



Affordable Housing Priorities

Develop a partnership with Habitat for Humanity to allow new affordable housing to be developed in Duncan

For families within a certain income bracket that need a decent place to live, Habitat for Humanity can help build a safe and affordable home within the community.

Habitat's proven record of building homes, providing financing, providing financial education, and advocating for policy change

allow citizens an opportunity to enjoy the benefits of homeownership. Currently there are Habitat programs in Lawton and Oklahoma City that may be able to provide some assistance in bringing Habitat for Humanity to Duncan. Habitat for Humanity is not a handout, but a hand-up in providing financial stability through home ownership.



Investigate and explore programs that may assist through funding and/or grants to assist in first-time home ownership

In addition to programs like Habitat for Humanity, there are other programs and entities that assist families seeking first-time home ownership. Some programs offer funds, low-interest loans, and grants that can be used by families seeking stable and affordable housing. Community leaders working together by creating a clearinghouse of funding streams and opportunities will help lead Duncan in becoming a community that seeks to provide affordable housing options for those seeking to live, work and play in Duncan, Oklahoma.



Housing Density and Policy Priorities

Research and amend adopted codes and ordinances that allow for greater flexibility on density and housing types within the designated residential district classifications

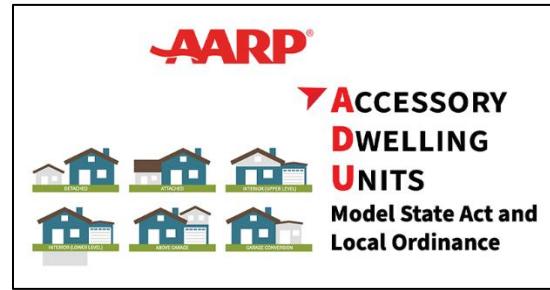
The City of Duncan has several different residential zones in which single-family, two-family, and multi-family homes can be developed. Looking at these districts and taking into consideration setback requirements of the land use code, it is difficult to develop two-family and multi-family housing throughout the community without special approvals through variances being granted. Further, the older part of town has a difficult time seeing infill

development occurring because of minimum lot size and setback requirements. The City of Duncan should look at other communities that have developed successful residential infill programs and amend local codes and ordinances to allow new development to occur within the designated districts.



Research and amend city codes and ordinances to allow the development of ADUs (Accessory Dwelling Units) to be developed on existing residential lots with existing homes in place

Accessory dwelling units, also referred to as ADUs, are secondary living spaces on the same property as the primary home. ADUs may also be called granny flats, in-law suites, or cottages and may be a stand-alone structure or built attached to the existing home. The ADU concept can increase housing affordability and create additional housing opportunities for the community, create additional income for the primary property owner, and potentially promote greater security in the area. Many communities across the nation, with a growing number of communities in Oklahoma, are adopting policies that permit ADU development and address existing housing needs. Duncan should consider amending the current land use codes and ordinance to guide and permit ADU development in existing residential neighborhoods where the additional housing options complement the existing developments.



Establish codes that help guide the development of tiny homes and tiny home communities

About fifteen percent of the new home permits issued by the Department of Community Development in Duncan are for homes that are deemed to be "tiny homes" or homes that are 400 square feet or less in size. Citizens are seeking this form of residential development mostly out of financial concerns, but some also value the environmental benefit of a smaller residential footprint or the desire for more freedom as the structures do not obligate the owner with high mortgage payments and property taxes. As this trend of developing tiny homes continues, the City of Duncan should look at the existing ordinances and codes and make necessary amendments that will help guide where these developments may occur. Preference should be given to tiny home communities that cluster several together taking advantage of infill development opportunities and utilize existing infrastructure.



Homelessness Priorities

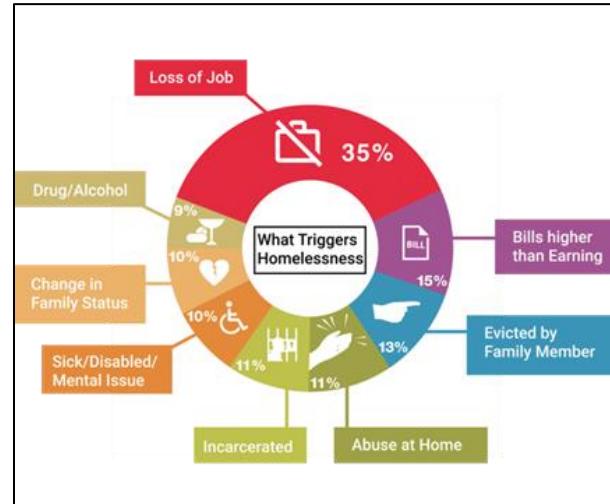
Provide information to the public about the differences of "Houseless" versus "Homeless"

Houseless is a term that describes those that may not live in traditional houses, but the individual feel they have a home while those that are homeless are exposed to the elements and "staying" in an area that is not meant for human habitation (in a vehicle, on the sidewalk, in a park). Knowing the difference between these, and other, terms will help the community in providing assistance and resources to those that fall within the different situations that may be seeking help to address their shelter needs.



Establish a task force to begin setting policies that will be humane and help address homelessness in Duncan

The Duncan community has a big heart, and this is often seen and heard when we see people living out of their vehicles, in parks and on sidewalks, or traveling through the community without resources of shelter. The community wants to do something to assist those in their time of need, but it is often not known where to start or what direction the community needs to go to address this growing issue. The first step is to form a local task force that is led by citizens and non-profits working with city staff to develop humane policies and programs that will begin addressing homelessness throughout the community.



Make information available from non-profit organizations that can assist those that are homeless

Having resource hubs available throughout the community can be an asset for those seeking assistance or for those that want to help those in need find assistance. Working with non-profit organizations and developing a resource library that can be made available at several locations throughout the community can aid in providing the assistance and available resources to those that find themselves homeless or houseless in Duncan. These information hubs can be in community centers, public spaces, and the Duncan Public Library – all of which provide access to all citizens of the community.

Work Plan Priorities Matrixes

General Housing Priorities	Start	Timeframe	Key Stakeholders
Promote infill residential development in areas where infrastructure is already available	2025	Short-Range	Community Development, City Council
Promote policies that help provide resources that allow improvements to existing dwellings to be made that encourage “Aging in Place” for Duncan’s Residents	2025	Long-Range	NORCs, Pathways to a Healthier Community, ASCOG, Community Development, City Council

Affordable Housing Priorities	Start	Timeframe	Key Stakeholders
Develop a partnership with Habitat for Humanity to allow new affordable housing to be developed in Duncan	2025	Mid-Range	Habitat for Humanity, Community Development, City Council
Investigate and explore programs that may assist through funding and/or grants to assist in first-time home ownership	2025	Long-Range	Financial Institutions, ASCOG, Community Development

Housing Density and Policy Priorities	Start	Timeframe	Key Stakeholders
Research and amend adopted codes and ordinances that allow for greater flexibility on density and housing	2025	Mid-Range	Community Development, City Council
Research and amend city codes and ordinances to allow the development of ADUs (Accessory Dwelling Units) to be developed on existing residential lots with existing homes in place	2025	Long-Range	Community Development, City Council
Establish codes that help guide the development of tiny homes and tiny home communities	2025	Long-Range	Community Development, City Council

Homelessness Priorities	Start	Timeframe	Key Stakeholders
Provide information to the public about the differences of "Houseless" versus "Homeless"	2025	Short-Range	Community Development
Establish a task force to begin setting policies that will be humane and help address homelessness in Duncan	2025	Long-Range	State of Oklahoma, Local Churches, Duncan Heart and Soul, Community Development, City Council
Make information available from non-profit organizations that can assist those that are homeless	2025	Long-Range	Non-Profits, Churches, Duncan Public Library, Duncan Senior Center, Douglass Community Center, Community Development

