Expanding Housing Choices

Online Open House

Join the Discussion

Attend an in-person Open House

- Tuesday, November 27 from 7:00-8:30 PM, Durham City Hall
- Thursday, November 29 from 7:00-8:30 PM, Durham City Hall

Participate in an Online Open House

Schedule a Meeting with Planning Staff

HOUSING

- ✓ SAFE
- ✓ AFFORDABLE
- ✓ ATTAINABLE

COMMUNITY

- ✓ HEALTHY
- ✓ DIVERSE
- ✓ VIBRANT

DURHAM

Where great things happen.

Recent Durham Accolades

Durham is one of 34,000 places in the US (1,237 over 25,000 population), one of 254 cities 100,000+, one of 3,140 counties and the principal city in one of 362 MSAs. There are communities that rank higher in a category or two, but Durham is one of a handful that consistently rank high across so many different aspects. Below are some of the accolades Durham received recently as a community or as the core community for a four county MSA (Metropolitan Statistical Area as defined by the US Census).

America's Next Hot Food City – Zagat

One of the Best Places to Travel in 2015 – Travel + Leisure

The Tastiest Town in the South – Southern Living

#1 Best Place to Retire – Black Enterprise & Money Magazine (independently)

#1 Best Mid-Sized Cities for Jobs – Forbes

#1 for Best City Working Women – NerdWallet

#1 Housing Market in the U.S. – The Wall Street Journal

#4 Most Affordable City in America – NBC's TODAY Show

3rd Most Educated City in America – Forbes

#1 America's Leading Creative Class Metro – The Atlantic

#3 Best Small City for Relocating Families – World ERC and Primary Relocation

#1 Greatest Basketball Town to visit – CNN

#5 America's Top 20 Geekiest Cities – Forbes

50 Best Value Cities for 2015 – Livrago

#2 Best Green Cities – Lifestyle and Quality of Life (#16 overall) – Country Home

Top 10 Tech Towns – Wired

Most Creative Cities in US – Mercate

#3 of Top 16 Places to See Before the Year is Over, 2016 – Jetsetter

#14 Best Place for Business & Careers – Forbes

#8 America's Leading High-Tech Metro – Atlantic Monthly

#4 Best Place To Live in the Nation – US News & World Report

#5 Best Place for new college grads – The Atlantic

#9 Best City for Singles – Yahoo! Travel

One of the Top Places in the world to Visit in 2011 – The New York Times

Top 20 places to Educate Your Child – Forbes

#12 Top Places To Launch Your Own Business – Fortune Small Business

2nd Top Small Metro for College Students – American Institute for Economic Research

100 Best Communities for Young People – America's Promise – The Alliance for Youth

Tree City USA for the 31st Year – National Arbor Day Foundation

Top 100 Best Places to Live – Livability

#1 MSA for College Graduation Rate among select national tech-focused MSAs – Knoxville (TN) News-Sentinel

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City of Durham honored as Bicycle Friendly Community – The League of American Bicyclists

MSA #6 in Pharmaceutical in Research & Development – Milken Institute

#7 National Tech Hubs

MSA among America's Smartest Cities – Forbes

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For all Durham Accolades go to: www.durhamaccolades.com

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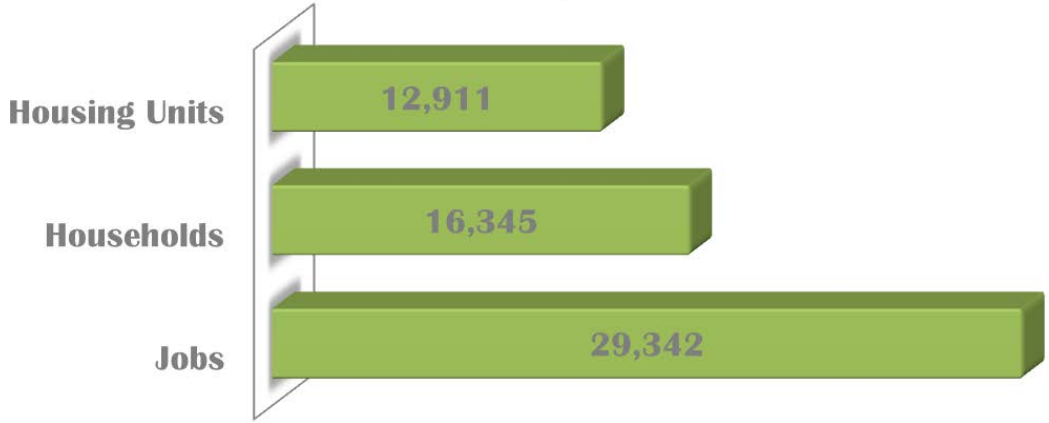
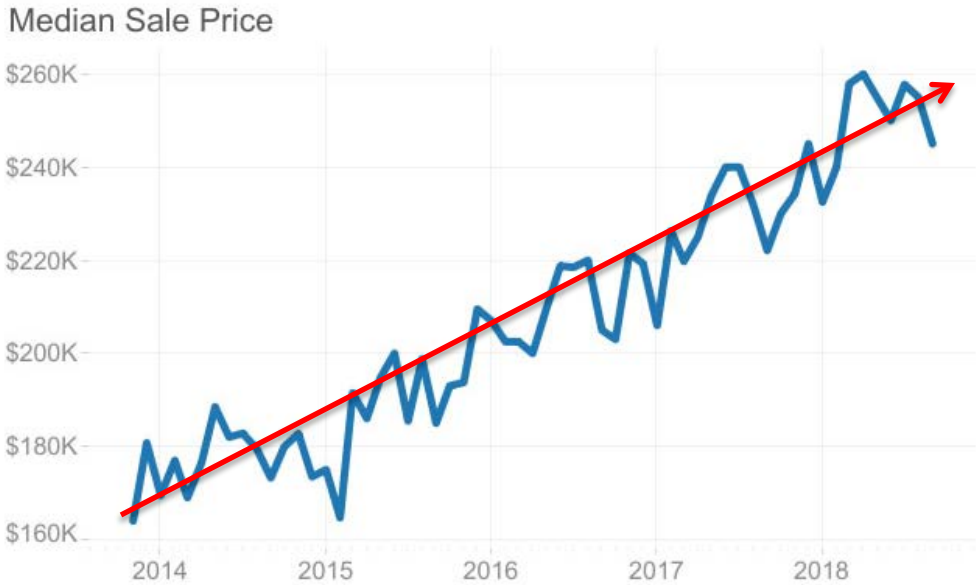
Between 2010-2016, JOB and HOUSEHOLD growth outpaced development of new housing units



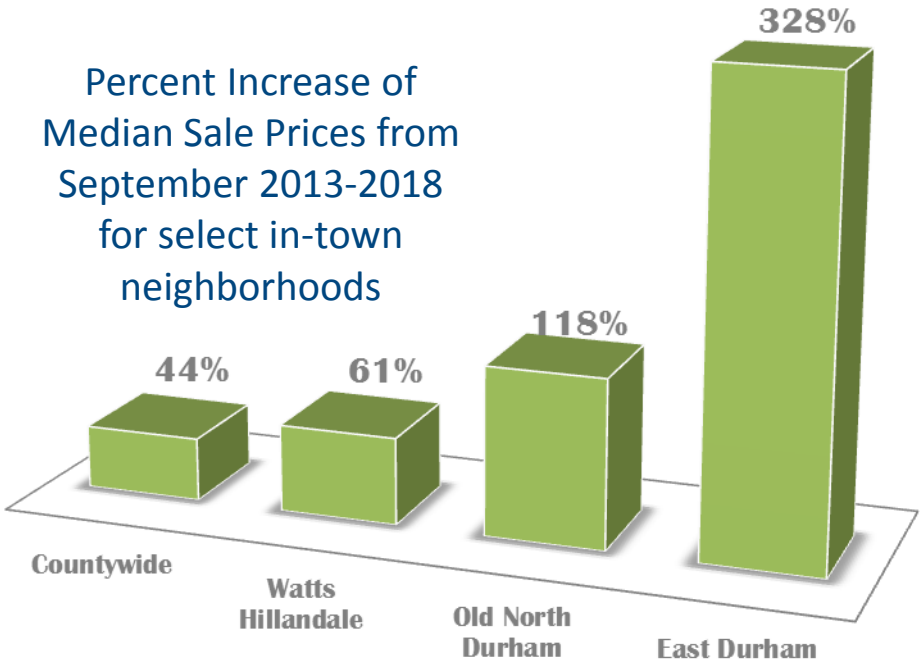
Increased competition has had an impact on price

County-wide (September 2013-2018)

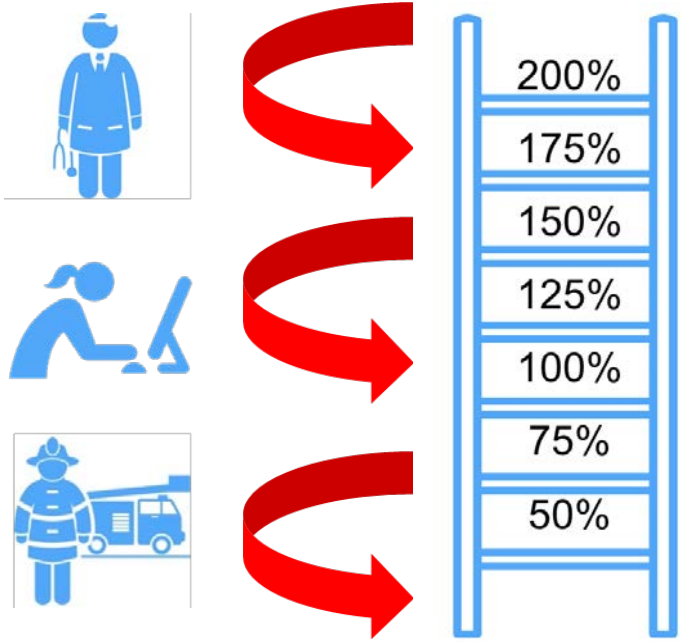


REDFIN

Particularly true in **walkable** neighborhoods close to **Downtown**



If housing doesn't exist at all price points, higher income people will **buy "down the ladder,"** leaving the fewest options for those with the lowest incomes.



More growth is on the way

160,000 New people over the next 30 years =

HOW WILL WE GROW TO MEET DEMAND

OUT? UP? IN?

How can Planning help?

Explore and eliminate **barriers** that exist in our **zoning regulations** that are preventing a wider **variety** and **supply** of housing **choices**.

Choice and Variety of Housing Types

Single Family

Duplex

Triplex

Four-plex

Mid Scale Multifamily

Large Scale Multifamily

Often illegal and expensive to build due to zoning and other site development regulations.

Objectives for Expanding Housing Choices

Vary the menu of housing types available to meet an increasingly diverse set of needs;

Stabilize housing prices, over the long term, by expanding the supply of housing to keep pace with the rate of population and job growth;

Balance densification with context-sensitive development;

Create opportunities for small-scale creative infill, particularly in areas where demand is highest, and finally;

Streamline processes by making choices allowable without seeking special approvals.

Menu of Zoning Change Proposals

Infill Standards

Modify residential infill standards to promote more context-sensitive development.

Menu of Zoning Change Proposals

Accessory Dwelling Units

Modify UDO regulations to increase viability for more properties.

Menu of Zoning Change Proposals

Duplexes

Allow duplexes as a housing type in more locations, especially within the Urban Tier.

Menu of Zoning Change Proposals

Lot Dimensions and Density

Adjust lot dimensional standards to allow more opportunities for small-scale infill.

Menu of Zoning Change Proposals

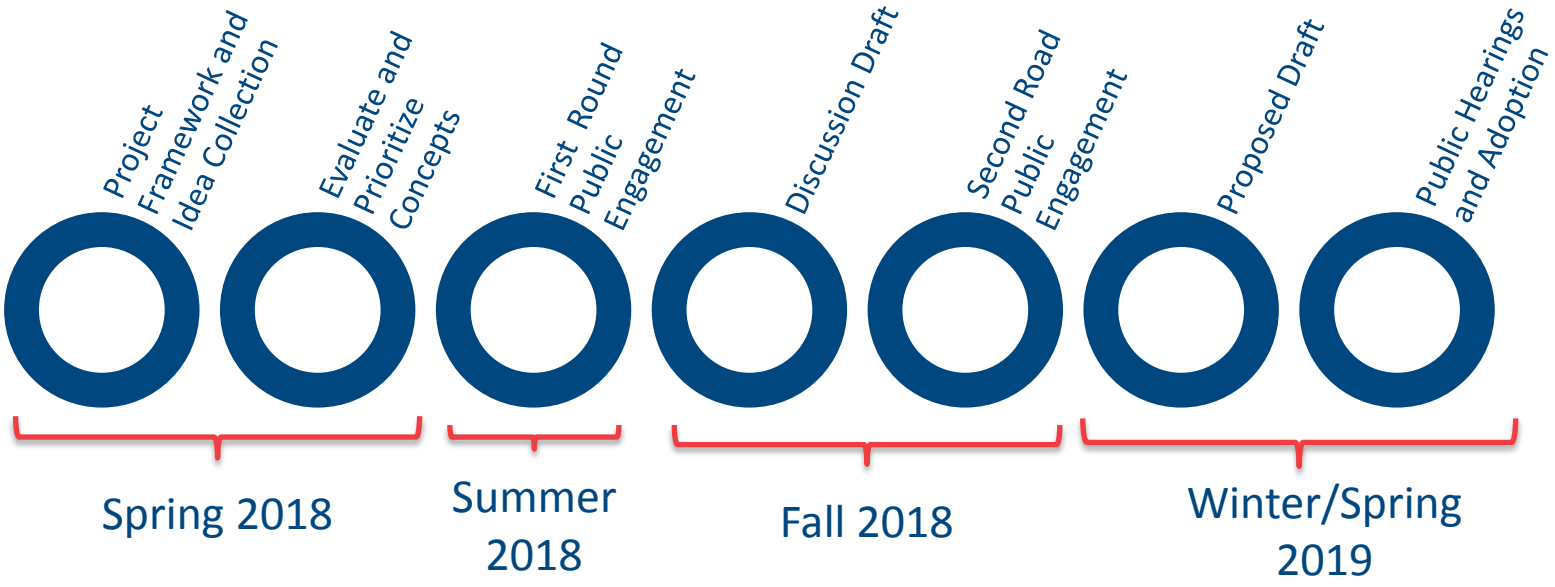
Small House/Small Lot

Create a new housing type/lot dimensional standard to accommodate small houses.

Menu of Zoning Change Proposals

Cottage Court

Create a new housing type/lot dimensional standard to allow for clusters of small homes built around a common green space.


Project Framework and Idea Collection
Evaluate and Prioritize Concepts
First Round Public Engagement
Discussion Draft
Second Road Public Engagement
Proposed Draft
Public Hearings and Adoption
Spring 2018
Summer 2018
Fall 2018
Winter/Spring 2019

Expanding Housing Choice

Removing regulatory barriers to a wider range of housing types

Thank You!

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