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Carolyn
#18

February 27, 2004
Mayor Bob Muller and
Members of the Board of Commissioners
Town of Nags Head
P.O. Box 99
Nags Head, NC 27959

VIA FAX TO: 441-0776Re: Public Hearing Comments, Subordinate Dwellings

Dear Mayor Muller and Member Commissioners:

I am writing to communicate the support of the Outer Banks Community Development Corporation for the accessory dwelling use proposal before you for action on March 3.

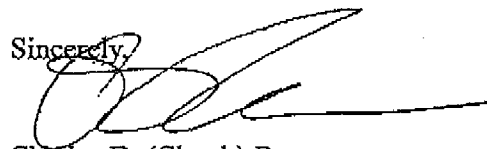
The reason the CDC supports the proposal is that we feel it can provide considerable moderate-cost housing opportunities for our workforce where none has existed before. I commend you for dealing with an enforcement issue by turning it into a housing solution, if you pass it. Less than 30 percent of the housing opportunities throughout the county now fall in the affordable range for an average worker, and that percentage is literally dropping quarter by quarter. The towns and the county need more of this kind of regulatory foresight, as the housing opportunities for working people continue to diminish at an alarming rate.

In fact, there is a further opportunity to expand workforce housing in Nags Head without more building, which appears to be nearly identical in logic to what you are considering today. And that would be allowing what I'll call subsidiary dwelling space within principal residential structures — which you call illegal duplexes. The CDC asks that you consider in the future the logical progression in allowing, rather than disallowing, occupancy of a accessory dwelling structure — as you are in a position to do today — and allowing, rather than disallowing, occupancy of similar space that just happens not to be detached from its principal use structure.

I won't today get into how you might accomplish that within the confines of your zoning ordinance, but I would suggest that simply creating a new definition for this type of dwelling space, as you have done here with accessory dwellings, would be a solid start.

Thank you for your time and consideration, and please do not hesitate to call on the CDC when we can help with future housing opportunities.

Sincerely,



Charles D. (Chuck) Poe
Executive Director