

2025-26 Affordable Housing Council ADU Grant

Duke Community Affairs

Information and Eligibility

PHASE 1: Application & Expression of Interest Form

This grant will provide funding for the construction of one Accessory Dwelling Unit (ADU) on property owned by a Durham house of worship (HOW).

This pilot program's goals are two-fold:

- 1) Help one HOW take a tangible step to address Durham's affordable housing crisis by building an ADU that will be rented to a housing-challenged individual or family; and
- 2) Document this process, so that other houses of worship can learn from the pilot as they contemplate a similar commitment.

In Phase 1, we are looking to understand interest and preparedness from Durham HOWs while keeping the application simple.

What's Next: Phase 2

We anticipate that finalists will move to Phase 2 within two weeks of the Phase 1 deadline. Phase 2 questions will dive deeper into operational readiness.

Phase 2 will also incorporate questions for a non-profit organization that will serve as Project Coordinator. This organization will be the recipient of grant funds from Duke and will be open to organizations that:

- Build affordable residential housing themselves.
- Have experience managing the construction of affordable residential housing by others.
- Have established relationships with Durham houses of worship, and while they may not have expertise in affordable housing construction or project documentation, they are willing and able—specifically for this project—to contract with individuals who do.

In Phase 2, HOW finalists can identify if they are already in communication with a potential Project Coordinator. Applicants can also identify this in the last open-ended question of this form.

Background:

Many Durham HOWs are deeply concerned about the affordable housing crisis in Durham. Individuals and families on low or working incomes are unable to find safe, clean, and affordable places to live in Durham. For example, there are only 38 rental units available for every 100 Durham residents whose income is less than 30% of the local area median income.

The shortage of housing often results in homelessness or in renters spending more than 30% of their income on rent.

One creative solution to the shortage of affordable housing is the building of accessory dwelling units (ADUs). Land is a major cost of construction; many Durham houses of worship have land that is well suited for building ADUs and are close to public transportation and other needed amenities like grocery stores and health care. The Durham Unified Development Ordinance now allows houses of worship to build ADUs on HOW property that are not restricted to their employees.

The Housing Council has supported interest in this approach through meetings with religious leaders and partnering with Durham Congregations in Action to provide information about building requirements and costs. Several HOWs have expressed interest in affordable housing and shared the need for assistance with construction and managing ADUs on their properties.

Grant Details

The Phase 1 application window is now open and will close on Monday, April 13, 2026 at 11:59pm.

We anticipate that finalists will move to Phase 2 within two weeks of the Phase 1 deadline. Phase 2 questions will dive deeper into operational readiness.

One grant will provide up to \$150,000 for documented ADU construction costs and up to \$25,000 for the organization's costs to fulfill the Project Coordinator responsibilities.

This is a one-time grant. Ongoing management and maintenance costs for the ADU will be the full responsibility of the selected HOW.

Eligibility Requirements - Criteria*

The following eligibility criteria applies to all Affordable Housing Council ADU Phase 1 Grant applications:

- **Must be a Durham House of Worship that owns Durham land where ADU will be built.**
- **The ADU must serve individual/s with a household income at or below 60% AMI of Durham-Chapel Hill Area Median Income as defined by HUD.**

This chart displays the current 2025 calculation for gross household income at 60% Area Median Income (AMI) for the Durham-Chapel Hill Metro area according to HUD. HUD typically releases new AMI measures every spring.

Persons in Family			
1	2	3	4
\$48,600	\$55,500	\$62,460	\$69,360

- ADU must be on property with the same address as HOW's primary place of worship OR on a property next to the HOW's primary place of worship.

Choices

I meet these requirements

I do not meet these requirements

Attestation Statement*

To be eligible for this proposal your organization must operate consistent with Duke’s Inclusive Excellence Principles.

Please indicate that you are compliant with federal anti-discrimination laws and do not restrict participation on the basis of race, sex, or other legally protected bases in your programs and activities.

Choices

Yes

No

Process

How to Apply

Submit your completed application by Monday, April 13, 2026 at 11:59pm.

You can save the form as often as you need but remember to submit it by the due date. You will not be able to submit after the due date.

Once you submit your application, you cannot edit the form. Please review your answers before submitting.

Does Not Meet Eligibility Requirements

Based on the information you've provided, you do not meet the requirements to apply for the Affordable Housing Council ADU Grant: Phase 1. If you have additional questions send an inquiry to Eliza Mathew.

Does Not Agree to Attestation

Based on the information you've provided, you do not meet the requirements to apply for the Affordable Housing Council ADU Grant: Phase 1. If you have additional questions send an inquiry to Eliza Mathew.

Institution Details

Institution Name:*

Character Limit: 50

Affiliation:*

Character Limit: 50

Address:*

Character Limit: 50

Website:*

Character Limit: 2000

Mission or Organization Statement*

Character Limit: 5000

Are your programming, services, and access open to all?*

This includes grants, scholarships, and conferences.

Choices

Yes

No

Lead Contact: Information on person filling out this form

First & Last Name*

Character Limit: 50

Title:*

Character Limit: 50

Email:*

Character Limit: 254

Phone Number:*

Character Limit: 20

Project Name*

If you have a project name in mind, share here. If not, type your organization name. The review committee will identify your project by this name and will only utilize it for this process. Name can be changed if project is selected.

Character Limit: 50

House of Worship (HOW) Leadership: Head of House of Worship

First & Last Name:*

Character Limit: 50

Title:*

Character Limit: 50

Email Address:*

Character Limit: 254

Phone Number:

Character Limit: 20

Preliminary Commitment

Leadership Support:*

Has your governing body (Mosque board, Shura Council, Synagogue board, Session, Board of Deacons etc.) formally discussed or approved the idea of building an ADU on your property?

Choices

YES

NO

Leadership Support:*

Share more about the status of your discussions with the governing body. Indicate clearly if you have governing body approval to build an ADU on the identified property.

Character Limit: 1000

This chart displays the current 2025 calculation for gross household income at 60% Area Median Income (AMI) for the Durham-Chapel Hill Metro area according to HUD. HUD typically

releases new AMI measures every spring.

Persons in Family			
1	2	3	4
\$48,600	\$55,500	\$62,460	\$69,360

Affordability Agreement:

Will your house of worship commit to limit occupancy of the ADU to a household with income at or below 60% Area Median Income (AMI)?

Choices

YES

NO

MAYBE

Intended Impact:*

Who would your HOW intend to provide housing for in the ADU (e.g., a specific demographic or community member)?

Character Limit: 100

Motivation & Mission

Project Vision:

What motivates your HOW to build an ADU?

Character Limit: 1000

Community Service History:*

Does your HOW currently provide direct services for people in need? If yes, share a summary of those services.

Character Limit: 1000

Site & Accessibility:

Property Address:

Address of property where proposed ADU will be built. This should be the same address as your primary place of worship OR a property address next to your primary place of worship.

Character Limit: 50

Land Availability:*

What is the approximate size of the area where an ADU could be built?

Character Limit: 50

Scalability:*

Is there sufficient space on the property to potentially build more than one ADU in the future?

Choices

YES

NO

Scalability: (Optional)

Add more information here, if you feel it would be helpful for us to be aware of details related to scalability.

Character Limit: 200

Infrastructure & Amenities:*

Is the property close to utility lines, a bus route, a grocery store, or other community amenities? List all that apply.

Character Limit: 500

Additional details: (Optional)

Share any additional context & details that would be valuable for us to be aware of.

Character Limit: 1000

End of the Application Information

- **Note:** Once you submit your application, you cannot edit the form. Please review your answers before submitting.

Please note: Duke Community Affairs will send automated email communications regarding receipt of your application from administrator@grantinterface.com. If you find you are not receiving emails (i.e. application submission confirmations or other important reminders) from this address, look in your junk or spam folder. Please add this email to your address book and safe sender list to ensure you don't miss out on important communications. Please talk to your IT person about adding administrator@grantinterface.com to the safe sender list if you don't receive an email after submitting your application.