

# Expanding Housing Choice

Exploring ways to provide a wider variety of housing options



## RAPID GROWTH IMPACTS AFFORDABILITY



Between 2010-2015 more households were created than new housing units built.



Increasingly, fewer homes are on the market for sale. Industry experts estimate only two months of supply; four or five is "healthy".



Less supply has had an impact on price. Average sales price has increased by 35% since 2013, up to \$258,000 at the end of March 2018.

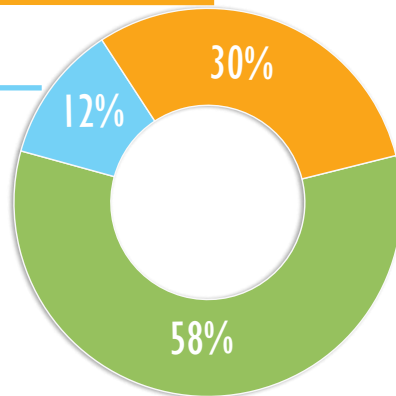
## CURRENT HOUSING TYPES will struggle to meet TRENDS DRIVING DEMAND

### Multi Family

### "Missing Middle"

Duplexes / Triplexes / Quadplexes  
Townhouses / Small Apartments

"Missing Middle housing offers a range of multi-unit housing types compatible in scale with single family homes." - *Opticos Planning*



### Single Family

**Baby Boomers** will have evolving housing needs as they age. The number of people of the age of 65+ is projected to double by 2045.

x2

32% of **Millennials** live at home with their parents, but most want to live on their own.

32%

Durham will be more **diverse**.

40%

In 2015, no racial or ethnic group exceeded 40 percent of the population.

Households will be **smaller**.



In 2016, one-person households were the most common.

## HOW DO WE MAKE ROOM FOR ALL?



**160,000** =  
New people over the next 30 years



HOW WILL  
WE GROW  
TO MEET  
DEMAND

OUT? UP?  
IN?

Take the survey: <https://publicinput.com/2771>

Visit the website: <http://durhamnc.gov/3679/Expanding-Housing-Choices>



Planning

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