Expanding Housing Choice

Exploring ways to provide a wider variety of housing options

Expanding Housing Choices Questionnaire – Summary Results

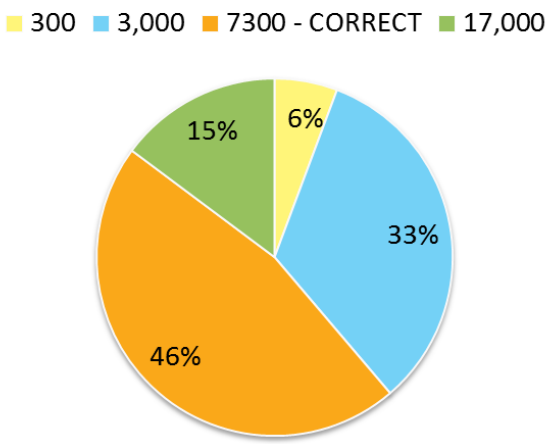
During the summer, over 1300 people responded to a questionnaire issued by the Durham Planning Department aimed at gaining insight into people's perceptions of issues driving current trends in the housing market and of their own housing choices. The questionnaire was not intended to be a scientific survey, but as a means to gage public opinion to inform future directions of this initiative.

The questionnaire was made available from June 15 through August 15. Advertisement of the questionnaire was coordinated by the City and County public affairs' offices through traditional and social media platforms. In an effort to reach a broader cross-section of the Durham community, Planning Department staff attended events throughout the summer, including the Rock the Park concert series, the Durham Farmers' Market, and the Latino Festival. Flyers were also distributed through the Police Department during National Night Out events.

Below are the summarized results of the questionnaire. Appendix A includes a select set of cross-tabulated results that draw connections between how people feel about their own housing choices and what their perceptions are about potential new options. Following each question, participants were invited to provide additional comments. These comments are summarized in Appendix B and, listed in their entirety, in Appendix C.

Question 1: At the current rate, how many people move to Durham each year?

This question was asked to help gage perceptions of the magnitude of growth that Durham is experiencing. The most common answer (7,300 people annually), is also the correct answer.

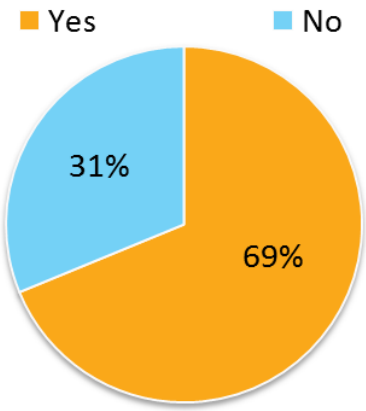


1,218 respondents

Question 2: Median home sale prices have increased by 35% since 2013. Do you view this as a problem?

This question was asked to help educate and gage perceptions of the rising cost of housing. A large majority of respondents (69%) viewed the rising cost of for-sale homes as a problem, while 31% did not.

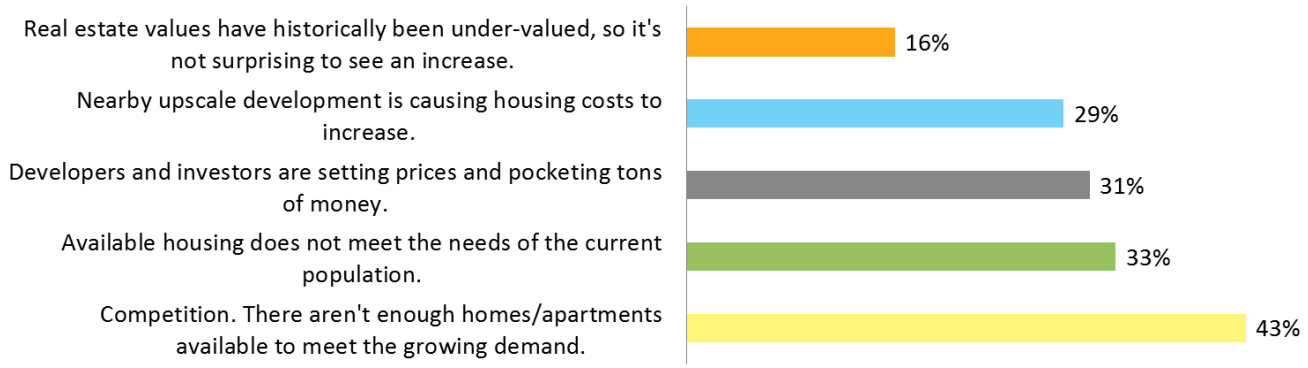
The 261 comments received on this question revealed nuances that are not captured in the numerical tallies. All comments have been summarized grouped by theme and are found in Appendix B and C.



1,216 respondents

Question 3: In your opinion, what are the top two (2) things driving the cost of housing?

This question was asked to understand respondent's perceptions of what is driving the increased cost of housing; there is no right or wrong answer. The most common response, indicated by 43% of respondents, is that "Competition" is a top reason for the increased cost of housing. A close grouping of the second, third and fourth most common responses indicate that there are a variety of opinions, and that potentially all of the options carry some truth in people's perceptions. Eighty-one (81)comment were submitted with this question and have been summarized and grouped by theme and are found in Appendix B and C.

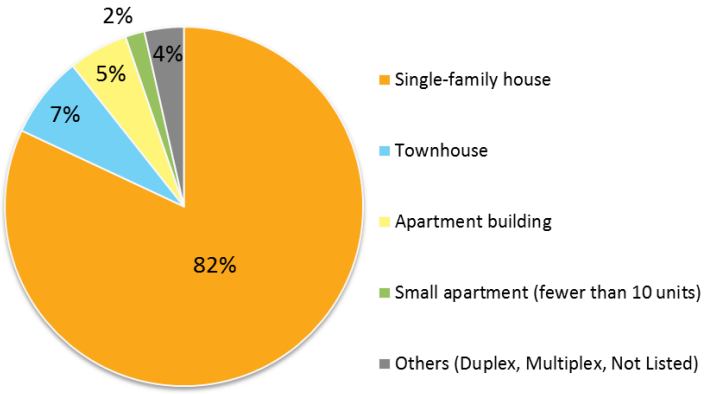


1,081 respondents
Each respondent was allowed two choices, explaining why the percentages add to greater than 100%.

Question 4: Which of the following best describes the housing you currently live in?

This question was asked to help assess participant's current housing type. Respondents overwhelmingly live in single-family housing types (82%), which is reflective of the existing inventory of housing in Durham. Those living in apartment buildings were under-represented in the results of the questionnaire. While 30% of housing units are apartments, only 5-7% of the respondents indicated living in apartments.

This question is also useful in helping to cross-tabulate results with other survey questions. Additional insights will be found in Appendix A of the report.

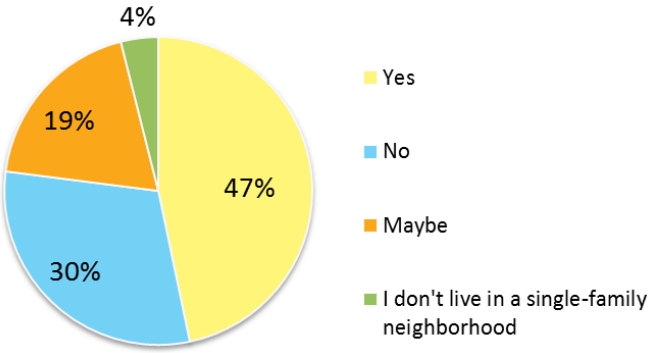


1,145 respondents

Question 5: Would you be open to new types of housing in your neighborhood as a way to address the housing shortage?

This question was asked to broadly assess whether or not people would be willing to accept a degree of change in the housing types available in their current neighborhoods. Nearly half (47%) of respondents indicated they would be open to new housing types. Thirty percent (30%) said they would not, while nearly 20% indicated 'Maybe'.

The 204 comments received in reaction to this question provide nuances that are not captured in the numerical tallies. All comments have been summarized and grouped by theme and are found in Appendix B and C.



1,137 respondents

Question 6: Duplexes are houses divided into two units with a separate entrance for each, but not all duplexes look alike and can be difficult to spot. See if you can identify which of the following is actually a duplex.

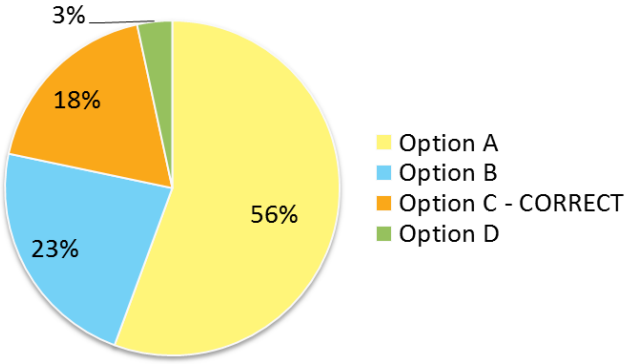
A

B

C

D

This question was designed to be difficult – to challenge common assumptions about duplexes. Option C was the correct answer, however, a majority of respondents (56%) believed Option A to be a duplex.

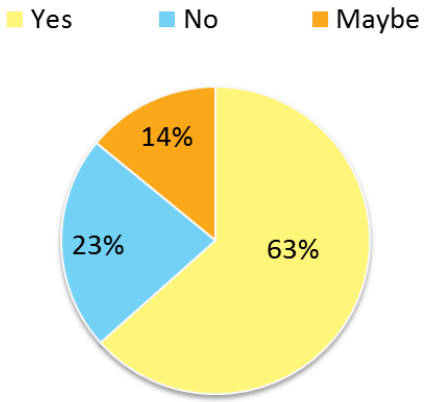


1,025 respondents

Question 7: Would you be comfortable with duplexes in your neighborhood?

This question was asked to measure respondent's comfort level with having duplexes in their neighborhoods. Sixty-three percent (63%) of respondents indicated they would be comfortable, 14% indicated 'Maybe", while 23% said they would not be.

The comments received in response to this question give further insight into the circumstances in which respondents felt that duplexes would or would not be appropriate in their neighborhoods. The 132 comments are summarized and grouped by theme and are found in Appendix B and C.



1,087 respondents

Question 8: Triplexes are houses divided into three units with a separate entrance for each. Sometimes they can blend into a neighborhood and be difficult to spot. Can you identify which of the following is a triplex?

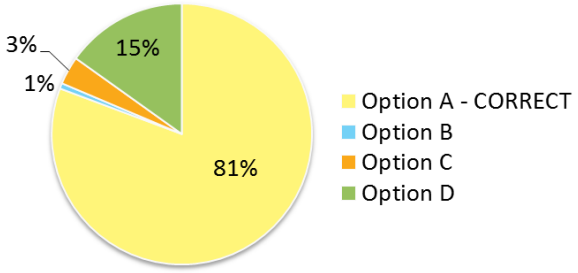
A

B

C

D

For variety, this question was not intended to be a difficult question – there are three easily identifiable doors in the correct response (Option A). A vast majority of respondents (81%) identified the correct response.

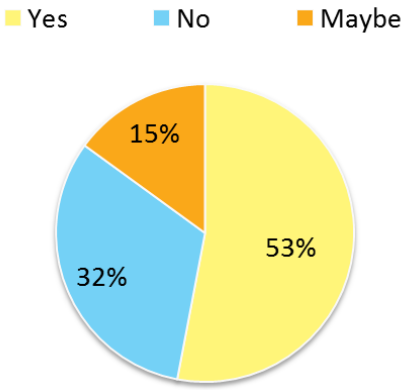


1,023 respondents

Question 9: Would you be comfortable with triplexes in your neighborhood?

This question was asked to measure respondent's comfort level with having triplexes in their neighborhoods. Fifty-three percent (53%) of respondents indicated they would be comfortable, 15% indicated 'Maybe", while 32% said they would not be. Results for this question demonstrate that respondents had slightly more hesitancy or negative impressions about triplexes than duplexes (Question 7).

The comments received in response to this question give further insight into the circumstances in which respondents felt that triplexes would or would not be appropriate in their neighborhoods. The 99 comments are summarized and grouped by theme and are found in Appendix B and C.

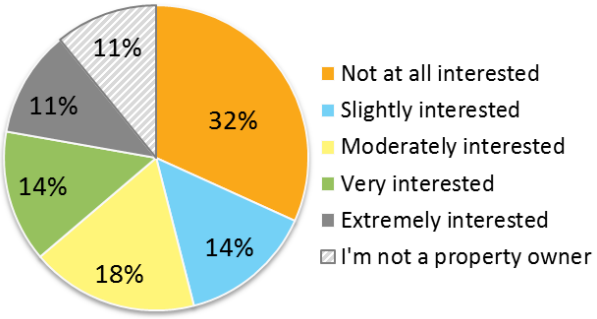


1,062 respondents

Question 10: Accessory Dwelling Units (ADUs) are allowed in most Durham neighborhoods. They are small, secondary dwelling units built on the same lot as the main house, and can be either attached or built independently. How interested would you be in building an ADU?

This question was asked to gage respondent's interest in having an ADU on their property. Results are mixed, with 32% of respondents indicating they are not at all interested, 25% expressing they are either extremely or very interested, and another 32% with a moderate degree of interest. Eleven percent (11%) of respondents answered this option was not available to them, because they are not property owners.

Comments received related to this question, and the following question provides more nuance and description of the challenges associated with ADUs. The 158 comments received are summarized and grouped by theme and are found in Appendix B and C.

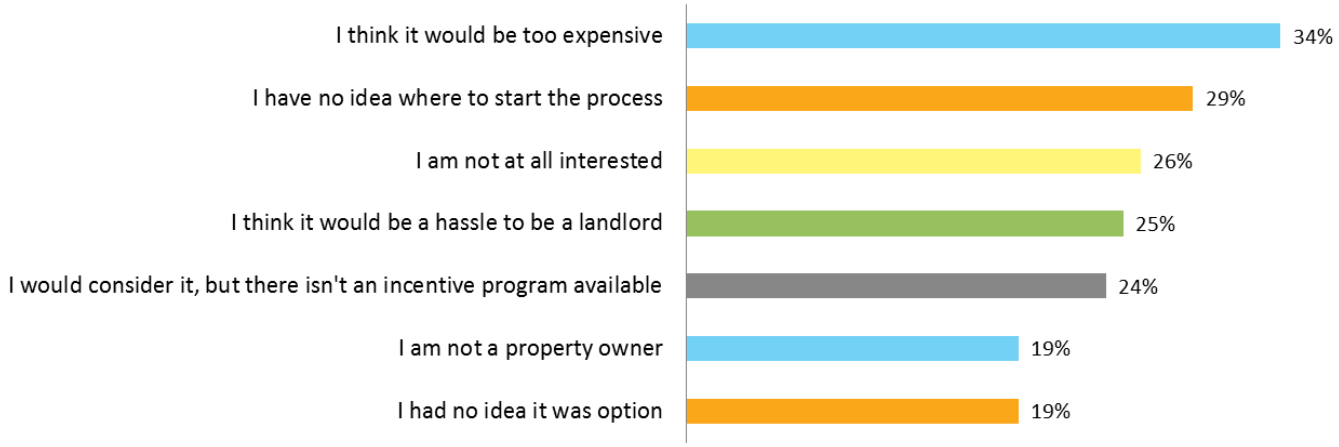


1,095 respondents

Question 11: What are the top three things that are keeping you from building an ADU?

This question was asked to understand respondent's perceptions of the impediments to building ADUs. The most common response (34%) was related to the expense. Confusion about the process (i.e. design, permitting, construction) was the second most common response (29%). All of the responses received a relatively high number of votes, indicating that potentially all of the options carry some truth as to why more Accessory Dwellings are not built.

One hundred and seventy seven (177) comments were received in response to this question and provide further insights. Comments are summarized and grouped by theme and are found in Appendix B and C.



852 respondents
Each respondent was allowed three choices, explaining why the percentages add to greater than 100%.

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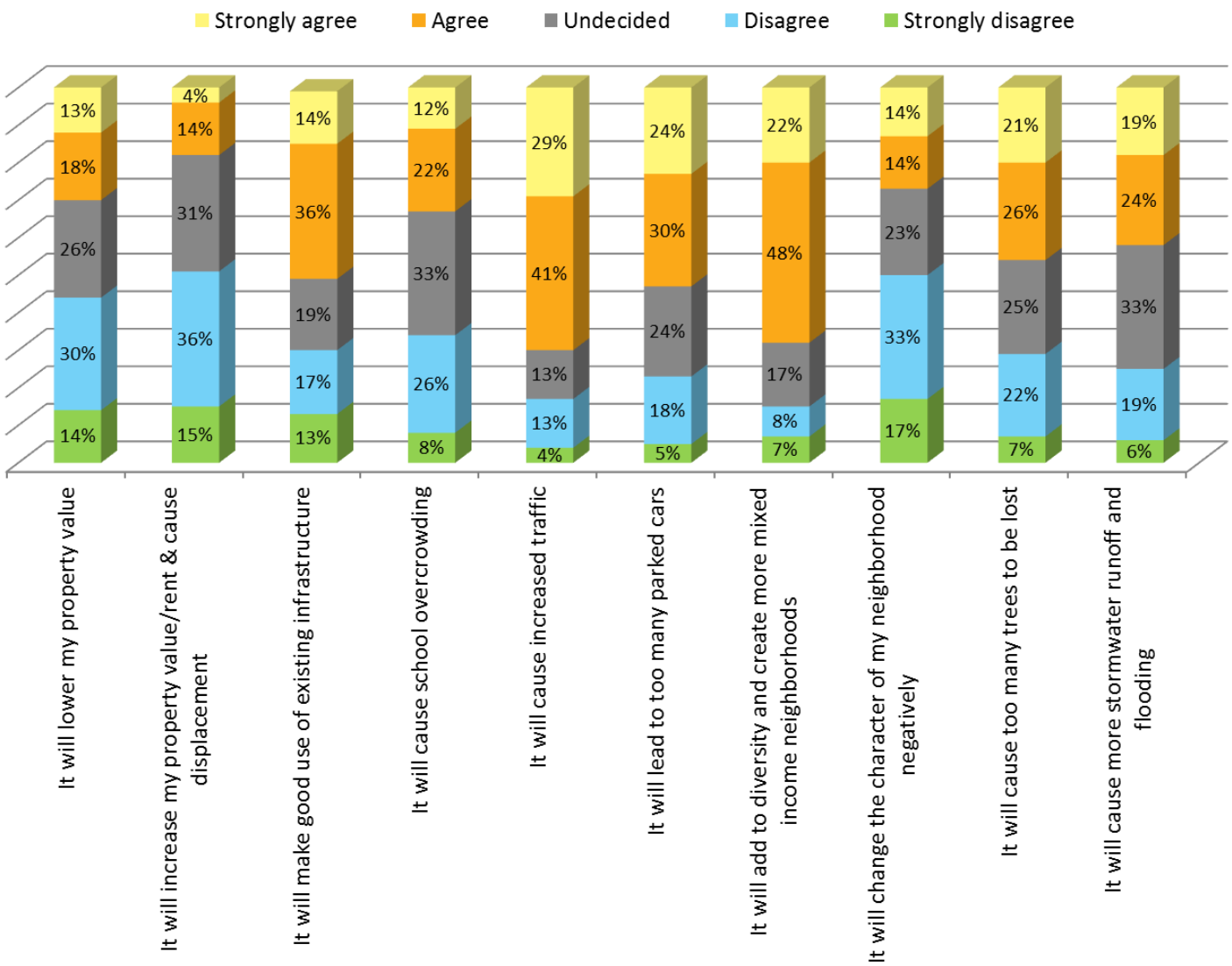
Question 12: To better understand the impacts of expanding housing choices, please rate how you feel about allowing more housing types in your neighborhood (see chart)

These questions were asked to understand respondent's perceptions on a broad array of issues such as property values, diversity, neighborhood character, infrastructure and services, and environmental impact.

Overall, respondents appeared to hold a wide variety of opinions about the impact of expanding housing choices; however, there are areas of commonality (50% or above):

- **Traffic**. Seventy percent (70%) of respondents agreed or strongly agreed that it would lead to increased traffic.
- **Diversity**. Seventy percent (70%) of respondents agreed or strongly agreed that it would lead to greater diversity and mixed income neighborhoods.

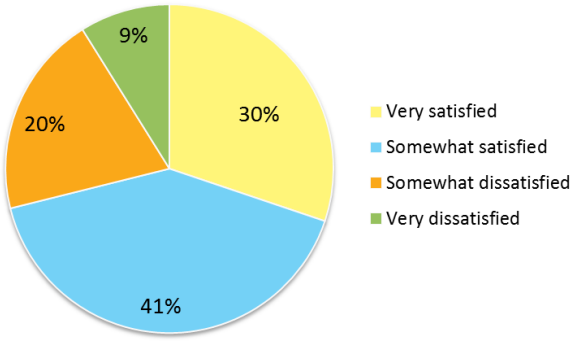


- **Parking**. Fifty-four percent (54%) of respondents agreed or strongly agreed that it would lead to too many parked cars.
- **Property Value/Displacement**. Fifty-one percent (51%) of respondents disagreed or strongly disagreed that it would cause values to increase and lead to displacement of long term residents. An additional 31% were undecided.
- **Neighborhood Character.** Fifty percent (50%) of respondents disagreed or strongly disagreed that neighborhood character would be negatively changed. Twenty-three percent (23%) chimed in as undecided.
- **Infrastructure.** Fifty percent (50%) of respondents agreed or strongly agreed it will make good use of existing infrastructure. Nineteen percent (19%) were undecided.

Question 13: How satisfied are you with the housing choices currently available to you?

This question was asked to help assess participant's satisfaction with the housing choices available to them. Results indicate that 71% are either very satisfied or somewhat satisfied, while 29% are either somewhat dissatisfied or very dissatisfied.

This question is also useful in helping to cross-tabulate results with other survey questions. Additional insights will be found in Appendix A of the report.



1,006 respondents

Appendix A – Compared Results

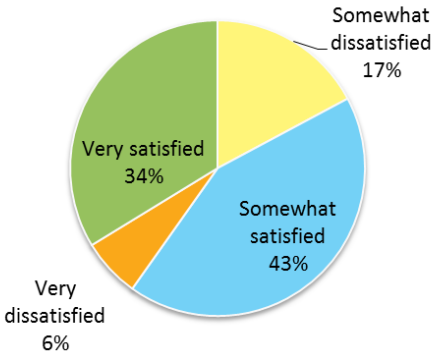
Appendix A includes a select set of cross-tabulated results that draw comparisons and connections between how people feel about their own housing choices and what their perceptions are about potential new options.

Comparison 1: Satisfaction with available choices by current housing type.

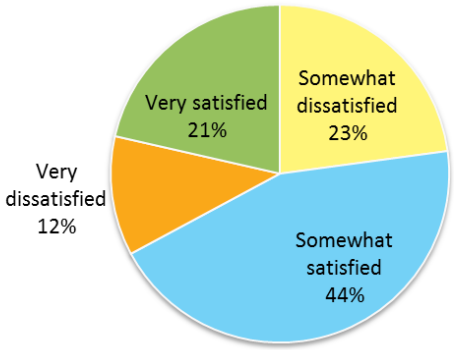
This comparison seeks to measure respondent's overall satisfaction with their housing choices based on their current housing type.

- Respondents living in single family housing reported the highest levels of satisfaction with the housing choices that are available to them (34% very satisfied and 43% somewhat satisfied).
- Those living in Duplexes, Multiplexes, and Small and Large Apartments reported the most dissatisfaction with the housing choices that are available (26% very dissatisfied and 36/38% somewhat dissatisfied).

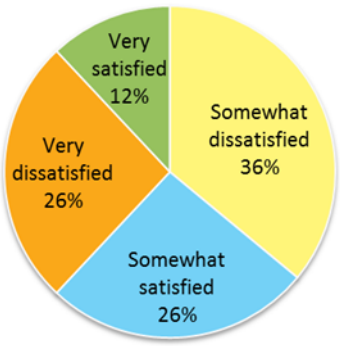
Single Family House



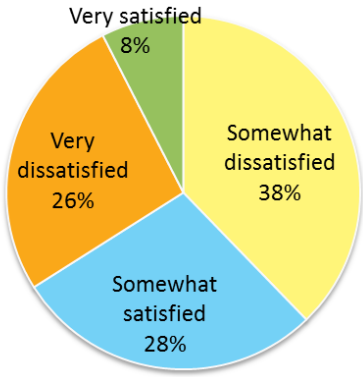
Townhouse



Duplex, Multiplex, Small Apartment



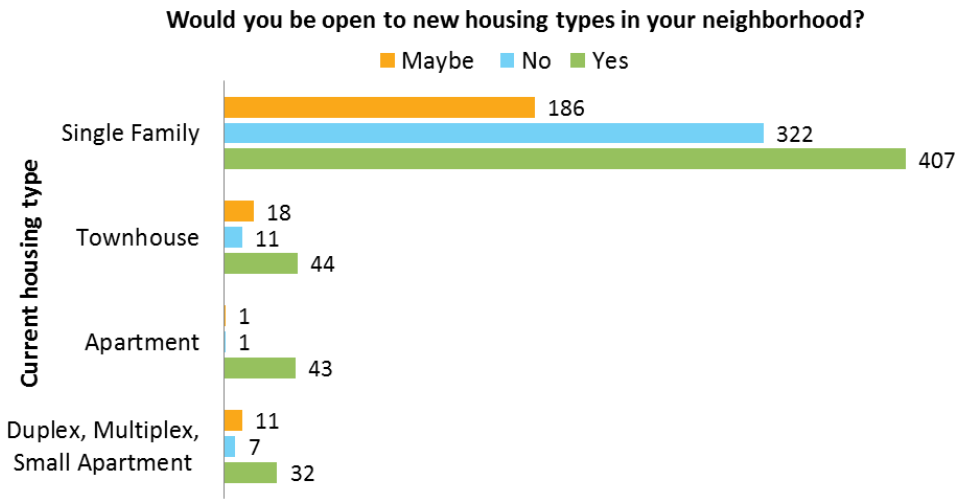
Apartment



Comparison 2: Openness to new housing types by current housing type?

This comparison seeks to gain insights into how open or willing respondents are to change, broadly speaking, based on their current housing type.

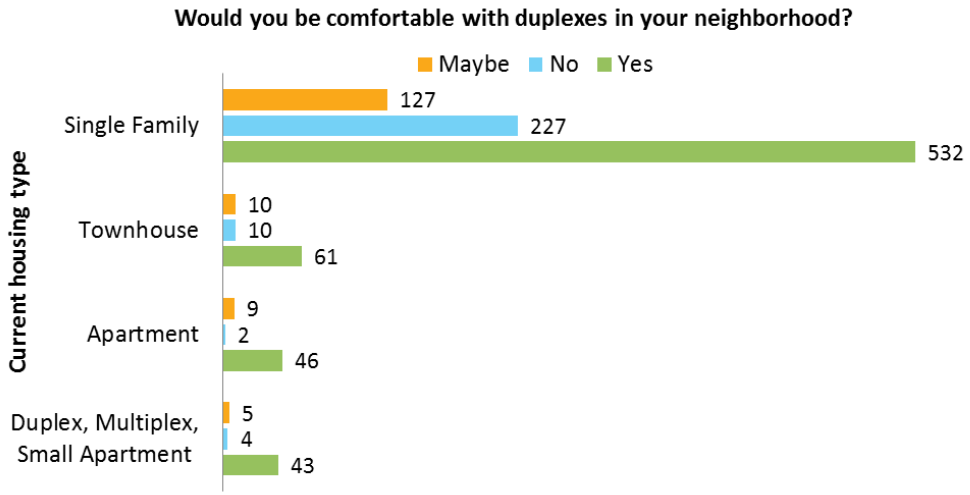
- Across all housing types, the most common response was "Yes, I'd be open to new housing types as a way to address the housing shortage."
- Those respondents who identified as living in single-family housing were more likely to have mixed or negative feelings about new types of housing in their neighborhoods.
- This question was different from the following two questions in that it was more general and did not specify which housing types to consider.



Comparison 3: Comfort with duplexes by current housing type

This comparison seeks to gain insights into respondent's comfort level with duplexes, based on their current housing type.

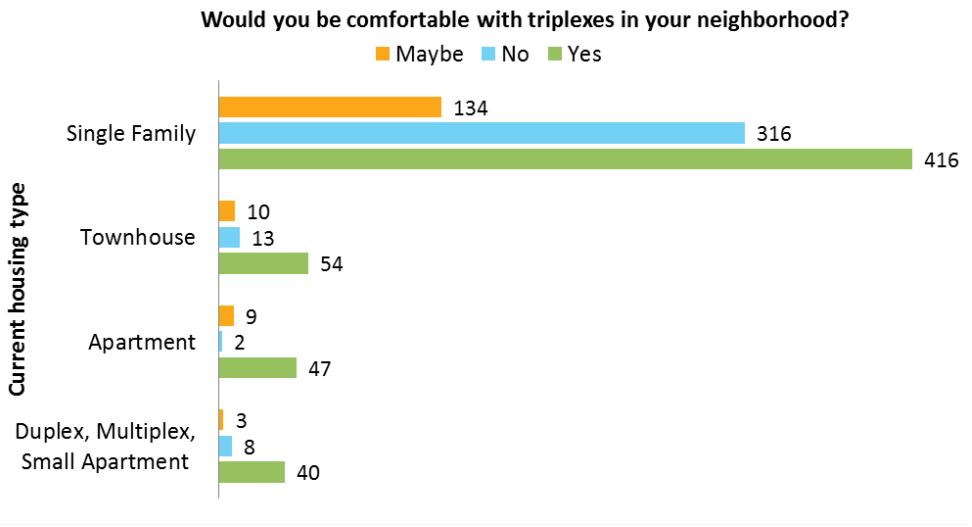
- Across all housing types, the most common response was "Yes, I'd be comfortable with duplexes in my neighborhood."
- Those respondents who identified as living in single-family housing were more likely to have mixed or negative feelings about duplexes.
- Respondents were more comfortable with duplexes than a less-defined housing type, as in the previous question. Comments expressed comfort with smaller-scale multifamily, but not large multifamily buildings.



Comparison 3: Comfort with triplexes by current housing type

This comparison seeks to gain insights into respondent's comfort level with triplexes, based on their current housing type.

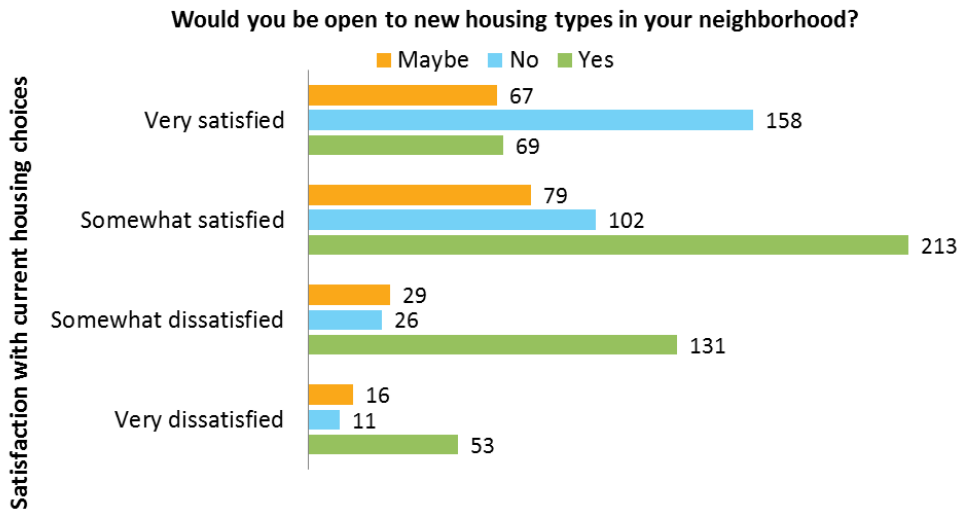
- Across all housing types, the most common response was "Yes, I'd be comfortable with triplexes in my neighborhood."
- Those respondents who identified as living in single-family housing were more likely to have mixed or negative feelings about triplexes.
- Across all housing types (except apartments), respondents were more likely to have mixed or negative feelings about triplexes than duplexes.



Comparison 4: Openness to new housing types by satisfaction with current housing choices

This comparison seeks to gain insights into if a respondent's satisfaction with their current housing choices impacts how they perceive new housing choices.

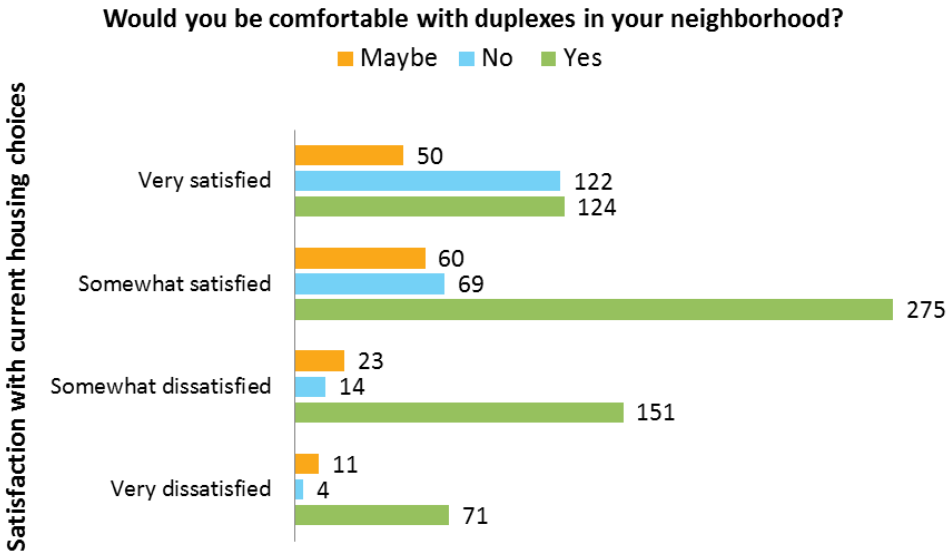
- The more satisfied respondents were with their current housing choices, the more likely they were to express negative feelings toward new housing choices.
- Respondents indicating they were 'very satisfied' were the only group who most commonly opposed new housing types where they live.



Comparison 5: Comfort with duplexes by satisfaction with current housing choices

This comparison seeks to gain insights into if a respondent's satisfaction with their current housing choices impacts their comfort with duplexes.

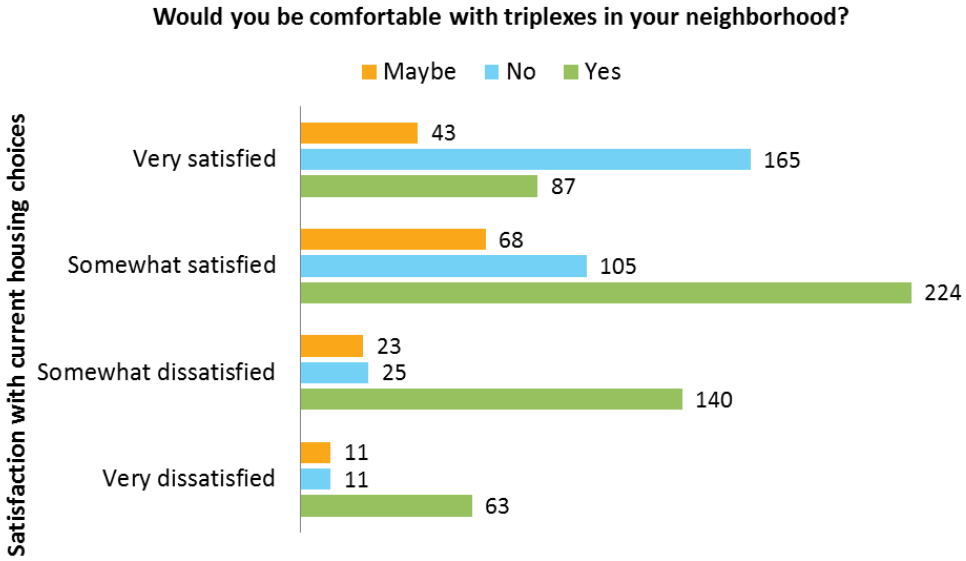
- Across all housing types, the most common response was "yes, I'd be comfortable with duplexes in my neighborhood."
- However, those who indicated they were "very satisfied" were essentially split.



Comparison 6: Comfort with triplexes by satisfaction with current housing choices

This comparison seeks to gain insights into if a respondent's satisfaction with their current housing choices impacts their comfort with triplexes.

- Respondents indicating they were somewhat satisfied or dissatisfied, expressed comfort with triplexes in their neighborhoods.
- Respondents indicating they were 'very satisfied' were the only group who most commonly opposed new housing types where they live.
- Across all levels of satisfaction, there is generally less comfort with triplexes than duplexes.



APPENDIX B – SUMMARY OF QUESTIONNAIRE COMMENTS

Survey participants offered comments that give a more nuanced picture of their opinions. Every respondent has their own vision for how Durham should develop. In general, Durham residents like their neighborhoods and want to preserve their character, while recognizing that housing is increasingly unaffordable for many and greater housing choice and supply are needed.

Question 2: Median home sale prices have increased by 35% since 2013. Do you view this as a problem?

Respondents are concerned about a lack of affordable housing options in Durham, particularly as they perceive a discrepancy between rapidly rising home values and wages. Some are concerned for more vulnerable groups, such as low-income households and the elderly, while others point out the impact on the middle class and public-sector workers like teachers, firefighters, and police officers. Participants link rising home prices to a lack of supply and call for more supply in general, more types of housing, and greater density and growth.

Many of these comments acknowledge that rising prices impact homeowners and sellers differently from buyers and renters. Homeowners generally benefit from significant increases in the value of their homes, but prospective first-time owners are finding it difficult to enter the market, and renters are finding fewer rentals at attainable price points. Additionally, not every homeowner is happy about rising prices. Younger homeowners looking to upgrade from starter homes, or older homeowners wishing to downsize, are finding that they are priced out of their own neighborhoods or those where they'd like to move, and as a result they are forced to stay in homes that don't fit their needs.

Not everyone views rising home prices as a crisis. Many respondents see this as a sign of Durham's increasing prosperity and the natural result of the city becoming a more desirable place to live, while others believe this is part of the recovery from the 2008 recession and that housing prices have been artificially depressed. Some respondents don't see an affordability crisis at all, observing that home prices in Durham are still attainable in comparison to peer cities.

Question 3: In your opinion, what are the top two (2) things driving the cost of housing?

Participants were given five options and allowed to select two. Their comments echo thoughts from the previous question, and responses also mention developer greed, restrictive or antiquated zoning, and protectionist neighborhoods as forces driving the cost increase.

Question 5: Would you be open to new types of housing in your neighborhood as a way to address the housing shortage?

For some respondents, the answer to this question is a categorical yes or no, but for many, it depends. Durham residents like their neighborhoods, and even those in favor of adding more units want some assurance that their neighborhood won't lose its character. Character encompasses scale, density, design and aesthetics, historic preservation, safety, and other

elements that are more difficult to describe and quantify, like social cohesion and the racial and class makeup of the neighborhood. Consequently, many respondents are in favor of adding more options, but only the right options – what these are, of course, varies by respondent. They tend to feel more positively about duplexes, triplexes, and ADUs, while larger apartment buildings are a point of concern. Quality of life is a priority: commenters are eager to enhance and preserve walkability, green space, and transit options, and they are concerned about increasing traffic and congestion.

Concerns about affordability exist among respondents in favor of adding more housing types, as well as those opposed; some feel that added units will increase affordability, while others think affordability will be compromised. Some participants view increased density and variety of housing as benefits in their own right. Others believe this will have a negative influence on their property values. Broadly speaking, there is no consensus on whether adding new housing types to existing neighborhoods will make them more or less desirable.

Question 7: Would you be comfortable with duplexes in your neighborhood?

Many Durham residents assume duplexes will be rented and associate them with absentee landlords, poorly maintained properties, and tenants who don't engage in neighborhood life or even disrupt it; there is particular resistance to low-income and Section 8 housing. Otherwise, respondents have the same concerns about duplexes as they do about increased housing variety in general, as summarized above. Chief among these is a concern for the preservation of neighborhood character, both aesthetic and social: respondents want duplexes to enhance or blend into the neighborhood, and they are unsure that duplex residents will behave in ways they deem appropriate.

However, many respondents are excited about the prospect of adding duplexes to their neighborhoods as long as their concerns are addressed; some would enjoy living in a neighborhood with a variety of housing types, and others are willing to accept greater density as long as it doesn't compromise the livability of their neighborhood.

Question 9: Would you be comfortable with triplexes in your neighborhood?

Respondents who are comfortable with duplexes are generally also comfortable with triplexes, although there is a small number who are in favor of duplexes but feel triplexes add a level of density that is above their threshold for comfort. Concerns about rental properties are slightly greater for triplexes than for duplexes.

Question 10: Accessory Dwelling Units (ADUs) are allowed in most Durham neighborhoods. They are small, secondary dwelling units built on the same lot as the main house, and can be either attached or built independently. How interested would you be in building an ADU?

ADUs raise fewer concerns among survey respondents than duplexes and triplexes do, and respondents are better able to envision them fitting into the existing character of their neighborhoods. Even respondents who can't or don't want to build an ADU mention their potential usefulness, often citing specific family members such as aging parents or adult children who could benefit from a semi-independent living space. Others are very interested in building on their property for family

members, as an additional source of income and help paying their mortgage, to add more affordable housing stock, and other reasons.

Reasons given by respondents who are unable or unwilling to add an ADU include site constraints, such as lot size and HOA rules; uncertainty about the permitting process or roadblocks within it; and concerns about the cost of building. Some respondents stymied by confusing requirements and high costs suggest that regulatory or financial incentives would make them more likely to build an ADU. Some of the aversion to renters from the duplex and triplex questions is present in these comments as well; several commenters are only in favor of ADUs if they house family members, not unrelated renters. Others are not interested in ADUS on their property or on anyone else's, citing privacy concerns and unwelcome density.

Question 11: What are the top three things that are keeping you from building an ADU?

Participants were given seven choices for this question and allowed to choose three, and were also able to include comments. The comments for this question are fairly similar to those for question 10, and taken together with the pie chart for question 11, give a good picture of respondents' views. Those commenters who have them are attached to their yards and gardens, which make it difficult for some to picture giving up any of that space for ADUs. Additionally, some respondents explicitly resist any pathways for people with lower incomes to live in their neighborhoods.

Question 12: To better understand the impacts of expanding housing choices, please rate how you feel about allowing more housing types in your neighborhood

Survey respondents were given 10 potential impacts of adding housing types to their neighborhood and asked to rate how likely they believed these impacts to be. In their comments, respondents frequently express that negative impacts are not inevitable, but careful planning and implementation is required to achieve desired outcomes. Some commenters also recognize that tradeoffs are inevitable in this process. Respondents are concerned about inadequate infrastructure, including transit, traffic, and parking. They are also concerned about environmental issues such as stormwater management and green space, and they highlight the importance of good design and sustainable development.

Themes from other responses appear here as well, including affordability – some think additional housing choices will make housing more affordable, while others disagree – and the importance of preserving neighborhood character. Respondents have mixed feelings about added density: some are eager for additional diversity of neighbors and variety of housing types, while others are worried their neighborhoods will be too crowded or are only interested in living in a single-family neighborhood.

Question 13: How satisfied are you with the housing choices currently available to you?

While 71% of participants are very satisfied or somewhat satisfied with the housing choices available to them, there is significant anxiety expressed in their comments. Affordability is a major theme. Some are content in their homes but recognize it is difficult for others to buy, or that they themselves would be unable to buy in their neighborhood today; some homeowners feel trapped in homes that no longer fit their needs because there are no affordable and desirable options.

New homeowners with recent experience in the grueling housing market had to compromise on location, quality, amenities, etc. for a home they could afford, or were consistently and frustratingly outbid. Respondents who rent have similar concerns about price. Owners and renters alike worry they will be priced out of their community.

The concept of the “missing middle” appears in these comments as well. Respondents perceive a glut of luxury apartments and large single-family homes and a deficit of smaller, more affordable options. This lack of options is particularly problematic for disabled people, older people, multi-generational families, and younger people wanting to live in vibrant, walkable areas with amenities at a price point they can afford.

Many respondents support more density and more supply to address some of these problems and preserve the diversity that they love about Durham, but some are unhappy with current new development, which they find unattractive and a poor fit for the city’s aesthetic character. In general, participants want more options, but they want to be sure that these options are the right fit for their neighborhood and for Durham as a whole.

APPENDIX C – QUESTIONNAIRE COMMENTS BY THEME

Question 2: Median home sales prices have increased by 35% since 2013. Do you view this as a problem?

Affordable options are needed

- A large segment of the Durham population can't afford these new prices
- We need more excellent quality low income options so everyone can reserve reside in Durham
- Five years ago when I bought my home, there were several move-in-ready options in my price range ($90000). However, my budget is the same, but there are no longer affordable move-in-ready homes in my price range. Homes that are available are in disrepair which means I would need more more money to make it livable. It's a shame that the residents who are born, raised and want to stay can't afford homes in their home town.
- Harder for people to purchase a good home at an affordable rate
- Have you been to Austin, Texas, recently. Great city. But who can afford to be there. That is the future for Durham and Raleigh, for that matter.
- Homes are too expensive for many people. The pricing war for homes limits citizens in low to moderate incomes to afford purchasing a home.
- House sale prices are barely affordable by middle-class families, and completely out of reach for lower class families. Many previously affordable smaller homes are now being purchased by landlords as rental/investment properties, crowding the lower-income families out of the market even further.
- "Housing costs along with interest rates are going up, with no increase in low to medium level income will make it increasingly more difficult to find affordable homes.
- What are the long term ramifications? If people cannot afford homes where will they live, will this increase the homeless population? "
- Housing is becoming unaffordable for EVERYONE in Durham.
- I am concerned about the need affordable options for first time buyers. A family or couple just starting out is virtually squeezed out the market unless they have high incomes.
- I am looking for a condo. Very few in good move-in condition on the market in the $60K to $120K range.
- I have mixed feelings. On one side I'm glad my property is worth more but on the other side it's harder for people to buy now and less choice
- I live in an apartment and can't find housing that I can afford even thought I make a decent salary. However, it's a sign of growth and success for the City.
- I love the market strength, but it will squeeze out some of the diversity that makes the city great
- I say yes because I'm interested in becoming a homeowner and I can't afford housing prices now so it's a problem for me. However, I understand that this is a sign of a growing economy and a thriving place where people want to live. It's a double edged sword.
- I won't be able to afford to buy a house at this rate...
- I worry that housing is becoming unaffordable

- I would like for Durham and the Triangle more widely to offer more affordable housing and/or housing support for lower-income residents.
- If there were more mixed-income development projects, there would be more options.
- I'm a homeowner, but the reality is if the value of my house is increasing faster than general inflation, it means it is at the expense of someone else having to work more and harder to get into a home.
- It is if you are trying to get into the market as a first-time buyer. It is great for those already in the market in terms of appreciation to sell and move up. Depends on whom you are asking.
- It seems that most new homes are all priced at $300k or more. That leaves a LOT of people out of the market.
- It's increasingly difficult for people to afford adequate housing.
- lower income folks are priced out of the market
- Our home value has gone up significantly, which we are excited about but rapidly rising home prices makes it hard for many folks. We seen several of our friends that have good jobs and incomes become house poor in the last few years. The challenge to find safe and affordable housing for public service workers (e.g., teachers) that have low earnings may make it impossible for them to live and work in Durham.
- People earning a regular income should get a fair wage and be able to buy or rent a modest home that fits their needs without bankrupting them.
- The increase isn't not necessarily a problem by itself, but it creates problems for low income people to find affordable housing
- The middle class is being left out because housing costs are moving so quickly.
- This is pricing people out of home ownership. As housing price rises so do rents.
- We moved to Durham in 2017 and finding affordable housing within reasonable commuting distance that met our needs was definitely challenging, mainly because the pricing was significantly higher than the city we moved from (Winston Salem).
- We need more housing in the middle range, 150,000 - 250,000, as well as more truly affordable housing.
- While the growth in Durham's population is a good thing, we cannot forget that affordable housing must also be a priority for residents and families that don't work in high-wage jobs.
- Will price many folks out of the market
- Yes, it is a huge problem. It means that lower-income Durham residents are being priced out of the market in terms of homeownership opportunities. Additionally, it means that renters living in newly purchased homes are faced with substantially higher rents than they have been in the past.
- Younger generation are not able to make it and buy home due to growth of home pricing.
- Sorry about the previous typos.; I am a local Realtor and the housing shortage it making it almost impossible for my buyers to find homes. Every time a reasonably-priced home comes on the market, there are multiple offers within just a day or two. Someone wins but lots of others lose out. Buyers are having to bid on 5-6 houses before they are finally awarded a contract. Oftentimes it is not a home that truly meets their desires.
- The increase in sales price has created a strong entry barrier for those low to medium income families looking to pursue home ownership in Durham.
- Yes- I am worried that this creates a lack of access to home ownership for a growing population and that it is a false bubble that will hurt property values in the long term. I'm also worried this sets us up for investors buying

Durham property but not actually occupying the space. So we will have vacant expensive real estate and the people supporting our local economy won't have a place to live.

- Durham feels more restrictive now. Lower income people have fewer choices. I think that is a bad thing.
- Durham has such great diversity and I would hate to see us lose that by pricing out middle and lower income citizens
- As a young professional, I chose to settle in Durham with my husband because of the amazing opportunities for us here. While we own a townhome now outside of downtown, we're eager to move into our first "starter" home in the next few years. However, the housing market is so intimidating, and we've had a number of friends lose their dream houses because there just aren't enough middle-ground options for young professionals looking to start a family or with young kids. I'm concerned that we're not building enough affordable housing for the types of people we're trying to attract to Durham, and that's only going to get worse.
- Affordable housing is a crisis for the elderly, disabled, the working poor, and the just plain poor.
- affordable housing please! No more apartments for 1000+ a month
- Every resident of our city needs a place to live, and this trend is making it unaffordable for a bigger slice of the population
- It is becoming too expensive to live in Durham, and that is a problem for all of us.
- It is very difficult for young couples or families to be able to afford a home. Rents are high and that makes it difficult to save a down payment. It is also putting pressure on senior citizens when rents rise or rental homes are sold.
- Not affordable or sustainable!
- On a very selfish note, since we moved here just recently and consider buying a home in the next year or two, we are hoping that the prices plateau soon and don't continue on this steep price trajectory
- The cost of homes are increasing exponentially to keep up with the growth. Progress and prosperity are great, but not when it isn't spread evenly. I would like to see more barriers in place that force developers to offer affordable units and more mixed income housing. I don't think housing projects are the answer.
- The lack of affordable housing the number problem in Durham. It's a crisis that impacts everything. Fixing it should be our top priority.
- As a single parent I cannot afford a safe living option for my children
- I think that increasing property values are leading to an increase in sales of previously more affordable rental properties.
- There is less and less affordable housing in Durham. We are losing class diversity the more the price of housing rises in Durham. This is a huge loss to our city.
- Durham is becoming extremely unaffordable to live in. This is going to eliminate the diversity that has made Durham such a popular spot to begin with unless something is done about it.
- There definitely needs to be better mix. For non homeowners try to save for a down pymt on these higher priced homes is difficult. There needs to be affordable housing in all communities. Not everyone wants a huge expensive home. me personally, I have a home in Rougemont. I am retired and now have a fixed income. I no longer need all of this space and would love to downsize to something smaller and easier to manage. There are just no options in north Durham. A real bummer.

- Guaranteed percentage of low-income housing in new developments from single to multi-family, and mixed used. Allow homeowners to convert attic or garage space into granny flats especially as Durham has many multigenerational families sharing one home.
- many people are either priced out of the market to buy a house or are displaced because they cannot afford their rent or taxes
- The ability to purchase a home is the dream of many. Durham is now home to a significant millennial population, the vast majority of whom rent due to the crushing burden of debt. There is also a thriving artist community here, and many of those artists rent as well. The artist community in Durham is one of the biggest reasons this city has been flourishing. It is a welcoming space for everyday creatives and has the potential to be the home-base for a locally-grown creative economy. But.. as home values appreciate, rent costs go up and those young people and those artists (there's a lot of crossover between the millennial population and the artist community) will no longer be able to afford to live here and will be forced to move further out, thereby diminishing their creative contributions to the community. As someone who was displaced from her northeastern city after the expulsion of the artist community in favor of the tech community and the influx of extraordinary wealth that came with it, I have experienced displacement already. Unfortunately, housing in my ex-home skyrocketed in a very short period of time. You now have to be a millionaire to buy a fixer-upper within city-limits, even in dangerous neighborhoods. I fear this fate for Durham, for myself, for the people who are from here originally, and especially for the artist community of which I am an active member. Once housing values start to appreciate beyond what is sustainable, the city is lost to everyone except the wealthiest among us.
- "While it's great that more economic development and opportunities are available for Durham and residents, the increased home prices are pricing out many families. The public schools are also an issue that taken together with home prices cause many to look outside of Durham County, to places like Orange County for affordable housing with good schools. Young families will have more and more trouble finding a place in Durham.
- Then there is the other side of high homes prices, that displaces longtime residents many of whom contribute to the more diverse Durham that we love"
- Yes. Much gentrification is pricing many residents out of the Durham housing market.
- Not affordable for residents
- Long time residences are being forced out to increase in property taxes, this affects low income working families and those on fixed incomes.
- Increased cost of housing results in the loss of historically affordable housing in low income communities. There are traditional lower income communities than depend on affordable housing stock in the community. It is incumbent upon the greater Durham Community to make sure that affordable housing stock is available for our working class population today and in the future.

Benefits homeowners

- I own a house in Durham and have no intention of selling

Benefits homeowners; encourage density and growth

- "So, the answer is really both yes and no. It's not really a ""problem"", but simply a symptom of the success that Durham has seen. I fully support increasing density in order to curb this symptom, but it certainly won't reverse the trend (housing prices won't go back down).; I recently purchased a house in the Lakewood area of Durham. The sad truth is that when most people purchase a home, they immediately shift from wanting houses to be affordable, to wanting their ""investment"" to go up. Thus, HOA cartels (yes, they are cartels), seek to keep development to a minimum in the name of ""protecting the culture of the neighborhood"" - which is a veiled way of saying ""protecting their assets and keeping unwanted induvial out"".
- I don't view my home as an investment. It's a place where I live. And I want the place where I live to be as good to its citizens as possible. Diversity will make the neighborhood better, in fact. Affordable housing is another issue, but the missing middle can be helped by upping the density. Why not create small-rise apartment buildings on the south side of lakewood shopping center? that place looks terrible and it would be great to have more density with some of the units reserved for affordable housing."

Benefits homeowners; historical inequities

- This isn't a binary question, depends on who you are and where you live in the area. For me it was a slight problem because my wife and I were looking at purchasing a home and the prices getting so expensive it made it more difficult. In the end we did purchase in Durham though because 1) Durham is the most interesting city in the triangle 2) it still had the cheapest prices. I do know that we are transplants and we did buy in East Durham one of the last areas of the city that is going through gentrification. We also realize that us purchasing the house, we became part of the problem for those around us who rented, while the lucky people who own will now have their selling power increased (although long term owners will have their taxes go up) I don't see that as a problem if it happened in a vacuum, but the fact that these neighborhoods were segregated and made poorer than others through deliberate policy and neglect from post WWII - early 2000s, there are historical issues of discrimination that need to be taken into account.

Benefits homeowners; need affordable options

- Matter of perspective.. Bit WIN for sellers, but HUGE problem fir buyers..
- Yes and no - It is not a problem for those who currently own homes as the investment in their home grows, but it is a problem for those desiring to go from rental to ownership especially at the first-time buyer entry level price point.
- I see the benefits for current owners and the issues for those may not be able to afford houses that were once more affordable.
- I'm lucky to be a home owner but can see how this challenges those trying to buy for the first time.,
- Great for homeowners but hard on everyone else. But it's an adjustment that comes with the changes in Durham in recent years.
- On one hand it is great if you own your home and can afford that taxes, and the additional revenue is great for the city, but it seems impossible to afford to buy.

Benefits homeowners; taxes

- Rapidly increasing real estate prices only benefit those who are in a position to sell. They negatively affect those who would rather improve their properties with funds that end up going to additional taxes when assessments rise.

Changing character of city

- It may be a problem, but it is a sign of how Durham has changed.
- This has happened throughout the urban US. I think the question for Durham is why does Durham want to encourage the population and economic growth that is fueling escalating housing demand? Is this good for Durham residents? I don't think so. I fear that Durham will become more of an anonymous and less civil community, which has already occurred in the 16+ years I have been here.

Diversity

- It's driving out diversity
- One of Durham's greatest attributes is its diversity across racial and socioeconomic lines. This is being diluted by soaring housing prices and rental rates.
- I want Durham to remain affordable because the diversity of our city may depend on it.

Economics

- After a recession, this is to be expected.
- Housing prices go up and down. Right now we are in a seller's market. We are due for a correction.
- I see this as a sign that demand is outpacing supply. This is not a "problem", it's how the system works. Higher prices means that developers will be more willing to invest and build new units. If you view this as a "problem" that needs to be "fixed" then you are looking at it the wrong way.
- Property value plummeted in 2008 - 2012. I view this increase as the market getting back to where it was.
- Sounds like standard economics... supply and demand.
- Supply and demand
- I would need to compare housing prices with salaries/incomes in the area. Overall, I suspect that prices were probably depressed before and have now come up to where they should be. I think price growth should decline to a more normal 3-5% instead of 6+%.
- This is a readjustment from when housing prices went to the bottom during the years prior to 2013. Many owners were in homes worth less than what they had purchased them for.
- many areas are still in recovery since the recession
- Durham has had a lower price point than surrounding areas for many years
- It's one of those things that should rise with inflation.
- This is because Durham is "hot" right now, and there is a lot of demand caused by people who want to live here.
- Compared with other cities in the Triangle, Durham house prices were too low previously. By incentivizing growth in Durham, and adopting certain social policies, Durham's leaders have created a population swell in our community. It is not surprising that market forces are now in action. In so many ways, we asked for this growth.

Receiving what we asked for does not constitute an emergency. ; Compared with other cities in the Triangle, Durham house prices were too low previously.

- Market is good. Times are good. Jobs are readily available. I'm not surprised. We're also not keeping up with demand
- I'd rather have rising house prices than falling house prices. It's also a result of strong population growth, which is better than a shrinking population. We need to focus on the positives of people wanting to move to Durham and use smart and innovative ideas to build more houses faster. Prices go up when demand exceeds supply, so we need to spend most of our efforts on increasing housing supply. I'm not sure what the reason for so little supply coming to market, but it can't be lack of money or liquidity because the world is flush with cash, especially the US economy. We need to get buildings built faster and incentive builders to build more homes for lower-end families...but the City needs to make it economically attractive for them.
- Part of this is natural post-recession housing market recovery. Downside is that this increases the property taxes for lower income homeowners who may not be able to make the higher payments.

Encourage density and growth

- Council needs to allow density to encourage affordability
- Denser development in desirable areas close to downtown. Please rezone Forest Hills and allow this neighborhood to be the model for how this should done! (I'm a Forest Hills resident.)
- Growth can be beneficial to society and make buying a home and maintaining it a good choice. But rapid growth can push out populations or exclude others from being able to live and access great places in Durham.
- Build more housing, not just for the working poor, but also for the middle class: teachers, hospital staff, city and county employees. Durham is full of parking lots and large office spaces that have been vacant for years. Time to develop it. For example, the TROSA (former Walmart) parking lot on Roxboro Road is enormous and it's sitting idle. You could develop part of it for housing with a green buffer on Roxboro Road and separating it from the strip mall to make it nice. There are lots of empty office building north of I-85, off Duke Street and Roxboro Road. Turn them into condos or apartments. If it's too expensive to remodel, redevelop it.
- Micro apartments can still be built on open tracts of land
- Flexibility in allowing vacant buildings to be converted into mixed used developments could help eliminate this issue and increase a micro economic ecosystem

Generally positive

- The increase moves the bar up and we have less poverty housing, higher grade of clientele
- This should help Durham public schools to improve. I have had many friends move out of Durham because of the public schools. We need to be able to keep young professionals and families.
- As a REALTOR I believe this is an excellent example of the wonderful improvements and desirability of Durham.
- This is the beat news Durham could have! Durham has had a bad reputation for a long time. Iâ€™m glad people actually want to move here.
- This should make the area a more desirable place to live.

- We moved to Durham over Cary, Apex, Holly springs because you got more home for your money. Same goes for lot size.
- I believe housing in Durham has been historically repressed due to unfavorable outlook on the areas crime rates and schools. Lack of availability/affordability in other nearby markets is causing people to start moving to Durham instead.
- It's great that the value of my home has increased, but it has also severely limited my options if I wanted to move and stay in the same area. I just wouldn't be able to afford it even after my own home has increased in value.
- I am glad that the values of our homes are finally going up
- Doesn't this help Durham provide needed services because more taxes?
- Increased sale prices could mean increased accessibility to goods and services, better schools, higher tax values, better neighborhoods
- Our median prices are lower than most desirable places to live. In 2013, the mortgage industry was much too tight with loans and so of course housing prices suffered.
- I believe it is good for Durham to attract more jobs which brings more businesses who help support our neighborhoods and economy.
- I view increased home sales price as an indication of robust economy and demand - it's positive, not the opposite.
- the triangle area is a positive return on investment market. that is good for everyone in general. each person is impacted in different ways. some can meet the challenge, while others fail. take politics out of the equation the FREE MARKET will find a balance.
- Increase in home price = better schools, better roads, better libraries, safer environment, etc.
- Would anyone seriously want to try and curb property value increases?

Generally positive; benefits homeowners

- As a property owner, this is very good news. My life savings are invested in my property, and appreciation in its value means I make more of a profit when I eventually sell when i am too old to live in it anymore.
- I am a graduate student and homeowner so it’s in my best interest to be able to sell my house for more than I paid when I get a job, which is unlikely to be in Durham.
- I am looking at if from a homeowner point of view- as long as the price of my house increases enough for people to afford to buy, I'm happy.
- Increasing home values are positive for current home owners and build equity.
- Increasing our homes value is one of the reasons we bought in Durham.
- My own property value goes up as well.
- We are Durham home owners. We bought with the anticipation of hot market wave. Durham should let the market work itself out and only intervene on a severe downward trend.

Generally a good thing; benefits homeowners; protect vulnerable people

- Being a home owner, I like the increased property values, however, it poses a problem for the elderly whose wages do not increase with the high inflation.
- This is a problem for the renting (commonly) low-income community. This can also present a problem for fixed income families when tasked with paying higher property taxes (however the City and County have done a great job managing tax increases). For my family, this is a positive improvement which will continue to increase our home value, present a larger tax basis for better funded schools, infrastructure, community engagement, as well as an increase of higher-income commercial tenants who will provide a more convenient quality of life.

Generally a good thing; economics

- They started at a very low level coming out of a severe recession, and remain among the most affordable in the country. Rising home values are generally a reflection of better jobs and a more desirable community. As a result, we're seeing previously dangerous and derelict communities be rebuilt and becoming desirable places to live. Core downtown home values will rise, and won't be affordable to everyone, but there is ample housing stock within an easy distance. We are a very, very long way from a housing affordability crisis.

Generally a good thing; encourage density and growth

- I don't think it is necessarily a problem. However, the City of Durham should make it clear to developers, either through contracts or tax incentives, that there is a need for developing multifamily housing units or other forms of affordable housing.
- Cities grow. They grow up. It's time to embrace our future as a cohesive urban place. We need appropriately dense housing to support transit. We need to make efficient use of our existing infrastructure and ensure that we have enough development to pay for it. We need to accommodate citizens who want options other than detached single family housing. We need quick transparent development processes that ensure a healthy supply of new housing. We should find ways to connect residents in currently undervalued areas to capital and opportunity so they can reap the rewards of rising values. We can offset the rising cost of housing with cheaper transportation. We should encourage accessory dwelling units as a means to squeeze in more housing and give property owners an additional source of revenue. The city could strategically locate viable sites (underutilized backyards) and help develop ADUs to be more affordable. The public (city, county, schools, ect) owns a tremendous amount of unused or underused property. We could develop this property for new housing. Most of all we need to have a discussion that is based on facts, strives for creative solutions, and doesn't degenerate into biases and name calling.

Generally a good thing; protect vulnerable people

- It is not a problem as long as there is still affordable housing being made available to those who need it. Housing prices going up in general makes home ownership a better investment.
- It's ok for the median to increase as long as there is adequate supply at low levels and/or subsidizing programs.
- Durham is becoming a more and more desirable place to live, with good jobs and the economy doing well. We should expect to see large increases in home prices in that case. It would be concerning if most of what is being built are large "McMansions", thereby shutting out low and middle income families from the market.

- I think it is good that home prices are rising. It's obviously good for homeowners and investors. But it can be misleading as to how desirable Durham is as a market and drive too much speculation. The other bad part is that not enough new stock, or a wide enough variety of housing types are being built.
- Durham prices used to be substantially lower than Chapel Hill & Raleigh. Recent increases have brought them closer to equilibrium, suggesting that Durham is now viewed as an equally desirable place to live. I view this as a very positive change. However, it does bring problems for those of limited means -- and these problems can't be ignored. Finding a way to balance between economic boom and affordable housing is key.
- I don't view this as a problem as long as there are governmental support structures for those that can no longer afford the higher property taxes.

Lack of mobility

- I bought my house in 2010. If I needed to move to something larger I would no longer be able to afford a house in Durham. Regardless of being able to make money on my current home it would not be enough to offset the cost of something larger. I would either move sideways into a similar home for more money or I'd have to move out of the area.
- I bought my house in 2014 and love living in a house I own. Now I wouldn't be able to do that. Also, it will be really hard to move if I want to
- i could not afford to buy my own house again nor could i afford to rent it for the market rate. my taxes and insurance have gone up. i see so many people having to double up to just survive.
- While I benefit from the prices booming, if I had not purchased my house when I did, there is no way my wife and I could afford something now.
- Yes and no. this is difficult as a homeowner because I want my property value to increase. But let's be honest, few people can afford to buy a home outright so in effect, no one can afford their home if they have a mortgage. There is no solving that.
- Affordable housing is MISSING; they should be scattered throughout the city. This affects the middle class (not just the poor. EX: I am retired & downsized; many friends the same & WANT to downsize but there are very few affordable houses/units/complexes they can move to. Less expensive housing is many times in unsafe areas..... This should be addressed. In Amsterdam we were told their housing units include expensive & a certain amount of affordable so the city doesn't end up w/pockets of ghetto-like poverty w/unsafe tenants. Consider this?????
- inhibits lower income families from moving up in to better housing. Gentrification is moving people renting out of their residences without affordable options
- It seems as though most of the houses being built are very large, in expensive communities and only available to the wealthy. I am middle class, make a decent income and unable to upgrade from my starter home because everything is too expensive. This hurts me and hurts the market because there will be no starter homes available to first time buyers because the owners can't afford to upgrade.
- Maybe in a few select neighborhoods but not in mine. Which means if I wanted to sell and find something else, I probably couldn't afford it.
- People of modest means are being priced out of Durham. In my case I live in an in town neighborhood in a single family home. Health issues have forced me out of the workforce. I need to relocate, however it is almost

impossible to find a home for $150,000 which could be affordable - even in a townhouse- which tend to be outside of Durham's core neighborhoods. Choosing to rent instead is difficult because all the new apartments are extraordinarily overpriced with studios costing over $1,000/month. It feels too risky to rent without rent control because current conditions point to increasing rents which won't work on a fixed income. I'm panicking when I think I may have to leave Durham after living and working here for almost 45 years. Tyi

- New homes are beginning very high, older adults cannot afford to downsize because housing is too expensive. Don want a tiny house would love affordable condo's with ample parking for 2cars and guest parking without having to go to the southern side of town, I love living in Northern Dirham.

Land use decisions

- I agree zoning is the major issue. As an example I have seen just in my area three storage business locations open up in just last year. Why would we not see zoning changes and this land used for housing?
- When new one-story retail is built, think Drug stores on every corner, why not make build 3 story with affordable apartments above? Itâ€™s crazy to use land so inefficiently. Or convert some of the unused office space in the RTP area to apartments?

Miscellaneous

- There are too many giant single family places being built
- Let us not try to build our way out of this problem. We have more low income housing than Wake does. Let us find a joint solution
- "A problem for whom? The buyer or seller?
- The previous question about current rate of growth is BS. Why do I need to know that answer. If you know it why not tell us. This could be a chance to learn something about our community."
- questions are leading & incomplete. safe to assume people both move to AND away from Durham each year. most of us view increasing costs as a "problem", whether homes, cars, food, etc.
- Wait until mortgage interest rates rise...
- That should have said, "I've of the six top-selling neighborhoods in Durham are relatively new subdivisions, with average number of days on the market much LOWER than those near downtown."; Is that county, or city? Five of the six top-selling neighborhoods in Durham are relatively new subdivisions, with average number of days on the market much higher than those near downtown.
- House prices are getting crazy and the big change brings in speculator money. When the bubble bursts, the local market collapses.
- A lot of the pricing has come from inner city housing and is not a reflection of housing in the suburbs.
- We have a very bad labor shortage .Builders are struggling to get houses built.
- Yes, I would like developers to be more heavily regulated
- Traffic is a problem and getting worse, especially when the students are back in the colleges.

More density

- We bought our single-family home at the end of 2016, and it was the only house on the market that we could afford within the city limits. I would like to see more density within the city limits than continuing to see outward expansion for new construction.

Need choice and supply

- The area needs more duplexes or homes with a "mother in law" apartment to accommodate multi generational families. This could be new construction or incentives to encourage owners of large homes to renovate and create new two-unit homes. Sharing housing in this way would help families deal with the higher cost of housing. Also new development should include more single level floor plans to accommodate the anticipated growth of baby boomer retirees.
- I think than much of the Durham housing stock as been improved and more better paying jobs exist (for some groups). This statistic alone is not the problem. We *do* need to make sure that there is an every increasing stock of affordable low and middle income housing.
- Gentrification is an issue for communities of color because people are looking for good neighborhoods and good schools which is actually coded to mean without people of color or lower SES and stereotypes associated with these people groups. If the communities of color cannot access housing or can enjoy certain parts of town because prices go up (because white/privileged people CAN spend more), Durham looses what has made it so special historically which is a healthy and strong cultural center.
- Stop building high-density, multi-unit housing at a "luxury" price point. I don't need an office center (I work in an office, I own a computer, copier, and a smart phone. MOST PEOPLE DO AT THIS POINT), I don't need a playground (I don't have kids), I don't need a dog park (no dogs, either), I don't need valet trash (I have legs), a salt-water pool, barbecue/fire pits, or an onsite gym. I *would* like affordable enough rent so that I can go places on a REAL vacation, or to a REAL spa vs. pretending I live at one. I do not WANT to live in a spa -- I want to live in a SAFE, COMFORTABLE, AFFORDABLE HOME. I'm a single income household earning almost $60k a year (and paying student loan debt). I have an education, a white collar fulltime job -- it should NOT be this hard to find a place to live for under a grand a month in DURHAM NORTH CAROLINA. I can't even imagine what single parents -- or even two-income families with multiple kids -- are going to do. I love Durham, and keeping hoping to buy a home here because I am invested in the community... Housing developers need to invest in ME.
- Buyers are buying at a higher price under the assumption that demand to move to the area will continue and that their home will go up in value, but if the city does not keep up the pace to allow for more people to relocate here with adequate housing numbers then with supply not keeping up with demand the demand will start looking elsewhere
- House prices are a function of supply and demand. When prices escalate rapidly, it means that supply is not keeping up with demand. A major limiting factor is restrictive zoning that favors expensive housing.
- Maybe you could build more large multi family housing units and mixed zoned commercial/residential space. I know they are building new single family houses as well as large city condos everyday but not everyone can afford those options. I feel lucky that I decided to purchase my townhouse when I did.
- Supply is not keeping up with demand, and it's an artificial increase, because it's not an increase in justified value. Durham still lacks greatly in many civic infrastructure, schools, and other things that make a city with

value. The City *must* make developers help with the general civic investment/development of the infrastructure every time they build something to make money.

- This is a huge issue and is directly related to not enough housing being built and a shortage of housing in neighborhoods close to downtown, Duke, and other desirable neighborhoods.
- Zoning should be changed to allow manufactured & mobile housing in Central Durham
- inventory is at an all time low. It seems like we need to have more options for different kinds of housing. Density is another issue. We need to increase density where we already have services. It would give opportunities to increase inventory. This could also benefit affordable housing. For example DHA and CASA own properties that have tracts that could increase in density.
- Relaxing certain zoning laws and max height requirements for apartment buildings would seemingly help housing issues on our limited land supply, though I'm far from an expert.
- Rezoning some single family areas of the city to multi family would greatly increase the opportunities to make affordable housing available.; It is a situation where medium and low income residents are being phased out of affordable housing.
- More low rise multi family units
- Why is a "home" deemed to be a certain square footage with certain amenities? Please consider tiny houses, smaller houses, yurts, pods, trailers, and co-housing in the same way "single-family" gets so much favor in zoning and other preferences.
- Allowing more than one accessory dwelling per lot or per principle dwelling for multi-generational families and as income for retirees.
- This seems due to the lack of supply to keep up with demand rather than actual value of homes increasing. It could lead to another housing bubble that would harm or residents in the future, when the bubble bursts. Also, we really need affordable housing in Durham - to buy AND rent!
- That is an average growth of around 6.5% a year. 2013 had low housing values as compared to before the housing crisis. I have seen this past 2 years as more cause for concern as the prices are probably closer to double digit growth in value. We need more homes but in the starter home housing area instead of large homes.
- I think we have to continue addressing this problem with all of the tools we have. We need new affordable housing, but we also need to preserve existing affordable housing. We need to continue to support an increase in the supply of overall housing in our area, and we need to make sure we have enough housing for everyone: 30% AMI and below, 30-60% AMI, 60-90% AMI, and 90 to 120% AMI etc.
- We should be expanding the various forms of housing available in Durham for both renting and purchase. Minneapolis is facing a similar shortage of housing and is contemplating allowing duplex/triplex/fourplexes city wide. This could quadruple the housing stock of Durham, without disturbing "neighborhood character" or causing more greenbelt development. Additionally, development pressure is currently focused on historically PoC neighborhoods, this is because wealthy white owners use NPO and Zoning to protect their single family neighborhoods, which accelerates displacement in vulnerable communities.

No issue

- We have been recovering from the deepest recession since the 1930s. Of course prices are up. Also, we are due for a recession soon. Prices will come down. Homes in Durham are still affordable relative to many parts of the country.
- We have had among the cheapest housing costs in the Triangle and still do. We are fortunate for the growth and the higher wage rates. My hope is the existing population is prepared to participate. If not, they will be left behind and their voice diluted.
- We were coming out of a recession in 2013. I would expect median home sale prices to increase dramatically from that year. Plus, housing in the Triangle is inexpensive by most standards. With increasing economic opportunity will come increased housing prices.
- Prices are still a lot lower than Chapel Hill our neighbor to the South.; House prices are still extremely low compared to other coastal states such as California or NY. I think the problem is completely overblown and that Durham with its strong economy could withstand much higher housing prices. Also, as a homeowner, I would like to see my house value increase a lot faster than it is currently. House values have been stagnant during the recession and house prices are still extremely affordable.

Pricing out longtime residents

- Durham is loved because it's a place where people can live and play. But the increase in prices makes it much harder for some long term residents and neighbors to live here, and that's a real shame.
- Durham is made up of many renters. Myself included. Who are having trouble keeping up with affordable housing options.
- I mean, it's great that my house is worth more money, but it's terrible that Durham locals can't afford to live downtown.
- I own a home, and while I am glad that my property value will go up, I'm concerned that many lower income residents will be priced out of Durham.
- I would like the lower income families to be able to remain in downtown durham. I love the racial mix of Durham and wish it to remain, but systemic racism hasn't allowed our black or brown residents to prosper. I don't think this should drive them away from Durham.
- I'm concerned that we are pushing out the lower income and changing the things about Durham that attracted us here in the first place, which is the history & diversity.
- I'm happy, because I own a house. But it is getting to be a problem for many residents.
- I’m priced out of the market. I was born here, work here, raise kids here, but can’t afford to own a home here.
- It has forced out families who have historically made Durham exactly the kind of place we want to live. Not only it is dispossessing families of their homes it is cancelling out the very things about the city that are exciting and attractive and different. Durham should be making more of an effort to maintain all forms of diversity or it will be just like many other cities in the US
- It is hard to balance; I am glad for homeowners, and my retirement in Durham will benefit from the properties I bought years ago. However, I do not want people priced out of neighborhoods or over taxed and unable to keep their homes.

- It's not enough that people are paying more - long-time tenants and residents face increases in taxes as well that may be unaffordable.
- Most of this housing is geared towards new people coming into the community and not towards those who already live and reside here. As a result of this many of the units are un-affordable there not an option for those who really need housing.
- Need NOT to price low-income Durham residents out-of-town
- People on a fixed income will be challenged to remain in their homes.
- People who are native often cannot afford to live & purchase or pay taxes on existing familial homes.
- The home price increase is unfortunate because it crowds out locals and prevents lower income people from moving to Durham seeking opportunity.
- There is less economic diversity and the people who have lived here for generations are getting priced out.
- There is no affordable housing policy, no way to protect low income families from rising costs of living, these are the people who live and work in Durham, and they need to be protected. City council and Duke U need these people and should honor them and not subsidize so much development without more protections for affordable housing (and enough of it!)
- There should be more affordable housing for locals
- This causes landlords to raise their rents, pushing out the most poor and vulnerable from their historic neighborhoods. I have a degree from a fancy school and am considering leaving Durham because I cannot afford the rent. Meanwhile my landlord just made hundreds of thousands of dollars flipping properties. Please do the right thing.
- This forces working and middle class renters, homeowners, and would-be homeowners out of Durham. Since many of these folks do the bulk of the work in a service-oriented town, this is not good.
- This is a problem for those who have worked and lived here all of there life. This allows others to move in with job transfers or savings from other areas then buy property here at what is considered lower prices then other places.
- We are gentrifying too fast, forcing people out
- We will become a city of only rich people. Many long time citizens are losing their homes and the number of rental property owners is skyrocketing
- When houses get more expensive low income people (and people of color) get pushed out of the market. Communities become less diverse and this means everyone is worse off. People who spend high portions of their income on housing can't spend it on other important things (like food) and housing is a huge social determinant of health.
- Yes, if they are driving the cost of living up above the people who were born and raised here so that it becomes impossible for them to stay in Durham.
- Alone that isn't necessarily an issue if housing stock is being renovated, but if this prices old owners out through increased taxes or makes rentals unaffordable, we will lose what makes Durham Durham.
- Although I would guess the increases in rent are actually more of a problem (not sure if that's actually true). I think there should be some sort of rent control to help preserve affordability, as well as help with property taxes for longtime residents based on income.

- As the area becomes more populated, what is in place to protect interests of lower-middle income residences and the cost of housing?
- I am a renter and we are losing duplexes to single family rehabs and tear downs. Very afraid I will not be able to stay here for another 20 years
- pricing out, pushing out workers
- As a homeowner of means, it's great, but for the community as a whole I worry that folks like out teachers, nurses and public employees will be pushed out to Bahama
- As a local government employee, aside from police and fire personnel, civilian personnel salary has not increased to meet the financial demands of becoming a homeowner. Just as there are programs for police, fire and teachers with homeowner assistance or even lower rent, local government employee also would benefit some type of reprieve. We also serve our community day in and day out.

Protect vulnerable people

- That is a big jump that unfortunately is a growing trend across the country that isn't necessarily smart growth, and leads to the vulnerable groups such as lower income, minority, elderly, and the disabled being pushed out of neighborhoods.
- The least of these needs housing too

Taxes

- No, problem is that taxes are tied to that increase in value, even though cost for government services related to the home do not have to change. Tax should be per capita and by lf of street frontage. All other quality improvement measures should come from sales tax, parking or other usage fees.
- The problem isn't the cost of housing, per se. It's tax policies of the government. When you raise taxes based on estimated value, you will tax residents on fixed incomes out of their homes.
- Tax for homes not even improved are increasing more than 200% in gentrifying neighborhoods
- These price increases create a bubble and make housing unaffordable. My own home has increased in value by $80K in 2.5 years, which is insane. The net result also becomes increased property tax assessments which makes Durham even LESS affordable.
- Do not have property taxes fund education, make it an entitlement tax - that will limit the inequity between neighbors and schools (as disadvantaged populations and neighborhoods will get just as much funding as the wealthy neighborhoods). Education is a huge factor when it comes to what people are willing to pay for a home. I realize that in and off its self won't stop the rise but it will help curtail it (not to mention the overall SROI there). Furthermore, revising zoning laws may help - but it needs to be done with an eye towards equity. If it's going to be a "luxury building" 35% - 40% of housing needs to be affordable. If they are going to be single family homes, X% need to be built with a certain income bracket in mind (please don't forget the working class).
- It's a problem, but also an opportunity. Affordable housing is expensive and we use property taxes to pay for it. We need a housing bond to pull some of that future revenue forward to spend it on housing now. It's not a problem, mostly, for homeowners. The problem is that too many Durham neighborhoods have

shockingly low homeownership rates and that those neighborhoods tend to be majority minority neighborhoods.

Teardowns

- Too many reasonable houses are being torn down for new construction that appeals only to the wealthy.

Unequal wealth and opportunities

- Prices were low and remain low. We have a problem with unequal wealth and opportunities in Durham. We cannot fix that with housing policy, but we should be seeking to fix that by other means.

Unsure/need more context

- One statistic in isolation can't be said to be a problem. Please put prices in context.
- What are the percentages of affordable houses and percentage of vacant homes (especially of higher priced homes) compared against this 35% sale price increase?
- With no information to contextualize this information it is difficult to have an opinion. How fast as wages growing in Durham? How is the availability of apartments? How are home prices in near by areas?

Value inflated

- Coming from South Florida where the housing bubble bursting left lasting impact I am concerned that there isn't enough affordable housing and that at the current rate the inflated value in homes will make it harder to create affordable housing.

Wages

- IF incomes aren't increasing at similar rates across all income ranges
- Income did not increase by 35% since 2013.
- Income over the last decade is stagnant. People struggle on a teacher or cops salary just to pay bills and feed the family. Paying 35% more in housing is not possible for the middle class. It’s a huge problem with cost of rent so high it’s impossible to save up to buy a house for local residents even when mortgage of owning a home is cheaper.
- Increase in home prices isn’t a problem in itself. It becomes one when wages aren’t keeping up (what seems to be the case with Durham).
- Middle and lower class incomes not increasing as fast as home prices are. Lack of affordable housing.
- My concern is regarding affordable housing and housing stock. Wages do not increase at the rate in which home prices are rising and student debts are increasing. Furthermore, young single parents increasingly have a harder time managing their expenses in our continually climbing city.
- Salaries and job opportunities have not matched the increase in sales prices - this is HUGE problem!
- Salaries don't increase at that rate, so more people can wind up upside down
- Salaries in the area are not rising enough to with the rising housing prices to make them affordable

- The rate of increase in home sales prices has far outpaced growth in incomes, making housing less affordable for Durham residents.
- Wages are not keeping up with growth in housing prices.
- Wages have not gone up nearly as much, particularly on the lower end. Too many people are currently housing burdened.
- Wages have not matched this level of exponential growth in housing prices, making it harder for first time home buyers, renters, and homeowners whose may no longer be able to afford their property taxes.
- Yes the price has gone up but not pay rates, this is with renting as well. Its not being made affordable for the people that are natives of this town.
- Yes, housing costs are rising MUCH faster than wage growth, and also much faster than overall inflation. This is a huge problem and directly correlates with increased lack of affordability. Decades of increased income and wealth inequality are also major contributing factors. Literally ALL of the new condo and apartment developments in and near downtown cater to the luxury housing market. This is not acceptable, as it has led to greatly reduced diversity downtown. Almost all downtown services and amenities are geared toward affluent customers. It's easy to make excuses about "market forces" and how powerful they are, but there are much better ways to counteract them. For instance, some places (not in the South) assess a luxury housing surcharge, with proceeds going towards more affordable housing and workforce housing. Consider implementing a luxury housing tax/surcharge (either city-wide or in central neighborhoods). This can be assessed either as an annual tax or as a tax when real estate is sold for properties valued over a certain dollar amount. (Be prepared for plenty of resistance from realtors and developers -- they do NOT want to pay the true social costs of their new developments!) Also, for "hot" neighborhoods, consider doing more frequent tax revaluations--perhaps every year or two. When the pace of growth is this rapid, property taxes and assessments run far behind the market, and owners of luxury housing are receiving yet another perk. Finally, consider regulating short-term rentals, such as AirBnb. These services effectively take away rental units that would normally be earmarked for tenants, instead gearing them toward visitors and short-term stays. They are operating more like hotels, but without the licensing and regulations, and also contributing to decreased housing supply. It's not just individual landlords that are doing this. It's become a big business, where large companies have hundreds of listings.
- Yes. Sales prices have increased and wages/salaries have not.
- Affordability has become a challenge for too many citizens as wages do not increase proportionally.
- Affordability is always going to be an issue and since the median wage the average Durham resident hasn't risen to parallel the rising cost of living then we need to be able to provide stable affordable living to those on the lower end of the curve. For-profit property owning companies are not a good solution as they mostly price to match the supply and demand while maintaining a profit margin. I believe the City of Durham needs to look at the low-end of the population median income and work with investors to create safe and affordable living spaces. Low-income and new families should not be left out of a housing "solution" just because they cant afford it. When people are given a stable and secure place to live their perception of scarcity is diminished to where they can start living a healthy life where they make better decisions for themselves and their families. (See: Hidden Brain - Tunnel Vision - https://www.npr.org/2018/04/02/598119170/the-scarcity-trap-why-we-keep-digging-when-were-stuck-in-a-hole)

- Because the City of Durham then values my home much higher, and my property tax increases by leaps and bounds - certainly not commensurate with my pay increase. The city also seems to feel that it is their obligation to fund housing variety for these people with my tax dollars. Let the market pay for it, and if people need cheaper housing, they need to move farther out. I don't know why we have to pave Durham in apartments at my expense. It makes it more crowded, we need more schools, and it is not as nice a place to live. You don't see Chapel Hill throwing up apartments right and left to meet housing demand. A monstrous apartment complex is under construction now on Farrington Road, and Creekside, the elementary school that will serve it is already WAY overcrowded, the two lane road in front of it is already a disaster, and no way in hell do I think these hundreds of units are adding to the quality of life in Durham.
- Income has not increased for locals at this rate, so rental housing and the ability to buy a house in Durham has become much more expensive for long-term residents. We bought our home in 2005 and are "lucky". We live in a neighborhood we love. But, we once envisioned we would upgrade our home in our 40's - buy something a little nicer that we could renovate. Considering the cost of Durham houses these days, and our commitment to living in a walkable neighborhood, we will be staying where we are for the long haul. We couldn't afford to move. Increased property tax is also a bit stressful.
- I don't know anyone whose pay increased nearly this much. This encourages people to sell houses for much more than they are worth, that begets more land development in areas that are not able to handle the huge increase in traffic (Fayetteville Rd for example...TWO lanes) and the new houses are WAY out of reach of most regular folks. Single, young and low-medium income people have very few options. I've watched as Asheville went from being a fun, affordable, funky town, to being a very high priced traffic jam. I don't even go there anymore on vacation and now they are working on doing the same thing to Hendersonville, NC. A 1940's shotgun style house that cost $100K in 2010 was sold by a friend for $350,000....1200 square feet! There is nowhere to live near downtown unless you are homeless and live under a bridge. Hate to see Durham going this route.
- I know my salary and wages have not increased proportionally. Even though I currently own a home, if I want to buy something bigger once I sell it (even if I make a profit on it), I am concerned that I won't be able to afford the difference.
- Because 1) wages aren't keeping pace, and 2) housing stock isn't being creating in the low-to-medium range.
- Gentrification is the main reason. The increase in price above the wages of long time Durham citizens is the problem.

Question 3: In your opinion, what are the top two (2) things driving the cost of housing?

- First, we're seeing this effect just about everywhere in America. We had a severe real estate recession where new home building was decimated and new household formation was artificially restricted. This is very normal for the cycle. Combine it with an unprecedented near zero interest rate policy for a decade, and this is exactly what you would expect to happen. The solution is to allow more building, with a combination of high-rise, mid-rise, and other denser housing options. (Removing parking requirements would be a step in the right direction, say having a deed restriction of one car per household in certain areas.)

- Durham is zoned for the population and place in the economy we had in the 1990s/early 2000s. The growth we are going to have in the next decades is going to look entirely different (and much faster) than any time in Durham's past because of our new place in the tech economy and the growing relevance of RTP.; Durham is zoned for the population we had in the 1990s, the growth we are going to have in the next decades is going to look entirely different (and much faster) than any time in Durham's past because of our new place in the tech economy and the growing relevance of RTP.
- Also the cost of construction is rising.
- not enough density in neighborhoods around downtown to support the growth and a lack of diversity of price points
- Durham is getting safer making it more desirable place to live. Also other locations around RTP are full.
- Robust economy and the increased interest and desire for people to live in this area. Both are the POSITIVE indicators of the increased cost of housing, and not all the negative factors you listed in your survey.
- Over-building of apartments, townhomes, etc. with high-end amenities. Not enough housing between roach-infested and granite counter tops. I'd be happy with clean, formica counter tops without the roaches. Don't have the budget for the granite and amenities that go with that.
- I do think the developers and investors are capitalizing on the lack of housing, and that is bad.
- I think that the lack of available housing and increase in housing costs is causing Competition and allows developers and investors to set prices and pocket tons of money.
- It should not be legal to tear down a multi-family structure and create a monstrous four-story, single family house.
- Downtown development is focused on expensive luxury condos. I think this is also helping to push prices up elsewhere in the area. What about some lower priced downtown condos?
- I know if people who stayed away because of the school system. Current growth has much to do with cost. My hope is these new residents will affect an improvement in public education
- Planners are prioritizing upscale development over middle- and low-income housing. Take a look at housing crises in Brooklyn, San Francisco, Portland, and LA to see where that leads!
- Income disparity. People with higher income bid up the prices of homes on the market.
- Income inequality...
- It is good that the city is growing but I think at some point you have to realize that you may push some people out of the city if the housing prices rise too quickly.
- I've heard the supply/demand argument a *lot*, and in my mind what it doesn't take into account is the fact that the market is being segmented, and housing is being taken out of the market on the low-end (through demolition, renovation & evictions) and being added back into the market on the high-end -- so in essence the market is bifurcating.
- "Need a way to build or renovate housing for low/moderation income folks. Not any moderate condos downtown. Worry all new apartments will age at same and become eyesores.
- Felt all the above questions were leading ones."

- People who are moving here from other markets with much higher real estate values (NYC, Boston, CA, DC/VA, etc.) are able and willing to pay a lot more (a $500k home is a bargain for them), so they outbid other people in a competitive market and drive up the costs.
- Purchasers drive the price. Upscale development may increase home values, but in the end that's comparing apples to oranges and real estate is more generally apples to apples
- "lack if flexible unit types and neighborhoods that are zoned to allow only one type of unit
- A lack of a flexible overall grid/master plan for developers to adhere to creates self-segregating communities where some areas are inherently more desirable and exclusive
- Restrictive or difficulty expanding or modifying homes for families here already as they grow or shrink
- Limited nonresidential resources and development due to current zoning means that access and locations are less egalitarian and less viable for developers for even small developments.
- Lack of enough new construction in accessible areas of the city.
- Big jumps in home values and perception of desired neighborhoods make selection more limited and existing owners cannot move locally.
- Zoning and the reward of creating self-contained and functionally singular neighborhoods create a lack of diverse options and limit new or more flexible residential typologies"
- Durham is a bargain compared to most cities where there is not a shrinking population. Plus, we are in a housing bubble. Things will not continue on this pace. If you want to ruin the near-town neighborhoods, just create a huge opportunity for developers, let them knock down a lot of houses, then get halfway through building their triplexes and duplexes just before the next real estate market correction.; We need more high-rises downtown. They are obviously very popular. If more are built, smaller homes, ie 1-3 bedroom apartments and condos will right in town will become more affordable.
- NC Legislature has outlawed true affordable housing initiatives for local governments.
- Macroeconomic shifts across the nation show that the current generation home buyer is more interested in walkability, parks, infrastructure (sidewalks, paths), along with nearby entertainment and restaurants. This is all found in downtown Durham.; Medium to high income healthcare and technology sector jobs along with world-class education opportunities have created a desirable market in Durham, specifically downtown.
- I don't know that developers are making "tons of money" or that whatever they are making is inappropriate given the risk they incurred as "pioneers," but I don't see affordable housing going up. I see an impending glut of "luxurious" but uninteresting apartments that smother the appeal of downtown. What are there, five basically identical five to seven story apartment buildings going up in the $1,400 for a one-bedroom vicinity? They are deeply unremarkable. Even Liberty Warehouse, perhaps especially. What did the city get for parting with that distinctive structure, its history and its location? Complaints about drums, another indistinguishable complex, and enormous retail that seems to only attract chains and established businesses. Where is the section 8 housing? Where are the LIHTC units? Where are the places a mother can live with her kids on a not graduate educated salary? How are the schools still such a cluster?
- Council is more concerned about neighborhood input than allowing dense housing. If you address nimby you get expensive housing

- Available housing does not meet the needs of the population. Though there maybe a roof for every head in Durham the problem I see needs addressing is that too many people cannot afford that roof. It is not good enough to find an investor willing to build apartment complexes that span several acres and provide several hundred dwellings, if the city of Durham is to meet the demand for housing it will need to look for even more dense and affordable solutions like small apartment high-rises that can house 10,000 dwelling on a city block. With density come efficiency, and with regulation comes security. One city-block high-rise with regulated, affordable rent could house swathes of low-income Durham residents and help them succeed and start building a future. Sprawled and expensive apartment complexes, while they look nice and 'help' the provide the numbers of homes in demand, take up so much space and often times remove so much of the capitol from the local economy that they end up only costing the City more in lost revenue and creating more area to regulate.
- Durham would benefit most by supporting a full range of housing options--large and small, individual and multi-family, upscale as well as more affordable--to match the diversity of our growing population.
- From what I understand most new single family homes are built larger than they used to be. If more small starter homes were available the barrier to entry for homeownership might be lowered.
- "Greater demand (population growth) and the growth in population is by high income/high wealth individuals.
- Neighborhoods are close minded about growth in certain parts of the county. Case in point the Halvorsen Development Corp's North River Village development that got nixed. While this is not downtown, the commute time to downtown is reasonable 15 minutes.
- NIMBYism. Current residents are fighting density in order to continue seeing their current home values rise, preserve neighborhood character, and fight traffic (which funny enough, is exacerbated with sprawl).
- Realtors, specifically a few not to be named are operating in collision with each other to drive prices up in neighborhoods throughout Durham. It doesn't take much to set the market in neighborhoods like Duke Park, Rockwood, Lakewood etc.
- A mandate for our community that requires new builders to include some affordable units in their new projects, which increases the stockpile of affordable units in our community.
- City planners need to set strict guidelines to include enough options for those with limited income within all planned developments, i.e., mixed income housing.
- Durham is becoming a more attractive place to live as is is still more affordable than Chapel Hill or Raleigh.
- It is basic supply and demand. Again, not much you can do about that except increase supply. No way to control demand in a free market economy.
- Market fluctuation sees housing costs rise and fall with the economy. This question would have been far less relevant in 2009 after the crash. The market is peaking at this time and the housing stock is low
- Not enough affordable houses for low and middle income people
- Lack of good public transportation makes it more appealing (and necessary) to live closer to places of employment, such as downtown.
- Shipping containers which are inexpensive could be stacked architecturally, perhaps by architecture students, and placed on donated land or on urban land bought with grants and donations.

- Please consider overturning Neighborhood Plan Overlays (they're racist) and abolishing single family zoning (also racist). Our housing policies, specifically zoning and homeowners associations are direct descendants of Jim Crow. Please read "Color of the Law" if you have not done so to see how Single Family Zoning is a direct outgrowth of "Whites Only Zoning" and the historic underinvestment in our communities of color has been a deliberate choice to protect/inflate the property values of wealthy white people.
- All of these except "developers setting prices" are correct, but I checked the two that I think could be fixed while maintaining positive growth in Durham.
- It blows my mind to see a generic townhouse going for 290K
- People are fixing up the dumps that have been neglected for decades. This is good for the economy and the city.
- Rent is too high.
- Speculation and greed. Decades of increased income and wealth inequality. An ever-growing amount of short-term rentals, effectively taking rental properties off the market and turning them into de facto hotels.
- Students too (which I hate to say because I am a student), but young people who can have four earners living in a property can afford to pay so much more than a family of one or two earners supporting kids.
- Subsidized housing would offset the problem. But this must be done without harming or suppressing the values of higher-priced homes.
- Supply and demand of what the area has to offer. People want to live here, and are willing to pay for it.
- The city of Durham has experienced a renaissance, making it more desirable to live, work and play. There are more restaurants and breweries, the city has been named as a "best place" in many lists. It has become "cooler" and more desirable and hence the cost of housing.
- The first three are also important to the problem.
- The population (and especially the 20-somethings like me) preferring living close to the city over a suburban commute, meaning the locations of housing being sought after isn't as far-reaching as before.
- The top cause, which I don't see here, is zoning that restricts the amount of housing.
- "There are a lot of decent sized homes that people simply can't afford OR people are asking way too much for their homes. I don't know if they are actually being bought at the proposed listing prices on Zillow but some of them are insane. The other side of the coin are the number of houses for sale that need work. For many people, myself included, there are simply too many risks involved with fixing up a house by myself (well, with my husband and while he's wonderful - he's not terribly handy).
- I often hear about the loss in profit if developers are forced to set quotes of affordable housing but can we discuss how much profit their accustomed to? Perhaps those margins have been too high for too long and they need to come down a notch.... if that takes some hand holding in the beginning, so be it but the government has a responsibility towards the general welfare of the people not maximizing profit for developers. Affordable housing is a general welfare issue. "
- There are more jobs in Durham than there used to be and more people want to live here as a result. Building townhouses in existing neighborhoods isn't going to stop that. I don't think we should go to the bad old days of depressed property values because more houses are available than people who want them. What we really have is an income problem and an education problem so that existing residents can have the jobs

that are moving to the triangle. Sadly, our flawed educational system and systematic racism has created a situation in which new people move here to take jobs because there is a demand for the types of skills that are not as easy to find in Durham as they should be. You cannot fix Durham's problems by adding townhouses or triplexes or duplexes or accessory dwelling units.

- There is a real estate bubble right now because the economy is overcharged. We will have a recession at some point in the not-to-distant future, and then we'll be sorry that there has been as much development as there has already been.
- There is a return to the central city and nearby neighborhoods. There is not enough housing stock there.
- There is insufficient opportunity and incentive for developers/builders to build lower-priced housing.
- There's gentrification that's displacing people already living in Durham.
- People with low to median incomes simply cannot afford to live here
- This is textbook supply and demand. More people want to live and work here (demand) than used to, so the existing numbers of houses (supply) cannot support the demand, so people need to compete for the available houses. Which is why you hear about houses selling for ten thousand over asking price within 1 day of it being listed. It's not a good thing or a bad thing...it's just economics 101 playing out in our community. Either make the place less attractive to work so that demand goes down, or build more houses for people to live so that supply goes up. Those are the only two ways to get prices to come down.
- Too many people moving here make no space for the people who made it what it is
- Too many small luxury apartments, not enough dwellings for families or affordable single family homes
- Transportation is everything. People pay to live in larger cities because that's where the jobs are, and driving from cheap, rural housing is impractical. Density = traffic, and traffic chokes the life out of a city.
- urban properties have gone up due to appreciation due to demand to move in town; suburbs like S Durham (i know firsthand) "median sales price" going up is b/c all new inventory is priced higher. existing homes aren't going up at that rate at all. New home pricing is due to cost of materials and increased price of land. it's not really helping existing property values in pockets outside of downtown.
- We are pricing first time home buyers and renters out of the Durham area. It is so difficult to find decent and safe housing for less than $160000. Rent has increased so much but they can't afford to buy a home.
- We don't need townhouses and luxury apartments
- We need denser housing options that can be owned, not rented. Renters are at the mercy of swiftly-rising prices. Larger historic homes split into condos, row houses, and other types would help.
- We need more high-density residential buildings in the area between 85 and 147 where the road grid is dense and walkable. These buildings should be mixed-use with dining/retail on the ground floor to further encourage walkability. Most importantly, if we want affordable housing, we need to eliminate parking requirements. We should not require land and development dollars to be wasted oj car storage.
- We need to zone for multifamily, and "encourage" developers to set aside a certain amount of affordable units. Additionally, we need to help non-profits, like Durham Community Land Trust, and other groups who help to provide affordable housing, get land control of areas where affordable units can either be a) built or b) maintained.

- We should have a tax on single family detached home sales. $10k per sale. That would encourage duplex/triplex building, which is good for the environment and for affordability. and it would raise more money for affordable housing.
- Why not charge developers and investors more in taxes when a home turns over, particularly if the home was formerly a rental?
- With too few units on the market, costs of all housing are increasing making them unaffordable to most folks already in Durham.
- Would love to see some stats on how many homes and apartments in Durham lay empty. Otherwise, profit seems to be the major cause of this issue.
- Zoning discourages development of multi-family housing units.
- As the economy is booming, house prices (the main source of savings for most Americans) should progress as fast as possible.
- Supply vs Demand + restrictions like parking minimums and conversion of multi-unit homes into larger single family homes. Allow for density to be built and include provisions for developers to include mixed-income housing for new development permits

Question 5: Would you be open to new types of housing in your neighborhood as a way to address the housing shortage?

Affordability

- I want to live in a house in my current neighborhood but feel they are overpriced and unaffordable given the amount of work they would need.
- I would prefer affordable housing options in my neighborhood; in the past year, several long term renters have been forced out, and developers have renovated homes that have gone for nearly half a million dollars.
- I would welcome affordable housing in my neighborhood, especially if it was designed to be contextually appropriate.
- I have seen people forced out of my neighborhood by rising prices. Appealing to Duke undergraduates to buy investment properties that they subsequently lease or turn into Air BnB's --plus home flippers are the primary causes.
- Rather than continue to put up single housing homes and expensive condos, why not make those areas into affordable multi housing units. There is still time to build those units especially in the south street area.
- This will drive the last remaining middle class families out to Carry or other Wake County locations.
- Increased density like what was passed in Raleigh and what we see in CLT makes sense, so yes. That increases the value of land b/c you can add more structures on it....while possibly making end products more affordable b/c you can offset more of the land cost. a high rise in a zoned R1 neighborhood would not make sense. so, it depends. but yes, more things that bring people to the area and generally help our market appreciate are great!
- It would depend on if that means more expensive, targeted apartments/high rises that aren't accessible to people with lower socioeconomic statuses. We need more and better quality low-cost housing, especially temporary placements for incoming migrants and refugees.

- My affordable quality housing for seniors with low or fixed income.
- The number of units and intended market; the intended market should be equivalent/slightly more expensive (relatively) to existing homes.
- The type of housing. I don't think we need any more luxury apartments/ condos. If we had some kind of co-housing or affordable apartment living situation, then "new types of housing" might be a good thing.
- On my block (200 block of West Trinity) there are already apartment houses (300 block), and there are some very small homes interspersed with some very large. Not sure how this neighborhood is defined - probably 'single family' but that isn't quite right. What I want to see is the city REQUIRING some of these new multi-storied housing developments have 25% of the units subsidized, and the rest at 'market' rent. Instead, we are seeing condo-building only - no rentals. Where are lower working class people to go? We have already given away the farm :-(
- I would not want zoning changes it is why I chose to live in my neighborhoods. I waited and watched closely for opportunities. I think we need more overlay protection. The potential zoning exception for 12 acres Seamans estate is for > 35 - 1 MILLION DOLLAR houses. Changing zoning doesn't help affordability in my opinion. It can be legislated, ask that new buildings set aside X units. Give out incentives. Have the city build modular homes (see acorn company) vs. regular construction. Re-develop existing affordable housing that is old.
- But it should be resonant with the neighborhood and affordable not just supplying more housing for wealthy
- South Durham has prospered with increase in housing, businesses and development that has flooded the area with money. North Durham County has not benefited like southern Durham and we are one of the last areas that still has somewhat affordable single home housing available. The best place for affordable housing is close to work. It's bad enough getting paid $12/hr but then forced to spend one less hr in the day away from kids. Just because u don't make a lot of money shouldn't mean u r forced to spend money and time commuting. Just additional traffic the area cannot handle. Focus affordable living in a micro community that includes work, grocery store, good schools, and businesses. No commute time no traffic problem saves millions of $

Allow in all neighborhoods

- Needs to done in a systematic way to integrate units throughout the city, including high end communities like Trinity Park, Forest Hills, Watts-Hillandale and Morehead Hill.

Build condos downtown

- We do not need new types of housing. As much as people don't like the idea, we need more condos/apartments right downtown. They are in great demand because that's what people want. Build more of those.

Neighborhood already has a mix of housing types

- I already live in a mixed-use neighborhood (Woodcroft) of townhomes, apartments and single family houses. Recent developments built on the fringes in southwest Durham (Barbee Chapel Road & Hwy. 54) and on Farrington Road are townhomes but they are pricey ($250,000+).
- I live in Woodcroft, though, which already has mixed housing types.

- My neighborhood (Walltown) already is zoned for duplexes, but it would be great if more neighborhoods were zoned for duplexes, rowhouses, etc.
- No conditions. My neighborhood already has a good range of multifamily, duplex and accessory dwelling units, and it's quite pleasant
- There are already duplexes in my neighborhood, but all are rentals.
- Woodcroft has a variety of housing types, and works quite well.
- I live in Woodcroft, it is built out and already has a good mix of housing types, including nearby apartments
- we already live in a mixed use neighborhood
- There are actually already multiple types of housing within my community, Brightleaf at the Park
- I live in Trinity Park have an array of housing types. So, I'm not sure what's a new type that could be built. If there are new types, let's look at them!
- In my neighborhood there are already apartments, duplexes, split houses, small houses, and big houses. There's not much else variety we could have or need.

Neighborhood is built out

- Houses are close together, so you would have to demolish them to add housing. The not in my neighborhood problem
- You would have to tear-down existing housing in order to build multi-unit housing, and that would not make sense as the houses are all from the late-1990's to early-2000's.
- Neighborhood already filled up - don't want to see demolition here with replacement by high density
- I live in an historic district and wouldn’t want these homes torn down for multi-unit housing. Not opposed to it on vacant land or removing poorly constructed homes
- Our block, Pineview Road, already has had development with homes that likely do not meet code with respect to being constructed too close together. No need for additional development of this nature on our street.
- There is no room in my current neighborhood for housing expansion.
- There's no more room. A new development with apartments is being completed now. It's going to be crazy with just a two-way street for all the traffic. But that's a good example of - building for profit. The road should've been opened up first!
- Unless you are planning to build in existing greenways or condemning and tearing down existing homes to build new multi-family dwellings, there is no space for new types of housing in our neighborhood.
- We live in a subdivision that has no further room for lots. Existing structures would have to be removed to add multi-unit housing. Not that I'm opposed, it's just not practical at this point in the lifecycle of our neighborhood. There are multi-unit developments near us.
- Granted, there is NO room in my neighborhood for new development...
- I live near Indian Trail Park, so I'm not sure where in my neighborhood specifically you could put more units, but I would be open to new types of housing being available in my neighborhood, certainly.
- There is no available land in my immediate neighborhood to build new types of housing.
- There is not room in my current neighborhood for more development.
- I live in a small fully developed cul-de-sac and I don't think there is room to expand the housing options.

- But the neighborhood is already developed
- If land were available in my neighborhood, I wouldn't be opposed to townhome-style Housing.
- My neighborhood is already cramped with houses and people and cars and dogs. It's crowded. They've already cut away most of the green space for new construction. Has totally changed the character of the neighborhood.
- The older neighborhood where I live has small homes on medium-size lots. There are dead-end streets and forested areas along streams that protect the water ways, urban wildlife, and provide buffer between homes. The character of this place is why people have chosen to live here---they do not want every inch of land built on, nor three- and four-story high estate homes nor apartments. Even though people want to live close in to the city, there is no more space to build on----the developers need to take their speculation and high-priced homes to the outskirts of the city where open land is available and not ruin the existing neighborhoods.

Character/General

- Whether the new housing would fundamentally change the character of the neighborhood.
- If the planning is done wisely without profit motives in mind and the City Government/Ordinances are made to be responsive to the character and residents of each neighborhood.
- Anything other than single-family detached housing will wreck the character of my neighborhood.
- We live in a quieter area & purposely chose this area (Erwin Rd). Now, developers are chopping down the lovely woods and building. We like our country feel and very much dislike & disapprove of the development nearby. PLEASE STOP! Bigger is not better. Are rows & rows of townhomes and apartments the answer? This area will become hot (no trees), traffic ridden & will lose its charm. If people want traffic, go to Raleigh. But let's keep the Durham charm.
- Durham neighbors are important and many are great neighborhoods. To force feed high density development into established developed neighborhoods will greatly undercut what makes them great. Better to develop appropriate areas like downtown with high-density development as is being done and areas around main transportation arteries (like Chapel Hill Boulevard). Don't ruin what's good!
- I live in rural zoning which I hope never changes
- Rezoning neighborhoods to allow more middle level housing changes the character of an established neighborhood. With so much undeveloped area still in Durham, why should single family home neighborhoods rezone areas to build large multi-family options?

Character/Design

- I would welcome well-designed infill housing of many types in my neighborhood (Forest Hills), be it ADU's, duplex or townhome infill, etc.
- If tastefully done and still upscale
- Poorly designed homes in America. Look to Asian type of homes - smaller bedrooms, big enough family areas. Reduce bedrooms to room for bed and desk with a closet. These types of multi-home buildings can be incredibly efficient and a way to reduce home prices for 3-4 bedrooms of which is currently unaffordable for anyone but two family professionals.

- We sought out an older neighborhood in order to get a lot over .5-.75 acres. All the new homes look the same, lack character, have small lot sizes. These homes, townhomes and apartment complexes are where the money is.
- How it looked
- Maintaining the integrity of our historic neighborhood (Morehead) requirements.
- What those types of houses were and how they were designed to fit into the neighborhood.
- Not building the ugliest buildings that could be anywhere, USA. They don't have to be expensive, just slightly unique. This is my biggest problem with all of the new apartment buildings downtown. I am a big fan of urban density, just not cookie-cutter monstrosities.
- Careful Planning to include: 1. Design to fit the character of the neighborhood (mine is very contemporary / modern and has many unique facades while most new developments are not), 2. Common areas to make higher density homes more livable for neighbors and connected to neighborhood community (playground, greenways, sidewalks, parking etc). 3. Designs that make sense for households and city eg. handicap accessible, child-friendly, multi-generation friendly, affordable for median income household, reasonable sqft/person, sustainable construction, construction that accounts for and avoids when possible common multi-family unit complaints like noise, shared pests, shared allergens, negotiating shared responsibility for common walls, easements etc.
- Design of infill units matters. Massing, materials, and placement can impact how units fit into existing character.
- Fit current home style/size; maintain certain levels of upkeep w/o HOA (for example, group home across the street often has uncut grass, fallen limbs, etc...makes it undesirable for homeowners to have these types of gov't owned/run/subsidized units within neighborhood

Character/Scale and Context

- The introduction of 3 and 4-family units in our 1 and 2-family neighborhoods, like mine, Old West Durham, has to be done with site-specific and careful development -- I would rather see development of this type of housing in designated denser transition zones, such as the to-be-rezoned compact design district along Main St and Hillsborough Rd. It's difficult to just re-zone entire less dense neighborhoods for multi-family housing without some types of context-specific mitigations -- it could negatively impact the consistent character of neighborhoods to allow this "middle" type of housing anywhere. FAR, setbacks, creative lot sizing could allow for 3 and 4-family homes, and sets of tiny homes, on certain sites, without destroying the character of neighborhoods. Design regulations could help, and as I understand it, could be imposed.
- Size of the building should not overwhelm other structures nearby
- Townhomes and duplexes would be fine (in fact, I believe there are some down the street), but high rise apartment buildings would devalue the neighborhood (Hope Valley Farms).
- I would be open to more small multifamily homes or more manufactured homes (they look as nice or nicer than "normal" homes). One McMansion can be 4 nice, middle-class apartments.
- I wouldn't want a high-rise in my single family neighborhood, but I would be amenable to multi-family dwellings that aren't overwhelming to the neighborhood.
- Greater density and patio type homes but not multifamily.

- Multifamily housing would be nice, though I'd like to see lower buildings (townhouses, two story multifamily housing) to not disturb the 'feel' of the neighborhood.
- Yes, I don't have a problem with it as long as it fits with the neighborhood/community/environment and does not create more sprawl; Yes, I would if it was done thoughtfully and was environmentally sound and encouraged better public transportation.
- I don't mind change but neighborhoods need to be able to retain their character. Established neighborhoods should allow for smaller less expensive single-family homes as opposed to rezoning and forcing in large apt. complexes.
- I don't want high rises, but I'm fine with houses being converted into duplexes or apartments.
- It would depend on the design and how many were packed into a small area. Tiny homes in backyards/or on acreage would be a better option instead of multifamily units or apartment duplexes
- My neighborhood is single family homes and some duplexes. A large apartment complex built right next to me would change how I can enjoy my home and lower its value. A reasonably sized duplex wouldn't bother me.
- On the types of housing proposed. In our neighborhood, an apartment building would be out of scale to the rest of the homes. I wouldn't object to duplexes or small homes on smaller lots
- We don't want to alter the character of the neighborhood too much. There are already duplexes in my area and more of these would be okay.
- Built to scale multi-family or townhome like building would be ideal. The biggest issue is requiring builders to build to a reasonable scale that still meets the housing needs and of the same materials/design that provide the vibe people are moving to the area for (this includes building out of possibly not the cheapest materials and including landscaping requirements such as trees and vegetation). These items cost up front but ultimately lead to creating a nicer and more sought after city to live in.
- But it needs to be compatible in design and scale to the neighborhood. I love the duplexes, quadraplexes, and multifamily buildings in the Trinity Park neighborhood and I would love to see that type of development in the Northgate neighborhood. The danger is that most of our development community (except for those doing great work on redevelopment of historic buildings) is not sophisticated so they need to be hand-held with really good design standards. Otherwise, I'm down with some 20 ft wide lots, townhomes abutting the sidewalk, quadraplexes, and all other Missing Middle housing. I also want some activity in my neighborhood - I want some neighborhood cafes and small-scale neighborhood commercial or live-work.
- I would like more townhomes with on street scale (like dc)
- We live in one of the historic districts and adding new multi-family housing doesn't fit in with the neighborhood and these would destruct neighborhood character. Most of the homes are small, and many people prefer their moderate size over small apartments or large homes. Even when multi-units are built the rent is not affordable so it is a lose-lose situation. We often see small houses that are in good shape but a bit out of style sell to developers, get flipped, and then sold for much more money (i.e., a different income class of buyers). It would be nice if the public had an extended period, such as a month, where the property couldn't be bought by a developer. This at least provides the opportunity for people to purchase the home as is.

- It would have to be a type that provides quality, affordable living space for single earner, AVERAGE INCOME residents and families. NO MORE MEGA PLEXES WITH SKY HIGH RENT AND USELESS AMENITIES. I would absolutely LOVE to see tiny/small home opportunities grow.
- It would need to fit with the look and feel of the neighborhood. Where I live is all single family homes on 1/3 to 1/2 acre, at most 2 stories tall. Subdividing & adding tiny homes, or allowing 1/4 acre would be okay, but putting in a 5 story apt. building would look odd with everything around it.
- There is a townhouse development, which is nice, but I wouldn't want an apartment complex. It also comes down to something driving down the value of your home. Homes are investments, and like any investment, you want it to increase.

Depends on specific proposals

- It would depend on what type
- It would depend upon the specific proposal(s). Proposals which consider environmental impact of the construction, which widen nearby roads, and/or which are accompanied by investments in more robust public transit infrastructure are more appealing to me than building a cluster of townhomes on an undeveloped lot.
- It would depend upon what kind of housing we're talking about.
- Would like to see how it is developed first. Single family, apartments, multi-use, retail, etc.

Community Support

- A collective buy in from the community.

Gradual change

- It is important for neighborhoods to accept gradual change over time and to allow small multi-family units that fit within the overall neighborhood pattern.

Green space

- There are some great 3-story, 3 unit homes built on Rosedale Ave. by the Durham Community Land Trustees. They did not clear cut the property, so there are big trees around them and it looks great. I believe the density is 12 units/acre but the height keeps the footprint small.
- It is already happening in my neighborhood. Where it happens it should respect the nature and enhance livability of the existing area.
- If I wanted to live in a crowded area, I would have moved to Raleigh. Durham is cutting down trees and building housing without a plan that accommodates breathing space. And, please explain why the city is building huge storage places in the area between Fayetteville Rd and Cornwallis (RTP)?
- Apartment blocks, especially giant ones, do little to promote community. I would welcome sensible single-family (not McMansions) or duplex housing in my neighborhood. I would welcome neighbors I could meet, get to know, build friendships with over time to look out for one another as some of us age or have kids and need

assistance. Apartment blocks also do little to promote and preserve the city forest canopy and green space that all our visitors to Durham comment on, marvel at, and envy.

- It would depend on the type of housing and how it changes the appearance and feel of the neighborhood. I would not be ok with a company coming in, clearing out all of the trees and vegetation. Adding multi-family units need to be well thought out and fit in with the feel of the area.
- What we would lose in order to increase housing. Chamberlynne was built after tearing down undeveloped natural areas. We do not need to remove more trees to build houses
- How much deforestation would occur as a result.
- How much new development would tear down tree canopy and reduce greenspace.
- I think that the old single family houses in the urban core are on small lots, so there is not a whole lot of room for increasing density, and it must be done very carefully. Otherwise we will eliminate shade trees and the small green yards that make the neighborhoods livable. There are not restrictive covenants in the old neighborhoods, so it is up to the City of Durham to protect them!
- Need to consider how much green space you want to remove. The charm of this area is the mix of city living and rural. The rate of infra structure expansion and improvements is lagging behind the pace of home building. This is going to impact QOL of living in Durham.
- Everywhere I go I see more and more trees being cut down and more and more asphalt being laid. This is aesthetically distressing and is also worrisome for environmental reasons including groundwater drainage and flooding. I live in an area where there is still a fair amount of tree cover and would hate to see it cut down and large apartment complexes being built, along with the increase in traffic, noise and congestion.

HOA Rules

- Our HOA community...; We live in an HOA so that would be an issue.

Property Values

- Areas surrounding pre-existing developments should not be re-zoned to be dramatically different. People buy into an area with an understanding of what the zoning is in adjacent tracts. Changes in zoning that impact home values of people who are already there should not be made if it reduces the value of their homes. I don't think that areas around pre-existing homes should be drastically re-zoned in order to achieve affordable housing. There should be gradual changes in zoning around pre-existing neighborhoods. People bought into an area with an understanding of what the zoning was surrounding their homes. It is not right to change that without compensating them for changes that may affect property values.
- I think this would be a huge help. Everyone isn't open to it because they think it will lower the value of their home but it will not. We have to realize that we're all in this together and if Durham wants to truly pride itself on equity, there has to be some creative solutions to housing needs. When looking at bigger cities, all types of incomes are mixed in and that is what we need.
- I have no interest in Durham costing my family money by lowering the demand for my house.
- I live in a North Durham neighborhood where most of the homes have half-acre lots. Mixed-use housing could hurt the value of our homes.

- There are already a number of condos and apartments coming up in my immediate area. There's upscale housing up the street and rent-assist about a mile away. I'm sorry but considering the state of my neighborhood Our home's value cannot sustain more affordable housing within a mile from us.
- I think there is enough housing stock of all different types if people were a bit more realistic about their needs. Adding different types of housing in my neighborhood would probably hurt my property value, which has only increased about $43,000 in 20 years.
- We must safeguard property values to continue growth in the long range.

Housing Diversity

- "Biggest issue is with rentals and how well or poorly they are treated
- Culturally we do not have enough residential types for extended families and do not encourage this as a culture
- Developers have little incentive and zoning limits a true mix of unit types. We have mixed districts and a mix of buildings but not a mix of units. A lack of viable commercial/work-live is also hampering innovation"
- Bring on the "missing middle" housing, it's good for Durham

Infrastructure

- Our community already has a variety of townhomes, starter homes and larger homes. There are concerns of the growth impact on community resources, possibly creating a smaller tax base from smaller homes or rentals.
- Infrastructure to support the number of people.
- Currently there are duplexes on one street within my neighborhood. The infrastructure is not equipped to accommodate multiplex housing.
- It would require significant investment in the roads first
- How it was built out into the community and how infrastructure was built out to address the increased density.
- It would depend on whether the addition of housing, no matter what type, would also come with development to roads and schools, and other basics.
- I live in an area with a high concentration of town homes away from the center of town. I wouldn't be opposed to development of more dense housing in my area, but it is pretty far from accessible public transportation options which would need to be expanded to improve affordability.

Innovation

- I would love to see more innovative, eco-friendly concepts such as shipping containers, modular, modern alternatives to the single family. Cities like Portland, Austin, Denver etc have all adopted and embraced more modern designs and I think it has given the cities much character in addition to helping solve the housing problem.

Traffic/Parking/Congestion

- My neighborhood is small, but I like that about it. I didn't want to live in a community with a large number of houses. Adding multi-family to my neighborhood would just add congestion and more people to not follow the guidelines of our community.
- There are duplexes and apartment houses in my neighborhood. It works, though we have parking problems.
- My neighborhood currently has townhomes and apartments in addition to single family homes. The main concern for us is added units will stress the already heavy congestion on NC54
- Our neighborhood is old and there is no room to put new homes. There are a lot of townhomes and apartments going in outside our neighborhood, which I understand. But this will also lead to huge amounts of traffic congestion. Durham needs to invest in widening and improving roads, especially in the fastest-growing areas (e.g., highway 54 between highway 55 and Fayetteville road).
- Traffic flow. i live in an area that has a lot of traffic, making a delay getting in and out of the subdivision
- Depends on the type of housing added. Traffic is bad enough without increasing the density.
- "Plus, don't we have enough new apts. going up in downtown already?
- ; The traffic on my street (University) is already bad enough. If you add in new types of housing (apts., condos, etc.), it will only get worse!"
- OK, I live off Garrett and when the proposal came for the townhomes across from Trotter Ridge, I opposed it. Because of traffic issues. Because things get really hairy at Garrett/751, Garrett/54, and 54/751. Things get super ugly around Jordan too. And traffic lines up for miles sometimes down Garrett Rd. And it will only get worse with 751 South. Even if the city ever went through with widening Garrett, I don' t think it would help. I don't know if there are regulatory things against adding above-garage or basement apartments, I'd approve of relaxing those. But a big influx of new residents can't work until traffic/transportation is fixed.
- It is not appropriate to mix housing types in my neighborhood. Impossible to increase roads and other infrastructure to handle added people. Something that always needs to be considered.
- I don't want a huge apartment building right next to me, blocking my sunlight, causing parking issues, and eliminating my privacy, but I'd be fine with apartments on Club or Broad, or duplexes/quads - as long as they are small/in scale with the 'hood, and well maintained.
- The lots are small and jam-packed already. Roads are narrow in the neighborhood so there would be no way to get around.
- "- traffic to my small neighborhood with heavy cross traffic from duke to Roxboro
- - aesthetics that it blend into the look of most of the homes, built in the 40s
- - that it not make rentals in the area unaffordable for long time tenants"
- I think it is very dependent on how other issues are addressed. Such as, traffic, sidewalks, parks, etc.
- ONLY if the road infrastructure can handle it. We beat back 37 townhouses planned for the 6509 Garrett Road property because it is already impossible to get out of the Valleybrook neighborhood most of the day. Increased density MUST come with better infrastructure and plans for drainage that will be impacted by an increase in impermeable surfaces. There should also be more senior rental housing and one-story housing, as many retirees move to this area.

Leadership

- Courage from city leaders to allow it.

Mixed Use Development

- And to elaborate, I mean something more-akin to a huge affordable housing apartment complex, not duplexes or triplexes. Something that would make two sides with totally-different socioeconomic lives would probably create some division unless integrated organically, because... well, humans are humans, and humans still aren't good at crossing those boundaries. If anywhere can do it, though, it's Durham.; How mixed-use the area is being treated as. An otherwise-traditional neighborhood with one big multi-family unit attached would probably feel weird for both sides, unless we actually structure the community to be more open and having a variety of residential and commercial options.
- I think mixed development is important. I only see apartment and townhome complexes being built. I am afraid of being priced out of a single family home
- We live in North Durham. I would consider this if it were mixed-use development.

More ADUs

- Durham city should allow for grandmother cottages in the backyards of homes in historic districts. This will allow for passive income for folks and allow for increased housing density and stock.
- To that end, city should stop closing paper streets and instead rezone adjacent lots to allow granny flats and small homes to be built facing a future alley or road.
- We actually did an addition to our house to add on an in-law suite, where my mother in law lives. I don't see why it would hurt communities to allow income apartments to be added to single family homes. I lived in a basement apartment in Chicago. I know plenty of college students who lived over garages. It is the most cost effective way to make both home owning and renting more affordable. When we keep building "apartment complexes" we are at the mercy of the builder setting the price. It never works out for the poor.

More units

- I fully support higher density housing in single-family neighborhoods.
- I would like to see more duplexes or single family homes with an attached apartment/mother-in-law suite.
- I would like to see multi-unit apartment and co-housing units, smaller units with 4-10 total apartments.
- Of course I appreciate living in a single-family home, but the simple fact of the matter is that our population is rising and that we need housing to accommodate the increase.
- Yes! We need increased housing of all types and geared towards all income levels, instead of just catering to the luxury market segment. For whatever reason, tiny homes and micro-units have note gained a foothold in this area. Also, especially for downtown, there need to be many more small condos made available (500 - 600 sq ft). At a cost per sq ft of $400, that would make such condos around $200k to $240k. But instead, almost all condos downtown are twice that size, and prices generally are in the high-300s and low-400s and up! This is ridiculous!
- We need garage apartments, duplexes, small apartment buildings, cottages, and a wide range of options in lots of neighborhoods across the city.

- I would be open to granny flats/basement apartments, to accommodate people seeking rental units. If there were more rental units available, fewer people would want to buy.

YIMBY

- I fully support higher density housing in single-family neighborhoods.
- Nothing! Everyone deserves to live everywhere. I HATE gated insular communities!!!
- Nothing. I support affordable housing in Durham especially in neighborhoods with low crime and access to transit.
- Absolutely!! Enough with NIMBYism. The entire city needs to be open to this.

Opposed

- I wouldn't want apartments to start popping up in my neighborhood. No.
- It would destroy our neighborhood.
- I do not want townhomes or multi-unit housing in my subdivision.
- I don't want my neighborhood to have anything but single family homes. I do want the absentee owners or Air B and Bs and similar to pay a whole lot more in taxes. Also, my home was a flip, we love it, but I think a whole lot more of the $100,000+ profit after expenses that the flippers made should have gone to City of Durham.

Quality

- The quality of construction, density of units, and whether the new dwellings can be integrated into my stable neighborhood without dramatically altering the current environment.
- It would be dependent on the type and quality of the units. It would also be dependent on the quantity of units in one area.
- It would depend on whether the character of the neighborhood could be retained and not disrupted by the addition of cheap, garish multi-story buildings.
- You do not need to build more cheap, high-density housing in already developed areas as currently being done. It is creating congestion to the already strained traffic load. Why not EXPAND to the outer boundaries of Durham County to build housing and add more roads?

Safety

- As long as it remains a safe area, and doesn't look like low-income housing, that would be fine.

Teardowns

- Those types of housing being accessory dwelling units. Those types of housing not involving the tearing down of historic houses. Those types of housing not involving subdividing existing lots.

Tenants

- "We had 14 people living in the small house next door (someone was sleeping on my neighbor's lawn and they were parking in front of the fire hydrant). Based on our experience with BOA, I would not trust them to make decisions on what is OK. It might take better controls than what the General Assembly will allow.
- The type of house and price-point as this influences the type of businesses and residents it would attract. Saturating certain areas with lower-income properties historically has shown an increase of crime.

Variety

- I would love to see a mix of housing types in my neighborhood
- Obviously this is nuanced. What I'd say is that there is a lot of available land with not very dense apartment buildings that could be totally rebuilt and house a lot more people. Allowing small backyard units for 1-2 people might not be a bad idea either.
- We used to live in a single family neighborhood and I absolutely would have been open to other housing types.
- My present home site is a new development and has over 400 units planned. A mix of town homes and single family units. So far it looks like I made a good choice. Time will tell.
- More townhomes and condos would be great. We definitely need density and mass transit. Grow in and up, not out.
- We live in Woodcroft which is mixed development. I support mixed development that is designed from initial building but not rezoning established neighborhoods to insert multifamily units in them. Property values may fall and hardscapes such as road design may not support traffic demands. I also don't support any requirement of builders to make mixed development to get government approval of their projects.
- Is there variety of homes available in different price points? Are roads going to be upgraded at the same time? I am tired of sitting in long lines on two lane roads because of lack of vision.

Walkability

- New road grid connections and sidewalks to make my neighborhood more walkable.
- Thoughtful development to maintain the scale and walkability of the neighborhood, including existing tree cover, while allowing denser uses on existing lots.

Miscellaneous

- I grew up in a single family neighborhood, as did my husband. We've gone back and forth about what kind of home we'd like to raise children in. I'm not 100% against an apartment or split house but it's difficult when you personally know the joy of having a yard as a kid.

Question 7: Would you be comfortable with duplexes in your neighborhood?

Affordability

- Yes please, build more of these so housing prices can go down. Perhaps instituting a max income or some other affordable housing method will be incredibly necessary, especially if major tech companies move to the area.

- I think few neighborhoods exclude duplexes (in town I mean). Watts Hillandale and a few others to my knowledge. Since I picked my neighborhood based on zoning changing it is not something I am in favor of. I find that the changes are often for developers and landlords, not to help affordability.

Duplexes are already in my neighborhood

- Already have them in some of the neighborhood. Should combine RU5 and RU5-2 and allow duplexes all over the place
- Already multifamily housing in my neighborhood
- There already are duplexes in my neighborhood.
- There are already duplexes in my neighborhood. Some are historic. Unfortunately, one historic duplex was converted to single family.
- There are duplexes across the street already. And townhomes along the back of my property. we're in a development built in the 1980's
- I own one next door.
- We already have many duplex complexes in Woodcroft.
- We already have some in our neighborhood, and I lived in one for years and loved it.

Character/Design

- It would depend how well it blended in with existing properties. We have mostly 40-your-old ranches in our downwardly mobile, nearly-filled subdivision.
- Depends how they would be blended in and how many. It would be good to scatter them around as opposed to a large area of duplexes. As above I am concerned with neighborhoods being able to retain their integrity.
- Esthetic
- If they kept with the developmental feeling.
- If they looked like single family homes or not. If they look like single family homes, that would be fine.
- It depends on whether the design of the duplex is in keeping with the character of the neighborhood.
- It would depend. Preferably attractive, with some privacy for each owner/tenant. Some of the duplexes I've seen in Durham so far are quite ugly.
- My mother-in-law lived in a duplex that fit very well with the neighborhood. On the other hand, I don't think the General Assembly will let you put in code that would keep out places that look like A (and I'm not sure developers wouldn't figure out a way to make places that look like A, no matter what the code says).
- Option B is an appropriate duplex for Durham, the kind of cul-de-sac cookie cutter development that dominates construction in Durham is too big unnecessarily expensive and just plain ugly
- Working with pre-existing structures to do so
- There are currently no multifamily dwellings in my neighborhood. Duplexes do not match existing homes. I am in favor of allowing Accessory Dwelling Units and encouraging there use.
- There are no duplexes in my neighborhood. They are inappropriate to it.

- We are already losing part of what makes our town interesting and unique. Please stop this crazy social experiment. We do not need to be subject to every trend that comes down the pike from the schools of urban planning.
- We have 6 new housing developments are currently going on within 2 mile radius from our house (near Southpoint), and ALL of them are high-density, ugly, cheap-looking mix of apartment and Townhouses. Enough to make me think about moving OUT of Durham.
- Absolutely and I live in a historic neighborhood - Morehead Hill. Grandmother cottages in backyards would be a great way to increase housing density and stock.
- Absolutely. Especially if the design facilitated each unit's private entrance, with a modicum of private outdoor space.
- How large the duplexes are. There are currently a lot of older duplexes that are smaller and maintain the size/character of the neighborhood. Newer duplexes that have been built dwarf the existing homes, pave backyards, and block out sunlight on larger lots.
- How they fit with the neighborhood look and feel.
- How they look.
- I would totally be open to Duplexes! I would love to see them designed responsibly, with attention to style. And even more, I would love for a percentage to be section 8 or held for similar low-income families.
- If tastefully done, duplexes are a great alternative.
- It would depend on the design and scale. Duplexes should be designed to be compatible with the neighborhood.
- It would depend on the aesthetics--making sure it blends in with the neighborhood as well as the management of the property (by the owner or management company) to make sure it is cared for.
- It would depend on the look, creating private entrances, blending in with the neighborhood (if it's mostly single family). I think it would be great for the City to assist with more accessory dwelling units. Areas like Portland, where there has also been a real estate boom have been successful with the ADU model.
- Keeping in sync with the look and feel of the overall neighborhood.
- Like the previous example demonstrated, duplexes are often well hidden in a neighborhood of single family homes and are a good solution to both meet demands for an increased population while maintaining the single-family home aesthetic.
- Massing, placement, design to fit within the existing character/context of the neighborhood.
- Please, no front-facing garages at the front of the building! They are ugly and would look totally out of place, and the whole front yard would be driveway.
- That would've been better than what they're completing now.
- The appearance. I do not like the look of duplexes that simply appear as a home split in half.
- The appearance. Duplexes that look like bungalows or cottage type houses that fit the style of the neighborhood exist and would be welcome.
- The one in your picture is particularly ugly, but I have no problem with them. We have far uglier in our neighborhood now. Garages do NOT need to be front and center of a house - people, and people-friendly spaces, should be.

- Well-planned construction that takes multiple nearby tenants in mind.
- It would depend on the design, number of units, and how the structure fits into my historic neighborhood.
- If the duplex fit in with the character of the neighborhood, in both size and style. That has not been the case recently. Historic homes are being torn down that could have been modest homes for families, and replaces with structures that tower over neighboring properties; If these were not new builds and fit into the character of the neighborhood. That has not been the case. Most that have been built in this area tower over existing homes and stick out.
- As long as it remains a safe area, and the duplexes don't detract from the overall appearance of the neighborhood, that would be fine.
- They kind of look junky and in this market, real estate investors are cutting up beautiful historic homes for duplexes and creating a type of house that families aren't interested in. if this happens too much then it'll all just be student and transitional housing.
- I would consider this if it were mixed-use development.
- Durham has too long suffered depressed valuation because of the poor public schools and perception of higher crime compared to other Triangle communities. Durham should be protecting these valuable neighborhoods as other local communities have done - Raleigh has over 18 protective overlay zones to save the fabric that gives the city its character and prevents over development by generic high density projects.
-

Green Space

- Duplexes usually are part of HOAs with small lots, I like my neighborhood with large yards.
- If all tracts could be zoned equally then everyone could have the opportunity to add structures and increase density. this could help me down the road somehow, but currently we have a pretty strict impervious surface rule so all current single family homes would not gain the benefit of being duplexes. Furthermore- in my specific neighborhood, it's nice b/c it's quiet and amenities like trails and a community pool aren't overrun.
- We live on a country road, not a neighborhood. So it would depend. I don't want to see our forests or agricultural areas turned into high-density housing developments. But I don't have any problem with a duplex on an existing lot.

Investment Potential

- I would LOVE more duplexes, as a young professional who is entering her first real estate investment and first real estate purchase, the only buildings I am even considering are duplexes, triplexes and fourplexes. Unfortunately it seems there is almost no availability or very few that seem affordable, which is why I have reached the point where I am deciding to build my own. While it might be slightly more cost effective to buy something predicting I know ultimately I can provide more to the community and the environment by pursuing my business plan of a modern modular fourplex. They're also cool and attract young professionals, which would help the local economy.

Location

- Would prefer a community of duplexes rather than duplexes intertwined with single family homes.

Maintenance

- Upkeep of property
- As long as well maintained.
- I also think that the upkeep of these duplexes would need to be maintained, especially if landlord is out of town
- maintenance is critical
- The only caveat is whether the landlords take care of their property. There are parts of Durham with duplexes where there is no grass in the yards and the buildings are run down.
- I don't think duplexes are the answer. There are already plenty of affordable homes that just need some love and care.
- As long as I had neighbors who can take care of the property.

Miscellaneous

- Lord help us if people aren't. If we can invest in the infrastructure to handle the density and get the schools in shape so the world doesn't end when you can't get your kid into the school you are literally in the walk zone for, there should be no complaints. Honestly, what's with the schools?
- It's already crowded around here. I think Durham County only cares about expanding the tax base. I think fixing and expanding infrastructure and better public transportation should be taken care of first.
- Based on the examples that are about 1.5 miles away, I would NEVER vote for that to be part of my community.
- Despite the trick question above, duplexes usually do not look like that. Plus, the photos are barely big enough or high-resolution enough to tell anything. The agenda behind this questionnaire is pretty clear to me. Why don't you just say you are trying to sell us on triplexes and duplexes instead of putting us through this charade? Could it be because you know you don't have the support to push this through without tricking people?
- That picture of a duplex is so ugly, I don't care if it's hard for some people to ID as a duplex. This survey is obviously trying to bias responses so that the planning department can say that the citizens of Durham are open to townhouses and other types of housing. Please get some help constructing something that is less biased.
- Biggest roadblock is cultural need for standalone homes
- HOA
- Hope you realize this will not happen in my neighborhood due to the current owner/developer. BUT if I lived/owned elsewhere I wouldn't mind.
- The HOA would probably not, but I have no issue with this.
- I am interested in purchasing this type of a duplex!
- I think duplexes are great- especially if well designed.
- There are no reasonable arguments against allowing duplexes. In the past, the only reasons were racism.
- They have them in areas that were recently gentrified in Boston. I think they're lovely.
- This would be great.

- Why not?
- I don't think it would depend on anything. I'm generally a YIMBY.
- Durham is already too crowded

Additional density is needed

- Yes, I think duplexes are critical to combat the lack of housing available. If people want single-family homes in their entire neighborhood and surrounding area, then THEY should be the ones to move further away from downtown.
- Maybe, but there are much better solutions then duplexes. Like high-density high-rises. Duplexes only offer a single family residence for the footprint they occupy. High-rises can offer 10x that.
- Fourlplexes > Duplexes
- I own a duplex in Trinity Park and I'd actually love to be allowed to add a garage apartment. Zoning regulations don't allow it. This neighborhood should be allowed to become denser. It could absolutely be done without disrupting the rich people's idea of charm and historical character.
- I would be comfortable with densities higher that two dwelling units per lot. I think four dwelling units ought to be the minimum allowed by right, citywide. I would be happier with even higher densities in areas near mixed-use zoning with access to transit.
- I would like to see more duplexes available.
- I'd be comfortable with triplexes too!
- Yes! I strongly favor more duplexes, triplexes, and quads as a way to address the housing shortage.

Preference for single-family neighborhoods

- I bought my home in a single family neighborhood and I want it to remain a single family housing neighborhood.
- I live in an area with individual homes. I purchased the home knowing that I would be surrounded by home of like quality and character. There should be a buffer area around pre-existing homes if other styles come in.
- It's not a duplex neighborhood.

Traffic/Parking

- You would be modifying existing homes and there would need to be room for parking because that house could now have 4 or more cars
- We currently have small scale duplexes on one street. The city/state would need to restructure the roads to accommodate the additional traffic which is already a problem. The streets are narrow with no sidewalks. People have to walk a mile at least to catch the bus. It is dangerous for bike riders as cars tend to drive well above the speed limit and the drivers are aggressive.
- There is already way too much traffic just with the single family homes being built! Durham is doing nothing about the infrastructure -especially on the side roads!
- It would depend on better defined parking on Lakewood Ave and traffic calming measures there.

- They result in increase of population and cars---usually leading to an unattractive line of cars parked along the streets or in the yard.

Pricing

- The number of units and intended market; the intended market should be equivalent/slightly more expensive (relatively) to existing homes.

Quality of design and construction

- They already are in my neighborhood and they stand out - typically for the cheap level of materials used on hem.
- How well-built they are, how much privacy they afford people, and if they are for long-term residents not one-year rentals
- Design and materials.
- The recent duplexes in Durham are cheap construction, and stand out horribly from the surrounding homes. Families will typically not buy duplexes. The clear cutting of trees is off putting, and is destroying historic neighborhoods for a cheap, fast fix.

Teardowns

- It would depend on whether the duplexes were built by tearing down existing structures (I'm not in favor), or building new mega developments which affect the urban tree canopy (I'm not in favor), or are built to look not in keeping with the architecture and style of the rest of the neighborhood.
- Comfort has nothing to do with it. I do not want old houses to be torn down and replaced with triplexes; I don't want existing homes replaced by duplexes (or bigger houses). I do not want you to make it easier for developers, either. They will be the only winners here.
- Turning homes into Duplexes may help solve a current issue but it lowers the value of the home and therefore in the long run only hurts the neighborhood. I'm fine with new construction being duplexes but I believe that we need to persevere history and stop flipping and changing homes and the original architecture just so investors can make even more money. Investors are screwing our city and the people who live here.
- My neighborhood is full. Taking down a current house and replacing it with a duplex would not work. However, I would be comfortable living in a neighborhood with duplexes.
- Using existing homes, not just new ones.

Tenants

- Multi-family stock is generally built for rent and not for sale. Multi-family stock is generally built by developers. Developers are generally interested in bottom line profits over thoughtful, considerate, and contextual design. Single-Family homeowners are generally more invested in the quality upkeep, appearance, and maintenance of their home. Conclusion: Generally there is no better option for developing a quality neighborhood of caring community members than to invest in a broad spectrum of single family homeownership.

- I would really like to see duplexes where the owner must occupy one unit and this would be a covenant to ensure this was owner occupied. Units that are purchased as investments and not owner occupied, are an issue in my subdivision as they are sometimes not well maintained.
- As long as they are not for affordable housing or investment
- Duplexes tend to bring more rentals rather than home owners and I'd prefer to live among owners than renters, who care more about property values.
- If it was privately owned, we would be happy for that! Generally duplexes drive down property value.
- If they are low rent with scary people no
- Prefer owner occupied housing. Don't care if they are deeded or cooperative
- If they were a mix of both private and commercial (rental) properties.
- Neighborhoods with high proportion rental housing perform differently than those with higher owner occupancy. Duplex housing is overwhelmingly investment housing. The owners of this housing have competing interests with those who are owner occupants and even with the tenants in rental housing in neighborhoods. The OWD NPO debate and the Golden Belt HD debates could not have made this clearer. Loosening zoning standards in single family neighborhoods to encourage redevelopment as rental housing will destabilize the neighborhoods and accelerate gentrification. It will not serve to lower housing costs. Development follows money and profit. Developers will only build where what they build will make more money than what is already on the land. Housing supply chases housing demand, but only at the high end. Demand does not equal need. People who need housing but cannot pay for it are not part of demand in the market sense. The market place will not serve those who need affordable housing unless their expected profit margins are made up with public money. Zoning and planning work when there goal is making safe, stable, and good places to live and work. Zoning and planning are not effective tools for manipulating housing costs. Market Urbanist approaches serve to shift wealth to those who have it and can afford to exploit the opportunities loosening regulations create. We should resist turning housing into a retail commodity, but your proposal to "expand housing opportunities" will actually accelerate this process by turning housing end users into mere consumers and reducing their role as community stakeholders. You will not get any improvement in affordability. If housing prices in Durham should actually fall in the coming years, it will have nothing to do with planning and zoning policies. It will have to do with the overall economy. When prices fall, the new housing supply stream in Durham will stop and move to other areas where profit margins remain high.
- It would depend on how green space was incorporated, if they were owner occupied, or how they would be managed. This is a family oriented neighborhood which already has issues with a few renters violating noise and the ordinances. That would be an issue.
- There are already duplexes in my neighborhood. My problem with them is that they are only rental properties. We need more affordable options for buying, since owning a home provides stability and a means to preserve family wealth. A split-unit building that people could buy into like a condo with 2-4 units would help more than rentals that will have price increases.

Variety

- Absolutely. Where I grew up, a city ain't a city unless it's loaded with duplexes (and triplexes).

- As long as single family homes were mixed in as well
- Duplexes, quadraplexes, and everything within the missing middle spectrum please. Let's get some diverse housing of high quality design that is compatible with the scale of the existing neighborhood. Open to some neighborhood-scale commercial too like a cafe or art studio.
- I am open to all kinds of duplexes. This enhances the variety of people who can live in a neighborhood.
- I come from Rochester NY where I used to live in a duplex. I think they are a nice option.
- I lived in Boston/Cambridge, MA for many years: almost 40. The housing stock in this area of the North is greatly diverse. Two-family homes are common. What I saw in Boston were members of the same family locating close to each other. Some on the same block, some in a duplex....this helps to create a stable neighborhood. One negative is that long-time neighborhood families assume ownership of the street and sometimes are not welcoming to newcomers. My sister still lives in Boston. I would like to buy a duplex with her in Durham. But I have not seen any on the market. As two older women, living close by to each other would be helpful.

Question 9: Would you be comfortable with triplexes in your neighborhood?

Affordability

- Yes please, build more of these so housing prices can go down. Perhaps instituting a max income or some other affordable housing method will be incredibly necessary, especially if major tech companies move to the area.

Triplexes already exist

- Already multi family housing here
- Woodcroft has these already as well.
- Yes, there are some quads in our neighborhood. More density in more places. Get rid of flat surface parking lots and parking minimums in downtown, and allow for larger accessory dwellings in Ru-5 and ru-5(2) areas.

Character

- Appearance
- It would depend on the total size of the building. These can quickly get massive! Maybe the 3d unit could be a small studio.
- Homes are already small in our historic neighborhood. Rather than tearing down existing homes to build multi unit structures it would be nice to preserve these for families that want a moderate home in- town not fully renovated. Otherwise you start pushing those folks to subdivisions. In addition most new multi unit homes do not fit in with the character of the neighborhood.
- Not if they dwarfed the other homes in the neighborhood. Almost everything is single story.
- size, materials, design.
- We already have triplexes. While you might 'sell' the idea to residents based on the images above, you have no tools to make sure they actually blend into the residential fabric and don't fill entire lots.
- The examples provided above do not represent the triplexes (or even duplexes) that have been built. Rather newer multi-unit homes takeover the entire lot and rob existing neighborhoods of their pre-existing characters.

If Durham were able to control the size and character I would be more open to it, however that has not proven to be possible.

- The problem here is even worse than with duplex housing. Zoning rules can be effective when designed to make stable and desirable places to live. Compatibility is a component of stability.
- too big
- Again, quality of construction and whether designed to effectively blend into our current stable neighborhood.
- Appearance. It needs to match the historic bungalow or cottage appearance of the historic homes, but I've seen them and if they did they'd be welcome.
- Design needs to blend in with surrounding houses, with nice landscaping and a plan for vehicles. Neighborhoods with alleys would be good options.
- High quality design and generally compatible in scale to the surrounding area.
- How they look
- I agree that they need to blend into the existing neighborhood.
- It would depend on the scale and design. Triplexes should be designed to be compatible with the neighborhood
- Massing, design, placement.
- Needs to be well designed and fit in with some of the surrounding residences.
- Size of structure in comparison to nearby homes
- Yes if 'hard to spot and fitting with the surrounding architecture and sensibility of the area
- I think one of my issues is that my kind of neighborhood = a lot of families. Would triplexes attract people with kids? I feel like they'd attract younger folks or dedicated singles who wouldn't contribute to the neighborhood life.
- Depends on style and buyers.
- There are no duplexes in my neighborhood. They are inappropriate to it.
- They should not be built next to homes that are single family unless the land was already zoned for it.
- I live in a historic community where Duplexes and Triplexes have never existed, and are, therefore, inappropriate. I do not believe that we should crush historic neighborhoods! I am uncomfortable with the bias that appears to be built into this survey. The Sesame Street styled "One-of-These -Things-is-Not-Like-the-Other" question above is not helpful -- any housing form can be constructed well (or not), and any duplex / triplex can have side entrances not readily visible from the street.

Character/affordability

- I would totally be open to Triplexes! I would love to see them designed responsibly, with attention to style. And even more, I would love for a percentage to be section 8 or held for similar low-income families.

Character/concerns about rentals

- Aesthetics. Maintenance.
- It would depend on the aesthetics--making sure it blends in with the neighborhood as well as the management of the property (by the owner or management company) to make sure it is cared for.

- They need to blend into the neighborhood and not be owned by out of town landlords. Management needs to make sure this type of housing is kept up.
- They need to be attractive and blend with the current look of the neighborhood, preferably owned rather than rented.
- Doesn't fit our neighborhood. There is a place though. No rentals; Prefer zero lot line over multifamily
- Height, parking, etc...but generally yes, I think it would be okay - perhaps loud students occupying them (as has been the case) may be difficult.

Character; green space/open space

- If the units are small enough to fit into the scale of houses in the neighborhood, and still allow for some green space and trees, fine!
- Sure.; I don't have a problem with building multiple units as long as it is done tastefully, good solid construction, no cheap walls, or cost cutting, nice shared green space, I am all for it.

Character; greenspace; concerns about teardowns

- I would still be concerned about tree canopy, blending with the architecture and style of the neighborhood, and not built by bull dozing existing structures.
- I worry about each unit having significant outside space

Character; miscellaneous: safety

- As long as it remains a safe area, and the triplexes don't detract from the overall appearance of the neighborhood, that would be fine.

Concerns about rentals

- Same as duplexes: they have to have owner-occupant requirements for the first X number of years and can't all be rental properties.
- The crucial thing is that they be kept up by the landlords.
- Not interested in bringing slum housing in.; Don't want to live in a slum area
- Depends on if they are section 8 or low rent that houses scary thugs
- If there were options for multifamily homes and they were not rentals.
- The more dense the multi-families are, the less "ownership" there is in keeping up the property. Many of the properties that are owned by out-of-state entities, fall into disrepair and lowers the general quality of the neighborhood
- In CT and NJ where I grew up, neighborhoods with triplexes were often rundown. I think they turn into section-8 housing and are not well maintained. The duplexes usually has the landlord on one level and a renter on the other. The duplex neighborhoods are usually well maintained.
- Concerns ab just like for duplexes, it would depend on how green space was incorporated, if they were owner occupied, or how they would be managed. this is a family oriented neighborhood which already has issues with a few renters violating noise and the ordinances. that would be an issue.

Concerns about teardowns

- How they are regulated. If there was a mechanism to prevent tear downs of existing homes in order to replace with more profitable triplexes
- My neighborhood is full. Taking down a current house and replacing it with a duplex would not work. However, I would be comfortable living in a neighborhood with triplexes.

Density/Character

- Too much density.
- Adds to density. Don't change current neighborhood characteristics that attracted the current homeowners
- Increased density in the form of triplexes is not right for every neighborhood.

Design; Affordability

- Julia RockwellI would LOVE more triplexes, as a young professional who is entering her first real estate investment and first real estate purchase, the only buildings I am even considering are duplexes, triplexes and fourplexes. Unfortunately it seems there is almost no availability or very few that seem affordable, which is why I have reached the point where I am deciding to build my own. While it might be slightly more cost effective to buy something preexisting I know ultimately I can provide more to the community and the environment by pursuing my business plan of a modern modular fourplex. They're also cool and attract young professionals, which would help the local economy. I strongly believe that there are some fantastic architectural possibilities in the triplex space and if zoning codes and regulation would be open to them, Durham has the potential to be just as cool as Austin, Portland etc. I also feel the rent might be more affordable than what is currently available with larger corporate apartment complexes, whose rent prices are in some places comparable to Brooklyn, which is crazy!

Design; Parking

- If the exterior of the triplex complimented the surrounding homes and provided adequate parking based on the number of total bedrooms.

Design; Teardowns

- I think there is a scale issue for triplexes that should be factored in to the existing neighborhood but am generally in favor of them as long as they don't lead to a lot of tear-downs of perfectly solid homes.

In favor

- Absolutely.
- Again, why not?
- I don't think it would depend on anything. I'm generally a YIMBY.
- Nothing

- Yes!!
- Yes, great idea.
- Again, I would be happy with fourplexes citywide.

Infrastructure

- Parking even with the example shown (and I think it is ugly) could be an issue.
- Parking would be an issue. We already have several neighbors in our single family housing neighborhood parking in the road causing danger our kids who are forced to ride in the middle of the street to avoid the cars parked in the street. ; Parking would be an issue
- Parking would need to be limited.
- They need to have enough parking. Also, if too many people live in the neighborhood, we need more shared resources (e.g. community pool, basketball courts, gym, etc.)
- Would encourage too much street parking, lots of traffic and litter. I could just return to NYC. (I do love NY).
- There is already way too much traffic just with the single family homes being built! Durham is doing nothing about the infrastructure -especially on the side roads!
- Parking.

Infrastructure; green space

- Traffic, congestion, and whether or not they are taking up green spaces like parks.

Infrastructure; property values

- Again parking is a concern as well as the cost of the triplex affecting my home value as a a "comp"

Miscellaneous

- I don't think duplexes are the answer. There are already plenty of affordable homes that just need some love and care.
- See above
- See above
- See answer above for duplexes.
- See duplex response above
- See my comment just above.
- Nothing difficult to spot about that one.
- The homes are too small (2000 square feet) for that.
- The options shown are so deceptive and misleading.
- Again, existing homes could be converted into triplexes. It does not necessarily require new developments.
- Same as above.
- These can you spot questions are condescending us

Miscellaneous: pricing

- The number of units and intended market; the intended market should be equivalent/slightly more expensive (relatively) to existing homes.

Mixed Use

- I would consider this if it were mixed-use development.

Opposed

- NO WAY! ABSOLUTELY NOT!
- Absolutely not. It will drive down the value of our single family home. How is this a legitimate survey??

Ownership

- Can people buy into them, or only rent? People need non-single-family ownership opportunities.

Teardowns

- It would involve the tearing down of existing homes. That's bad for the environment, bad for existing residents, and completely unnecessary.

Variety

- If you look at Trinity Park as an example it has many different types of housing. The mix is what makes it interesting. It would need to be done thoughtfully and with the education it seems you have begun with this survey. Thanks

More density needed

- Fourplexes > Triplexes
- Maybe, but there are much better solutions then triplexes. Like high-density high-rises. Duplexes only offer a single family residence for the footprint they occupy. High-rises can offer 10x that.
- I'd like row homes in or near downtown Durham.

Question 10: How interested would you be in building an Accessory Dwelling Unit (ADU)?

Affordability

- I think the financial reality of ADUs is not fully understood. These are expensive to build, from what I understand, with ranges around $100K for a modern, standalone dwelling of this type. Great idea, but how many folks can truly afford to do it?
- This would be of interest, but I'm not sure of the logistics and cost. If be concerned that it would be too difficult to get it built and cost more money than we could spend.

- I have the room on my property and am interested in doing this. The upfront cost of building it is a limiting factor.
- I'd do this if it was affordable to build
- I'm too poor to finance new construction at my house

Affordability; character; green space

- Detached ADUs are expensive to build and would use up most of the backyard on a 50 foot wide lot. I doubt that many homeowners who love their yards would want to build them. I think that they will be built mostly by investors, who don't care about needing to cut down trees and bulldoze as much of the yard as it would take to grade the yard and build a foundation.

Affordability; density

- I have a building that could easily be an ADU and live downtown. We have not rented it or fixed it because of the cost associated with plumbing the ADU. If you give me a grant to put an ADU on the market, I'll income restrict it for years.
- We don't have the money right now, but I think this is a great way to increase density

Affordability; incentives

- I have a building that could easily be an ADU and live downtown. We have not rented it or fixed it because of the cost associated with plumbing the ADU. If you give me a grant to put an ADU on the market, I'll income restrict it for years.

Already have an ADU

- I already have an apartment over my garage.
- I have an ADU on my property and am very pleased to have it.
- I already have an incorporated inlaw suite, but I wouldn't mind my neighbors doing this.
- We already built one and were able to blend it into our property. The tenant has a private entrance that is concealed from the neighbors and the tenant loves the apartment. This is a great way for property owners to make their mortgages more affordable (esp if prices keep going up) while offering an affordable studio or one bedroom apartment.

Character; density

- There are enough houses around here already. There are new ones going up on each end of Grandale Dr. A lot of the forest have already been demolished and the deer, rabbits and other creatures have been displaced. I chose this area because it was quiet and looked like country. At the rate things are going, it will soon look like downtown Durham.
- In my neighborhood this is the only appropriate way to increase density.
- Depends on size, design, and materials.

- I think ADUs are the right way to increase density in some neighborhoods. They would increase diversity by encouraging renters to dwell amongst homeowners without destabilizing our downtown neighborhoods and cause them to be dominated by absentee landlords.

Density

- Too close and would not like the idea.
- Why are you so bent on making Durham more crowded?
- Like my privacy that's why I bought in this neighborhood
- ADU's and 'tiny houses' are a great trend and make for some very efficient living for those who reside there but ultimately they don't offer the volume of dwelling we would require to keep pace with the expansion of the population.

Good for families

- I think ADUs provide great opportunities to create denser, more varied neighborhoods and more affordable housing. They can also be helpful ways to think about 1) how the owner of the property can continue to live there given the increasing cost of living in Durham and 2) how to have more cooperative living situations (e.g., elder parents in the ADU or one's children or a close friend or other more communal options).
- I see how this works for multi-family households (in one household). Not for completely separate families. It seems awkward without a relationship.
- For extended family in our case
- I see this could be good for caring for aging parents.
- I think these are a great option for multi-generational families, downsizing as needed and renting the main home, or home offices. We have at least one in the neighborhood and think its a great idea.
- It would be useful for my aging father or for one of my adult children.
- i Think accessory dwelling units could be a wonderful option for our aging population. When parents need some attention but do not want to lose their independence. Also an option for the other end which is young people.
- Like the idea of a grandparents' or grandmother or teachers' housing
- Mostly for my in-laws.
- good for handicapped adults or elderly family members or those helping their elderly parents.
- I like this because my daughter who is developmentally delayed and mentally challenged could live near me and I would feel better having her near me yet living separately from me.
- I'd love to own property (or buy property) with either an existing ADU or the zoning potential to easily add one. My bf's mother is getting older, and we'd love to have her move into a space nearby while still preserving privacy for all concerned.

Good for families; concerns about rentals

- This should only be allowed if a family member lives in the accessory unit....unless the area was already zoned for such use.

- any ADU would be for a family member
- Any secondary dwelling would be for family - not for rental.

Green space; character

- No. These become "keyhole" developments taking down more trees and land. All of the pictures you are presenting make it look like little story book houses are going to be put in, when in reality, greedy developers will choose to cut down more trees and replace them with cinder block, or quickly built houses on real estate developers' land.

In favor

- Any additional information on this process and associated resources would be appreciated.
- I'd love to build an ADU and rent on our property and see more of them throughout the city.
- I'm very much interested in building an accessory dwelling unit.
- "Personally, I would like to see ADUs go one step further and be about to have multiple ADUs on a lot without a main residence (aka a community of ""tiny homes"")
- But for now, I fully support not only allowing ADUs, but encouraging them through policy"
- Property owners should have the right to build tiny homes.
- ADUs everywhere please...
- I don't see why this would be objectionable.
- my large house is too large and a two story. It would be nice to build a smaller house behind the large house and rent or sell the large one. Driveways etc could be changed to accommodate.
- So many options from tiny houses to yurts to pods and beyond...why not take advantage?
- Sounds great!
- This a great way to address some of the housing issues!
- I have a huge lot.
- I have several rental properties and lots within the city limits that I feel the concept would work well with. Feel free to contact me at sdpllc2005@gmail.com or 919 475 3045
- I would be very interested to build an ADU on my land!
- Please contact me in regards to how I can do this.
- wound be interested in building a small home there to rent out and provide more affordable housing for single people
- Garage apartments, tiny houses and guest homes are a good solution in neighborhoods similar to mine.
- I would love to purchase a home with an ADU!!

In favor; affordability

- ADU's are an awesome way to add housing to existing single family neighborhoods. I would build one right now if I knew how. There is an opportunity for the city to add affordable housing by helping people like me build ADU's. In return for assistance and capital I would accept lower rent. This should especially be encouraged in

neighborhoods that are walkable, close to transit, and close to downtown. Many of Durham's neighborhoods are insufficiently dense to support transit. ADU's could help with that.

In favor; character

- ADUs increase density in existing neighborhoods in a manner that compliments the existing dwellings. Care has to be taken such that the ADU is sized both appropriate to its use and the primary dwelling

Incentives

- I would definitely be interested in building an ADU if it were allowed and/or encouraged.
- Yes! Is there a way for this to be incentivized by the local governments? Obviously there is a market incentive. Is it easy to gain approvals? This would go a long way towards adding more housing supply, and much of it at a moderate price point.
- there should be protected class tax rates for seniors, people with disabilities or families caregivers of people with disabilities to allow income producing equity that support historically marginalized people of color as well.

Infrastructure

- Our neighborhood has the space for this but not the infrastructure, as we are all using septic systems, and most of the unbuilt lots don't percolate.
- This has been done in Carrboro, and it has been a tremendous strain on community infrastructure, especially the water/sewer. Also, where do the people who live in your back yard park their car(s)?
- Classically known as the mother-in-law Suite. No desire for extra renters in our neighborhood & extra cars parked in the road.

Miscellaneous

- I'd go for it but not my spouse.
- Interesting
- I like having a yard for my child to play in. Does it solve the housing crunch here? No. But that's my choice
- I think we need to get away from the idea of single family houses. Our population is becoming dense and the best available use of land area and keeping costs down is to build up - not out.
- I would actually use mine for a business rather than renting it out

Not a property owner

- I own a town home and don't manage/own the land around it. I'm not sure what my response would be if I had land.
- I own property, but it is a condo, so I don't own any land.
- I rent. I don't own, so I can't answer this with any weight, but my opinion is this is something that would be better for something like an in-law suite or even airbnb, as a secondary income for a property owner, than it would be as a rental or purchase option for a person or family.

- I'm not a property owner however I think this would be ok only if there was plenty of space available.
- If I did own property, I would be very interested in ADUs.
- If I had a property I would build one for guests and transitioning old folk
- Seems like a good idea since at my time of life many friends would benefit from such an arrangement.
- I would build one if I had a home and a yard and it was cost effective
- I'm not yet a property owner but would be very interested in building an ADU on my property once i am. It would be great if Durham supplemented some of the costs associated with building more of these.
- If I did own property, then I would be interested. Why I don't like is (what feels to me like) greedy property owners, who aren't primary occupants, building multiple single family house on the same property to make more money.
- I totally support the idea, though.

Ok for others

- I am not sure I would build one, but I would not object to ADUs in my neighborhood.
- We don't have the land to build such a dwelling but I support them 100%
- I'm fine with them, I think it's a great idea, it's just not for me
- I wouldn't be averse to having an ADU to encourage family to come visit me, but it's hard to imagine wanting to be a landlord. If others want to do it, fine with me.
- I'm not necessarily interested but I don't oppose ADUs.
- If an owner has the space for an ADU there shouldn't be a problem with it.
- I'm not interested but I would have no problems with in-law suites for others as long as they weren't rentals.

Opposed

- It becomes a personal money making scheme so not sure how it helps
- It doesn't seem like this would solve the affordable housing problem at all. If anybody built one of these, they'd most likely rent it out as an AirBNB I'd think.

Process/rules

- My parents live in my neighborhood and are interested in this, but the permitting process is very specific and complicated. They have an enormous lot, but don't think they will actually be able to do it.
- I tried to last year, but couldn't get the permits needed.
- I want to add one to my current property but didn't know this was an option.
- Look at opportunities to converting existing garages to ADUs. I think the standards is the easy part but making the process easy to understand for homeowners and simple to use is the most important part.
- "I am actively considering converting and adding onto my garage for an ADU.
- However, Durham's current ADU standards limits my doing this. I like the ADU standards in use in CA."
- I contacted the City about this option but our house doesn't meet the minimum house size! I think this is silly and provides a loophole for wealthier residents (two blocks away) who have larger houses to be able to build

and make profits from an ADU, while restricting the possibility for those of us who are smaller, less expensive homes. This would be a great solution for many of us with aging parents.

- I've inquired about building one on my lot in Trinity Park. Unfortunately because the small house there is already a duplex, they won't let me add another residence. I'd love to put a garage with a small (affordable) studio on the property. Unfortunately inflexible rules won't allow it.
  When a city relaxes ADU codes, it encourages people to construct more of them and build them better so they're safer.
- As stated before, I have a 950sq ft single family home on a lot that is 1/3 of an acre. I could easily put two more buildings my same size on my lot, increasing density, bringing down costs for the community. But as of now I'm restricted to one accessory dwelling that is 30% of 950 sq ft. That is crazy! What makes that worse is if I were able to attach that house to my house now and make it a duplex, I could have the second unit be whatever size fits within the limits of the yard (3 feet each side + parking requirements etc) It also doesn't make sense as to why I cannot have an accessory dwelling that is taller than my primary dwelling, or why I cannot parcel my lot out to sell to another developer who would build the house. Maybe make looser rules for those who would accept land trust buyers?
- Depends on how it has to be zoned, how it affects property values, are they owned or are they for rental?
- I'm curious about how much work would be involved and the laws around it.
- We have room and we have a shed, but the rules around where they can be and where our driveway and garage are allowed to be make it too difficult/not attractive. If we could put a garage slightly in front of our home, attached to the far side of our home, we absolutely would build an accessory dwelling. As it stands, I can't give up my shed and I am only allowed the one accessory building, I think.
- Again I live downtown but if I lived in Trinity Park, for example, and didn't already have one of these, I'd be all over it. That said, it might help me as an old lady, if someone could assist me in figuring out how to do it.

Safety

- Safety concerns.

Space/site constraints

- HOA is very restrictive, that is the main hurdle.
- However my lot is not large enough, and HOA covenants would prevent it.
- Our current property doesn't have room for an ADU by t if it did, we would be very interested in building up be.
- I live in a townhouse neighborhood with rules against that kind of thing
- I would be more interested if my property was suitable
- I'd be curious about building an ADU, although I'm unsure how it would work with my small lot.
- I'm not sure that our lot is large enough to accommodate an ADU.
- I've actually thought about this a lot. I don't think our lot isn't super well situated for building one (very little clearance between edge of existing dwelling and property line and severe drainage issues in the backyard) but I'd love to have one.
- Not allowed by zoning.

- Our lot is too small.
- Would be more but my lot is too small
- I have sufficient space to accommodate an ADU, however, the slope and grade in my backyard would make this quite challenging. I would need engineering assistance to situate an ADU properly on my property.
- My neighborhood covenants currently prohibit this. I would like that to be changed.
- Not allowed in my area
- This isn't allowed by my HOA and I don't have the land to do this.
- My lot isn't big enough to allow for an ADU.
- My property is not large enough to accommodate this
- My yard is only a quarter acre, definitely too small for this.
- My yard is small, I would have to give it up to fit a unit.
- Need a bigger lot to do this
- No room on our property. My niece, who has a large back yard, is interested.
- No space on my lot for an ADU
- Our lot is not large enough to build an ADU.
- Our lot is on a hillside and does not lend itself to additional housing development without significant changes to the landscape.
- Our property is not set up for it. It's very steep and we have basically no yard space where something like that would fit. We couldn't even have a shed or a swing set.; Unfortunately, our property is on a very steep hill on a rather small lots, so it's hard to imagine one fitting anywhere.
- Our property would not support an additional dwelling due to lot size but if it were larger, this would be an attractive possibility as a solution for aging parents.
- Personally, no. Mostly because my lot is at such a steep angle it doesn't seem practical.
- There is not room on my property for an ADU
- There isn't space on my lot (our lots are small in this neighborhood. In a neighborhood with large lots, this is a good option.
- would not be a good fit on my property
- Good idea but wouldn't work on my property.
- I could see wanting to do this if my lot was big enough, but my yard could not fit another dwelling. Iâ€™m guessing people who do have space would want compensation for loss of land or be offered the option of keeping the whole property and acting as landlord to the new dwelling.
- I don’t have a property that can accommodate an ADU
- I don't even have enough room on my lot to put up a shed, much less another living dwelling.
- I don't have a big enough lot
- I don't have space on my page for another building
- I live in a townhouse so not an option.
- I would be fine with this if we had a lot large enough for it, but there's not enough room for anything bigger than a shed on our lot.

- In our particular case, our lot isn't set up to accommodate a secondary unit (House is set back so far on lot that there's virtually no backyard. A secondary unit wouldn't be viable in the front yard. However if this weren't the case, I'd be open to building a secondary unit to rent
- is this question asking if I specifically would be interested in an ADU? our property is not conducive to this type of structure. in general the "ADU"s built in our neighborhood have left some green space but seem mainly for student rentals.
- My lot is too small to allow (Hope Valley Farms) for building such a unit, and also my HOA is pretty conservative.
- Not enough room on our property. if we had room, then I would be moderately interested.
- I don't think most of the lots in my neighborhood are big enough for this.
- I don't think my current property has enough space for this at this time.
- My lot is too small to provide for an ADU.
- My lot would not be big enough to house an ADU but if I owned in the right area and could accommodate parking and access I would not be opposed.
- My property lines wouldn't allow this as my home is already close to the back property lines and I don't want a unit in my front yard.
- Not opposed to the idea of an ADU, but our HOA would never permit it.
- There's not really a place for it on my lot, but I'm in favor of them in theory.
- I would be very interested, but have a very small yard.
- Most of the lots in our immediate area would not be suitable (small houses on small lots), tho one already has an ADU. One of the issues I have heard is that people who add ADUs protect their privacy at the expense of their neighbors.
- My lot is not large enough---it would decrease the amount of land available for gardening and decrease the amount of land for water to percolate into the soil during rainstorms.
- I don't have a really big yard and presently use most of it. Also, I don't have any money to build an ADU and don't want to get a loan. However, if the city started a program to encourage ADUs and offered low-interest loans, I would explore the possibility, especially as I get older and an ADU could offer advantages of extra income and I may decide that I don't want to do yardwork anymore.
- The idea of an attached rental income property sounds interesting, but I don't know how and where it could be built.

Question 11: What are the top three things that are keeping you from building an ADU?

No free time

- Always so much to do and this has not come to the top of my list. But I might do it in next ten years or less

Complaints about questionnaire

- This survey is incredibly biased. The City of Durham should be ashamed.
- I find this survey leading and subjective. Talk about leading to a foregone conclusion! Wow!!

Cost/Access to Capital

- I think it would be too expensive to build.
- I have a very large lot, but it is mostly in the back. I would love to have a second structure, but I am sure it would be very expensive to build.
- If I had the funds, I would build an ADU.
- Tiny houses and small apartments usually cost more per-square-foot to build.
- Currently in the process of renovating an older home, and so have no extra funds to spend on an additional home. Local codes for property may make this problematic as well. There is enough land to build an additional unit on the property.
- Not in my current budget at this time; I also was under the impression that the amount of money you could spend building one was determined by your home's value.
- I feel like it would be too expensive to build, while allowing me to keep the storage space that my backyard garage provides.
- I don't currently have the capital.
- I don't have the money right now
- I don't think I can afford to build an ADU at the moment, but I think Durham property owners should have the option.
- I don't want to do an expensive, disruptive home improvement project right now, after having fixed my foundation, fixed rot, put on a new roof, etc. but I would consider doing it in the future.
- I would consider it but it is not affordable for me at this time.
- Impervious Surface restrictions are extremely onerous in Durham County and I'm not sure we have the available footprint even though we are on 1.65 acres of land. That, plus cost as it would mostly be something to add value to resale, I would not rent it out.
- Not sure it would be a good investment.

HOA Restrictions and other Laws

- I live in a community with a home owners association. Under present covenants, this would not be permitted.
- It is also banned by the h o a.
- Not allowed
- I didn't know these were permitted but the biggest impediment is our HOA
- I don't think my neighborhood is suitable. I live just north of Latta Rd in North Durham. I'm probably not zoned for this either.
- My HOA wouldn't allow it.
- Zoning prohibits in my area
- HOA will not allow probably; HOA
- Very few areas in Durham allow it
- Home owner association will not allow it
- My HOA would not allow it
- not feasible for my current TH location; if in SF, I would consider as needed
- HOA rules

- HOA would likely not permit an ADU.
- ADUs are not an option in modern subdivisions where they are prohibited by covenants. Depending how they are built where they are allowed, they can be exempt from fair housing laws. Since they will only be built by those with the money to build them when the profit incentive is high, in Durham they tend to be features of high-end white neighborhoods.
- Also, HOA agreement would need to be modified I am sure.; Not sure how practical it would be due to already small lot size and parking issues.
- I wonder about additional restrictions in my "historic" neighborhood.
- I think our HOA would not approve it.
- HOA probably would not allow it.
- HOA restrictions
- HOA would object.
- I currently live in a townhome community, but I'd certainly consider that when we purchase our next home.
- I highly doubt my HOA would allow it; I don't have room on my lot
- I live in a condo and this would not be available to me.
- I live in a planned community that wouldn't allow it
- I live in a townhouse community. I would be interested if I had a single family home as a parent's dwelling.
- I own my townhouse, but not the HOA areas.
- I'm in a townhouse without external property.
- Is also against HOA regulations
- My HOA forbids them.
- My HOA rules don't allow it.
- My neighborhood covenants prevent me from doing so.
- Our neighborhood covenants are prohibitive
- Restrictive covenants and set-back, permeable surface ratios do not allow.
- The covenants and deed restrictions on my house require that it remain a single family home.
- wouldn't be allowed in subdivision that is regulated by HOA

Incentives

- An incentive program would be great as it would make it easier for folks to increase density and stock.
- I would build today, with incentives.
- Incentive program or tax break would be a great way to incite home owner to build tiny homes for residual income.
- Or are there incentives available?
- The upfront cost is still too great. If there were incentives to build one and grants or ways of getting money to build one, I would start yesterday!

- More community-focused local lending programs would be a huge help too -- I'm not interested in an investment property, I'm looking to find a HOME and use my time and money to better this community. Not rehab and flip it to become an absentee landlord spending my profit outside the state.
- I would seriously consider building an ADU if there were an incentive program available.

Rents are not affordable

- ADU's are often a glamorous way to increase the availability of "affordable" rental units. Unfortunately they cater to a very narrow renter market. Particularly the single affluent renter who can afford to live alone or who meets the property owners "vision" of the ideal renter (i.e. grad student). ADU's do not address the lack of affordable housing for families. They do help affluent gentrifiers feel better about themselves.

Privacy concerns

- I prefer to keep my privacy on my already modest sized lot
- Our lot isn't very big and it would very much interfere with our privacy
- PRIVACY!!!!!
- I think it would basically destroy my pleasant backyard, by requiring the destruction of trees and landscaping.
- I think it would have a negative effect on my neighbors' backyards, by removing trees and ending with a building that looks down on their yards from above--the fishbowl effect."
- I do not want to see my neighborhood become overcrowded
- I don't want a neighbor quite that close, and I don't want to deal with someone else's opinion about my yard.
- I don't want more people on my property.
- I like my backyard privacy.
- Not sure I want someone in my backyard.
- The only place that is large enough on my property would take cutting down some nice trees and probably be too close to my neighbor.
- We value our privacy.

Cumbersome Process

- I think Durham has done a great job of putting resources up online and creating the ticketing help desk system. The folks are very responsive to it, but you can only go so far before you have to start submitting paperwork and the cost and time commitment to that is unclear and when trying to get an answer to how much time it would take and how much it would cost, they won't respond.
- Impact and tap fees unknown / too confusing.
- Not sure where to start, or who would be a good builder.
- Streamlining permitting, waiving utility and other fees and increasing the maximum size of ADU's would be most important to me in building an ADU on my property.
- I don't own property nor do I know that first thing about starting the process to get a place like this built. I would need help.

- I have already tried and the planners were confused and didn't understand the process that I needed to take. As a homeowner with a full time job I just haven't had time to navigate the process. So I think there are opportunities for improvement:)
- I tried, but couldn't get the permits needed to build what I wanted to build.
- Really, it seems to me like we are worrying about the permitting process for the sake of developers, not joe schmo who wants to build an ADU.

Sign me up!

- Can you send me more information?
- I plan to put an adu if allowed on something I will build next year
- I would like more information about this.
- I'm awaiting the purchase of a small strip of adjacent land that will make it possible
- THIS is a great idea

Space Constraints

- As I mentioned above, there is simply not enough space on our lot for any additional structures.
- I am protecting the land for nature.
- I don't have enough land to build one.
- My lot is much too small.
- Our lot is not large enough
- There is not room since I'm already in a townhouse
- We do not have room on our lot for an ADU.
- Why would I want to? I don't have the room on my lot.
- It wouldn't fit on my property.
- Also, my property is too small
- My current property doesn’t have enough space (land) to build an ADU.
- Not enough space
- I don't really think I have enough space on my property for this.
- Not enough space in yard for extra building.
- Not enough lot space.
- Our property is not set up for it. It's very steep and we have basically no yard space where something like that would fit. We couldn't even have a shed or a swing set; Property isn't really conducive to it. We don't have a lot of extra yard space.
- I like having a yard for my kids to play
- My lot is too narrow to allow for an ADU.
- It would limit my yard space :(
- Also, I do not have the space on my little lot.
- I don’t think there is any space on my property.
- I think it would take up too much of my yard space

- Lot isn't ideal for ADU
- Missing option... I think my plot is too small for an ADU
- Not enough land on my lot to do so
- Not any more room available on property for an ADU
- and my property isn't really suitable
- Unsure if my lot is big enough (1/8th acre)
- My property may not be ideal for it. But that goes into the "I have no idea where to start" portion of the response.
- I don't feel like our property is suited for it (we only have a half acre with limited frontage).
- Decreases green space in backyard
- Durham needs more green space. Right now my large yard is all I have for my children. Perhaps if Durham had more green space then I would consider this.
- I bought a house because I wanted a yard. I don't want to give that up.
- I don’t have space to build a secondary unit on my property
- I don't have a large enough lot
- I don't have enough space on our property to make an ADU practical, and I think the new old West Durham NPO could be even more generous/flexible with ADU size.
- I don't have enough space to build on my small lot.
- I don't have enough space to build one on
- I don't have room on my lot.
- I don't really have a good spot for it, or a strong need (yet). I can see myself looking into it further as my parents age.
- I would maybe consider in the future or if I own a different property that would better accommodate such a structure.
- Lot isn't that big, so wouldn't have much of a yard left.
- My lot is too small
- My lot wouldn't make it feasible.
- My property is too small.
- My yard land is limited
- No room on our property.
- No space
- No space on lot
- No space.
- Not enough buildable space on my lot
- Not enough property
- Not enough room on lot.
- Not enough space :(
- Not even space to build an ADU on my lot (it's only 0.08 acres)
- Nowhere on my lot for such a structure

- Our property doesn't lend itself to adding an ADU.
- Our property size doesn't allow for it.
- Our property would not support an additional dwelling due to lot size. That would be the case on the majority of lots around our neighborhood.
- There are some unique lot considerations with my home. I'd probably opt for an interior ADU, if that's permitted.
- We have room but we already have a shed and we do not have a garage. The rules around where we can build a garage mean that I can't have a garage unless I want to put it in my backyard. If I could have a tasteful, attractive garage in front of my home, I would absolutely think about converting our shed to an ADU. But without a garage, I can't give up my shed, and I don't want to use up my backyard. I have loads of room in front for a garage but the rules don't allow it.

Miscellaneous

- Mainly, I have not given it enough thought to do the research.
- it seems odd to encourage people to become landlords to alleviate the "housing shortage". Find it hard to believe only renters are moving to Durham.
- If I owned property I would consider it, however since I want my first purchase to be a four-plex these would probably be competition for rent so I'm not sure if these are in the best interest of those who are trying to create duplexes/fourplexes/triplexes etc.
- May not be something I would personally do, but homeowners should be allowed to pursue ADU, if they want.
- We would most likely use an ADU as a residence for our aging parents (at some point), which doesn't speak to the issue of affordable housing for current Durham residents.

Concern about rentals

- It would lead to poorer people coming in to the area, most of whom wouldn't be able to afford to live there if not for the tiny option.
- Ugly, other people on my property, and hard to resell.
- I don't have family in the US who would be the people I Might wish to provide a home for
- Why would you be interested, UNLESS it's for bringing MORE people and to encourage people to RENT OUT to lower income? Is Durham's priority to subsidize low income at the expense of the rest of the tax payers?

Zoning Restrictions

- Size allowed by zoning
- Reduce the parking requirement. Too much residential parking space makes neighborhoods unwalkable, increases cost of auxiliary dwellings.
- Best if not visible from street, and if built over a garage so as to minimize building scatter on a property.
- I would do it in a heartbeat, if the city would ease restrictions on my home!
- No additional parking for it

- Not allowed due to zoning regulations.
- NPO now restricts my FAR and has large setbacks for a 1.5 story ADU
- The passing of a recent NPO in Old West Durham has limited my ability to build an ADU
- Would require COA approval

Question 12: To better understand the impacts of expanding housing choices, please rate how you feel about allowing more housing types in your neighborhood. (Comments are not grouped by theme)

- Any new housing rents for significantly more than old housing stock. We may well create a financial incentive for new construction that results in more quickly destroying the older, more affordable places to live.
- I do not believe the types of apartment block housing recently (over)built in durham create mixed income neighborhoods and diversity. they DO increase traffic and parking problems. they DO set the stage for eventual displacement of long-term residents. they are not "affordable housing" when you ask about "more housing types", apartment blocks are very different from single, duplex, or triplex.
- These statements above are completely contingent on what type of housing and how available/accessible they are to people of underrepresented minorities and lower socioeconomic statuses.
- People like me who live in downtown neighborhoods cannot expect their neighborhood to stay the same as downtown develops. But we need carefully controlled growth with some variations in housing types. Just throwing up a low-rent building here and there is the worst possible solution. The 900 block of South Duke Street across from the Hill House was devastated when the city threw up ugly, low-income housing. The same housing designed by a good architect would have prevented a lot of the harm. The question is not whether to allow for more housing types, but how well they are planned, how well designed, whether the external materials look like chap junk or are commensurate with the neighborhood, etc. Rock-bottom-cost new housing is a quick killer. A little more spent now makes a huge long-term as well as short-term difference. And it is fair to ask existing residents to bear some of the burden of the extra expense. We're the ones choosing to live near downtown; downtown has improved so our values have skyrocketed -- and that happened at no cost to us. So asking us to bear some of the cost of the displacement caused by gentrification is perfectly reasonable. This should come from the taxes on our higher property values. The worst possible choice is low cost housing that is badly designed and built. -- It's also necessary that landlords and residents of private as well as public low-cost housing have a stake in it -- so that they have a motive to maintain the properties, whether they buy or rent. A very mild form of home-owner-association requirements for lower-cost housing could include yard maintenance, exterior appearance of building, etc. Durham public -- but not private -- low-income housing has generally done pretty well in this regard with its existing low-cost housing, and that effort should be reinforced to cover private landlords coming into higher-cost neighborhoods with alternative kinds of buildings.
- It all depends on what kind of development is allowed and whether it is carried out well.
- You should have an option "it might do these things if done badly"
- I think it's possible to address many of the concerns listed above with careful planning, but they could certainly be issues if not handled well.
- If done the right way it will be a win win situation for almost everyone.
- It will depend on the equitable plan, the language, the collaborations and public engagement

- It depends a lot on how it happens. All of these things could be true - but almost none of them are automatically true.
- The things mentioned are concerns (value, tree loss, run off, etc) but if regulations are set to deal with that, it could be okay. I'm afraid the building will happen then we will realize what we should have required, but by then it will be too late.
- If done well, housing options can be improved and all the negative impacts can be avoided.
- All the negatives can be mitigated by careful planning and involving those currently living in these neighborhoods.
- "I would be very happy to see more mixed-income neighborhoods including my own, (I do think Durham already does a good job of this compared to other cities). I do think it is important to think about how to effectively stitch those neighborhoods together to create communities (eg with sidewalks, parks etc).
- What I would hate to see is a strip of high-end townhomes or apartments dropped in aimed at single professionals with no reference to the rest of the neighborhood or designs for multiple life-phases and changing household needs."
- Durham needs to have a good policy for upzoning that is predictable and encourages mixed income neighborhoods. Allowing more density in existing residential areas will reduce the amount of sprawl that will occur if we continue to grow and has many benefits. We also need well designed regulations so that high occupancy buildings fit in the neighborhoods and do not overburden infrastructure. We cannot allow developers to profit over shoddy buildings.
- Stormwater runoff can be mitigated through proper planning. Parking concerns can be dealt with by properly pricing street parking. Traffic concerns are real, but only because most people drive in this town. If upzoning led to dense, walkable neighborhoods served by frequent transit, then the people who live in those neighborhoods would not need to drive nearly as much.
- I do like how Cary has small townhome communities with a very residential look that blend in on streets. Unlike the big developments along 54 for example. I would prefer it if Durham approved more small scale enterprises or bigger ones that emphasized designs that look like traditional housing. Not huge ugly blocks where all you see driving by are the unattractive backsides of buildings.
- Very much depends on the individuals involved in the development of the properties. If individuals who are sensitive to the scale, proportions, land use, materials, etc are involved, I think the character of the neighborhood can remain. The quadplexes in Trinity Heights and Trinity Park come to mind as great examples of dense housing sensitive to tue surrounding neighborhood.
- My primary concern is building structures that are too large for the character of my neighborhood, which is a historic mill village. Present zoning would potentially allow structures that are too large, like multi-unit apartment buildings and McMansions.
- Monsein has already destroyed many houses in this neighborhood and built Monster homes, houses that tower over their neighbors and fill the small lots. It's disruptive to the character of the neighborhood, and there are too many unknowns as to what multi-family housing might cause.
- More housing would change the character of my neighborhood, positively!

- People buy homes based on the character of the neighborhood and the adjacent area. It is patently unfair to change that. If you can't trust the government's zoning rules to be stable then it makes it harder to bring folks in to invest in the area.
- I live in a heavily forested historic neighborhood which was designed to have a strong, single-family sylvan character. The houses all have deep setbacks and are surrounded by gracious amounts of space -- this was the vision of the original designers, and it proudly remains intact to this day. The space between homes is an important part of my community's design, and town-stuffing will crush the character of this neighborhood. Owners do not want to cut their historic houses into 2 or 3 sections, and only live in one part. The only option I see for incorporating increased density to this neighborhood is ADU, which allows the property owner to carefully control impacts on trees and the surrounding residents.
- Your change character negatively question is a terrible survey question in that it doubles negatives. I would not trust the responses to this question.
- This is a biased survey. You have asked questions to get the answers YOU want instead of for mixing out what the DURHAM RESIDENTS want.
- These questions really aren't adequate. Some property values will go down because of what is built next to them. However, the new construction will be expensive, too. The only winners will be the developers. And who is going to pay for infrastructure improvements? Old residents will be subsidizing new residents. This is such a simplistic way to look at supply and demand and these questions do not allow for any real feedback. Of course, it's obvious that you really don't want feedback. You want enough to go to city council and tell them that we all support your plans. At least be honest.; I do not buy the premise that we're out of land to develop. There is plenty. Take a drive around downtown. Take a drive 2 miles around the perimeter of downtown. It is as if no one in the planning department has ever lived in a truly urban area. I think the developers are behind this. It will lead the tearing down of historic houses and the erection of crummy, ugly, out-of-scale structures. Durham will stop being Durham. And it isn't going to become Portland. It'll become Cary.
- This survey design and leading the objectvin certain ways. It’s basically encouraging citizens to object in a way they would not otherwise.
- "To better understand the impacts of expanding housing choices, please rate how you feel about allowing more housing types in your neighborhood." To better understand for whose sake? This process is going to help me understand the impacts? Help the city understand the impacts? Help the city understand why I might object so as to be able to manipulate me better? Seems disingenuous since the city wants to tell us what to think and how to get over residents' resistance. This questionnaire is a sham. Either it's intentionally so, which is really infuriating, or else it's unintentional and our planning staff are really that clueless. Neither possibility is good. Suggest you create something that really will help policy makers make policy.
- Changing zoning to allow more single level residences to be built will not solve the problem of having enough housing for Durham. The only practical way to keep up with the demand of housing and maintain affordability will be to build UP not OUT.
- I want more diversity, but I don't want to encourage people to live where they cannot go anywhere without driving. Filling up the woods and fields with apartments is not the solution.

- With the growing population in Durham, I suggest having more multiplex and pocket neighborhoods that can add feeling of community and support
- I don't think there's really an opportunity for more housing types in my neighborhood. It's all single family homes, closely spaced. There are a lot of apartments in surrounding neighborhoods.
- I would hate to see a lot of trees lost in my neighborhood, but I honestly just don't think there's even room in our neighborhood for more homes unless existing large homes were knocked down.
- I am not sure of the statistics but it seems like infill development creating more density would create less runoff and tree removal than additional suburban sprawl.
- What will change the character of neighborhoods is what is currently happening. Poorer, long-term residents being taken out and replaced by larger single-family homes. There needs to be the creation of greater density communities, where housing, work, shopping and play are all in a more immediate area.
- I guess I can't really see how you could bring more housing options to my neighborhood. All the houses are single-family homes, built very close together with almost no trees, and there's no room to build any more. I wouldn't mind it, though.
- This survey appears to be developed to suggest that inserting multiple family hosing units into existing neighborhoods is the best/only way to address our housing shortage in Durham. I disagree!
- I generally support increasing the density of central city neighborhoods like my own- especially if there is well-designed affordable housing.
- Increasing the amount of infill housing in a neighborhood has been shown to stabilize the area, adding value to properties, not increasing traffic, and most importantly, to lessen the increasing housing costs in the neighborhood and community.
- More diverse neighborhoods are more interesting and rewarding.
- Long-term, it seems mixed-use land will probably be more-readily accepted and desired, though in the short term I'm sure there will be issues and pushback from people wanting the old archetype of "a neighborhood of families in my exact income bracket." Thus, having a more-open community with different types of housing and shops would probably devalue things short-term, but be hugely beneficial (culturally, even if not financially) long-term. That said, such societal change might not happen during our lifetimes, which is sad to think of.
- The neighborhood is already mixed income. There are family homes, rentals, multigenerational families, as well as single families.
- I love the idea of diversifying housing types.
- I already live in a very diverse, mixed income neighborhood. I don't object to tasteful ADUs, but I suspect they will be used as Air B and Bs or upscale college rentals instead of what Durham intends them for -- I wish there were a way to tax the hell out of the Air B and Bs belonging to absentee owners.
- We need diversity.
- some of these questions are hard to answer. like the diversity question, all areas should be diverse. all this expensive living cost is segregation in disguise.
- There's already income diversity in the area. For example: nearby Ridges of Parkwood looks like a lower value set of townhouses, and Grandale subdivision looks like a higher value set of single-family homes.

- Many of the arguments presented here are used by racist and reactionary homeowners to make their neighborhoods into gated communities for only the very wealthy. Please see what happened to the unaffordable cities of Palo Alto (CA), Berkeley (CA), Princeton (NJ), Ann Arbor (MI), Cambridge (MA), and many other cities with large, prestigious Universities allowed homeowners to dictate their housing policies. This is Durham's fate if we do not increase the variety of our housing stock, and decrease the influence of homeowners in city planning.
- I am moving to Durham from Los Angeles. In LA we have many more options for Accessory Dwelling Units and it works out very well as far as I can see. Santa Monica is currently making the process and cost of creating such units much more manageable as a way to deal with the housing shortage. I am looking to buy either a duplex or a home with an ADU in Durham and my current search has not turned up many options. I would love to see Durham create more of these options.
- Do some research and call the Concord, MA town government to find out how they are succeeding in developing affordable housing in this very high end town. I left Concord in 2013 (to take care of my dad in NY) just as a new affordable housing complex (possibly mixed level housing) was being completed. Concord is a town that has been very aware of the housing crisis and has acted to help those who work and live in Concord to continue residency.
- It would change the character of the neighborhood if the developer came in and razed all the trees!
- I could be persuaded if the architecture was quality, the properties maintained to the standards of my HOA, trees were preserved (I live in Woodcroft--that was the whole idea of the development) and the parking was addressed. Schools are already overcrowded, so that's a concern.
- One of the key features of our neighborhood is the lush woods. We would like to see a plan the preserves those mature trees and has a plan to tackle increased traffic.
- This would be a positive impact on the city.
- I would like to see garages be mandatory in duplexes to minimize street parking.
- we live in a very diverse community which I love; but again, we are a small community with small lots and we already have trouble getting neighbors to not park on the street.
- Our neighborhood is already clogged with cars parked on the street because the families in single family homes, with driveways and garages don’t use them. Preferring the access of parking in front of their front door. I can hear the planning dept argue that duplexes and triplexes will not add to that problem, which just is not true in reality. They are making decisions about where we live without being residents themselves, so they don’t see or feel any of the consequences of these type of broad decisions.
- My biggest concern is that increased density will put a significant traffic burden on the area; expanding transit options and upgrading street infrastructure will become even more necessary
- Durham keeps building more housing without expanding roads to compensate for traffic. My 1.5 mile drive from daycare to my home now takes over 20 minutes on Miami Blvd. We also desperately need more grocery stores. East Durham is a food desert. We must drive to Morrisville or Raleigh for groceries. Lastly all large plots of land in East Durham is being built into mega churches. These lots should be used for housing or grocery stores.

- Please ask us what additional infrastructure is needed to accommodate the influx of people before asking about expanding housing. How do you expect us to operate efficiently and effectively in current state of affairs and worse (based on your goals above) and expect us to lead the same or better lives? You gotta be kidding!
- I appreciate that Durham is considering "thinking outside of the box" when it comes to housing supply; however, I think that a stronger focus needs to be placed on establishing better infrastructures in terms of traffic. I relocated here from the DC metro area and I am shocked that no effort is being given to provide better mass transportation. Not even an HOV lane to encourage carpooling is being provided. Yes, there are toll roads; however, even these are increasingly crowded. I am aware that a light rail system was approved, but this will not be completed for at least 10 years! With the rapid growth of Durham and the Triangle as a whole, I feel that more focus should be invested into a stronger road / mass transit infrastructure to keep up with the growth. I moved aware from the DC metro area because the traffic was unbearable. While Durham is no where near this, I can see it becoming this way in the next five years.
- I agree that increasing housing density will cause greater traffic and more parked cars, but we need to treat this as an opportunity, not a problem. We should take this as an opportunity to increase our coverage and frequency of public transit so that we can get cars off the road.
- The current infrastructure and roads are already beyond crowded. Increasing density without improving roads and schools will lead to further problems.
- School overcrowding, traffic, lost trees, too little parking. As is, Durham does not take care of roads or garbage pick up because I live on private street and HOA is responsible . Main roads have pot holes that city needs to take care of or turn roads into trout ponds.
- These questions for me personally completely miss the point (they touch on them, but just not in the right way, I'll explain) - These options being added in GENERAL are great...I think they will increase the property value of my neighborhood but not by adding these in, but by certain neighborhoods NOT having them. Some are well suited, some are not. Mine is not, but people who value less density will now pay more. So in general it's a great idea. Infrastructure is already slim as more things pop up without the city doing much to invest into a master plan or support it with infrastructure spends. schools are already overcrowded, increased traffic issues are already a problem (due to infrastructure issues) so I can't say this new housing strategy will help or hurt, they're already an issue. I don't think this will drive the cost down so much that we'll get a significant bump in mixed income neighborhoods. unless we're driving prices into the 60-100 range. otherwise everything out there is 200k + that's quality (that's a big issue, it's nearly impossible to find a home for 150-175k that isn't a dump). i think this will drop something that was 350 to 315. stromwater runoff - i don't know the science behind this but as i mentioned impervious surface before, that had nothing to do w/ trees but stormwater. most people can't comment on this intelligently, myself included.
- Growth outside of our neighborhood (Parkwood) has definitely led to huge increases in traffic congestion, since the road is still a two-lane country road. I don't think it will necessarily create more diversity, as many of the new townhomes are selling for $250,000+ and the apartments are probably at least $1000/month for the most basic unit.
- Please stop advertising durham. The problem is that too many people are moving here. We don’t have enough infrastructure to support them, and it is changing durham from a nice place to live and raise a family with interesting neighbors to a crappily planned metropolis

- If the schools are going to be overcrowded, open new schools, or hire more teachers. If the traffic will be too busy, add public transit. Infrastructure is there to support citizens, so SUPPORT PEOPLE
- Unless accompanied by extensive changes in existing infrastructure, particularly storm water run-off, a significant increase in housing units in my neighborhood would be a disaster.
- My neighborhood does not presently have adequate run off as we were annexed back in 1995 and did not get storm drainage. Only part of neighborhood even has street lights & 2 roads are not paved. City does not see us as priority
- I want more housing options but I also want the planning to be done thoughtfully. I live in Forest Hills, which is currently under consideration for rezoning. But I live on University Dr which already sees a heavy traffic flow. I want there to be sidewalks and real bike lanes and crossing areas where cars need to yield so that people can walk to each other and to the nearby restaurants. The road is fast and there is heavy traffic already-- to add density of population to that area without better access points and without mechanisms for keeping pedestrians and families safe would be irresponsible and damaging to the neighborhood.
- no thoughts to share
- My lot is already cleared
- I would like to formally request a copy of all responses to this questionnaire, both the questions and the verbatim comments. I hope I will not need to submit a FOIA request to get this information. ; This questionnaire obviously has a hidden agenda -- which is to find out what the top objectives are and then counter them. I am so disappointed with our City for putting out this survey.
- no further comment
- You need an N/A button or your data will be skewed.
- WE need to plan accordingly and look at how current schools are utilized. We do not want to turn into Wake County!
- Don't piss off and disadvantage one group for the benefit of another
- It might help with Merrick-Moore's difficulties to have more residents in our neighborhood.
- Again, I think the concerns of long term residents should be placed above newcomers like myself. Those people who grew up in Durham should be able to reap the benefits of the city's revitalization and not be pushed out by high housing costs.
- what ever plan is decided for the HOUSING SHORTAGE, the builder has to make a reasonable profit for his troubles. subsidized housing is a TAR BABY no one wants to handle. more taxes on the general public is ALWAYS part of the deal. any plan for PUBLIC HOUSING has to have consistent management and oversight. no one wants an APPROVED SLUM as a neighbor.
- Not allowed in my area
- we have already been re-zoned into a flood zone due to housing growth in our neighborhood.
- Converting existing properties into multi-family dwellings (and/or apartments) should take priority over building "new" housing, unless new construction is taking place on existing empty lots.
- We need to build way more housing now.
- Definitely need more details to be able to more decisively respond to specific questions.

- I'd really need to see the data/forecasts about property values, traffic, school population, etc. in order to make informed choices above.
- I am not conversant with all the issues regarding traffic, property value and stormwater runoff/tree removal. I assume (perhaps wrongly) that the permitting process and our elected officials will have some oversight to reduce any negative impact of such development.
- Too many homes in one area - crime is always an issue
- I think ADUS are great in urban settings where families have chosen to live in close proximity to each other. However, people choose neighborhoods to live in based on zoning and protections within those neighborhoods. I have lived in many multi dwelling units in my life and I understand and value their importance. However my family specifically chose to purchase a single family home in a single family neighborhood for a variety of reasons and I don't want to see that change in our neighborhood as it does change the dynamic of the neighborhood. It is important to maintain a variety of housing options for people throughout the community and single family residences and neighborhoods are an important option to maintain.
- All housing needs to be self-contained with sufficient parking for minimum of two vehicles. No multifamily and no rentals.
- We need so-called developers and builders who care about the outcomes beyond profits. They need to know sustainable architectural practices as well as building practices that contribute to the value of the ecosystem, rather than harm it. If somebody just wants to slap up some new dwellings to make money, those people need to constrained by the City Council implementing extra zoning practices and auditing of the development specs for consideration/cohesion with community desires and positive outcomes. Does it take more work and some extra staff? Of course, but it's worth having a decent city with neighborhoods that don't all look the same in population types and incomes.
- It could have all kind of effects. The zoning is in place now for duplexes and even triplexes in my neighborhood. I would love to see storm water offsets as part of the building code, and incentives to go carless.
- Regarding trees and stormwater: LID practices are widely used by developers now and are attractive to home buyers.
- The environmental aspects can be mitigated with the increased tax income from more units. Also it may not lower my property value but it may slow it's rise, which is okay with me because it is increased a lot and I'm happy with it's value.
- I am mostly concerned with losing green space since I live near a park. The houses in my neighborhood are close together as it is, so I don't see how much more can be built without destroying green space & cutting down trees.
- As long as Durham is an interesting and diverse city with adequate community services, I expect consumer demand to keep property values from falling. Despite being a homeowner, Iâ€™d be ok if property values rose at a slower pace. Improve bike lanes and buses to reduce traffic and parking demand. Require Rain barrels, Rain gardens, Rooftop gardens, Permeable pavement etc to offset runoff
- There are ways to develop without negative effects of the environment.
- Storm runoff is a real issue. Every bit of asphalt that replaces natural habitat can cause huge issues for existing developed areas. Without a comprehensive plan in place to protect those existing areas, there will be many

homes that will suffer flooding for the first time. I am in a condo built in the 80's. Apparently as homes have been built in the surrounding areas there are lots of tenants who now have water issues in the crawl spaces. One unit had to replace all seven piers due to becoming unstable. According to a long term resident, the water that rushes behind our building keeping it muddy did not occur until about 10 years ago. Now it is common after every rainstorm.

- The impacts probably depend on the particular units built and where they are built. The City needs to be less car-oriented in general. And needs to balance density needs with saving trees and addressing Stormwater issues.
- County leaders are compelled to make the difficult decisions such as impact on schools, traffic, environment. Hopefully citizens and leaders will be reasonable. Some sacrifices may have to be made. For example, Some sacrifices may be temporary until infrastructure is brought up to date
- There are tradeoffs. they may not all be appealing, but the other options, sprawl and/or displacement, are less appealing
- The are downsides to increased housing of course. It will change the nature of the neighborhood. It can lead to a loss of trees, an increase in flooding and traffic congestion, but the alternative is that people cannot live here. Durham is a growing city and needs to change to accommodate that.
- Some of the issues around traffic, schools, trees and runoff are issues of location. Yes, where there are ADUs located, there may be some negative impact, but those negative impacts will exist (and in some cases be greater) if ADUs where not built and replacement units were built elsewhere in Durham.
- These impacts I agree with can be both good or bad, they are things I wish developers needed to address
- There are LOTS of unoccupied houses all over Durham. They are not for sale; they are not for rent. In some cities, there are rules about having lots of empty property owned by one person or developer. Could you work on those?
- Theoretically, an increase in housing supply should lead to a decrease in housing costs, or at least a leveling off of housing costs. However, if certain segments continue to game the system, this may not happen as quickly as hoped.

Question 13: How satisfied are you with the housing choices currently available to you?

Rent/Price

- Apartment rent is too high.
- Cost of rents in clean, safe neighborhoods.
- Even though I own my home, I see my friends who rent panicking every time their lease needs renewal. There needs to be incentive to not price gouge.
- House prices are too high.
- Housing is way too expensive for people with even moderate incomes near the main parts of town.
- I cannot find affordable permanent housing in my price range. Everything is apartments, condos, townhomes close to downtown. All of the available housing is overpriced or run-down waiting for re-development. There are

not affordable homes (single family for sure, but even attached townhouses are going for 250-300K). It gets worse and worse the close you get to downtown

- I could not afford to move out of my house if I wanted to. Now, with my taxes having risen so much, I wonder how long I will be able to live here.
- If I want to live in town I have to pay a similar rate to what I paid for my apartment in NYC
- If my house was on the market I probably couldn't afford it.
- It's all relative. We are okay, but we need to take action to assure that less well-off residents of Durham aren't pushed completely out of the downtown neighborhoods.
- Pricing is too high.
- There is not enough middle market housing. Either you have to be rich or poor enough to qualify for affordable housing...
- Too many "luxury" apartments in large buildings.
- Too many luxury apartments being built that aren't family friendly. We work downtown and would love to live downtown but it's too expensive!
- We spent 7 months trying to buy a house and it was a miserable process with houses selling for insane amounts. It must be impossible for low income families to find housing and I don't want to live in Durham if it becomes the next Chapel Hill. Durham isn't Durham without diversity and we need to protect the people who have been here for years
- Durham does offer different types of housing; however, investors snatching up all affordable properties and then selling them for double what they are actually worth is very discouraging to me. I own my own home near RTP; however, the people coming to Durham is increasing and the city is only increasing tax values of homes. In my opinion, these are overinflated. Selling condos for $1million in Downtown Durham is simply ridiculous in my opinion. Investors have a lot of money. Phasing people out who might not be able to own a home on their own without being wealthy for this area is very unfair. It would be nice if properties could be protected to allow for first-time home buyers to actually stand a chance. While the growth of Durham is fantastic and I am very pleased with it (I love this city), I feel that remembering where Durham came from is important. Making the city so expensive that only wealthy people can live in it is not why Durham is attractive to me. Durham is attractive to me because it is inclusive of all people, races, religions, and socioeconomic backgrounds.
- Home prices are very high.
- Housing costs are too high.
- I currently own/pay a mortgages renting is out of the question. My Mortgage is half what people pay in rent for a sardine box and that is absurd IMO. If I were to sell my house I wouldn't be able to buy because the houses are too big and too expensive.
- I live in a single-family home which I rent. The house is in need of major repair, but is steady, reasonably clean, and in a quiet and mostly safe neighborhood. It's far less expensive than a lot of people I know who also rent in Durham, especially my friends who live in East Durham, which surprises me. But my neighborhood is not experiencing gentrification the way other parts of the city are. The biggest problem with my neighborhood is I could never afford to live there if I was buying. I have to rent if I want to live there because I don't have half a million lying around to buy a house near where I live. I wish I could buy. But with prices like that, as a debt-

ridden millennial with a steady job and benefits, I still live fairly hand-to-mouth and could never afford something like that. But the cost of living in Durham is reasonable and I can do things like save money, which I was never able to do in my ex-city. Before I was displaced, I had to choose between having a roof over my head or paying my bills and doing things like buy groceries. It was that bad. Here I can do both!

- Ideally, I could buy a house for $250,000 in Durham. That seems unlikely at this point, which makes me sad.
- I'm fine, but many friends who are just now looking to buy are having a hard time finding anything reasonable.
- Newer housing development are higher-density in smaller lot stamp at higher cost.
- Prices are ridiculous
- single family homes are becoming overpriced, unable to afford to move even if we did decide to sell our current home
- We had to move out of downtown because prices were too high, but we ended up liking where we live now, although it's much less convenient
- We were lucky and bought In 2010. Otherwise if we bought today we wouldn't be able to afford our place. While our townhouse has appreciated, we can't sell because we couldn't afford to buy anything else and wouldn't pay the high rents that exceed our mortgage.
- As a divorced mother of three, I was suddenly thrust into homelessness after my ex-husband lost his job and could no longer pay child support. The renting market annual increases was not conducive with my local government annual raises. We were barely making ends meet before the rent increased. Rent in this area is extremely expensive and gives very little concession to someone trying to get back on their feet and once again become a homeowner. As a result, I could not afford the rent. My three children and I currently live with family members in a small room of their home.
- Can't afford housing anywhere near where I work, shop or hang out
- Everything is so expensive except in homes or neighborhoods that are not maintained very well by residents or the city of Durham
- I am a home owner but I have friends that are searching for homes and rental properties that are not affordable. I myself when looking for a place to rent unable to find something affordable I just decided to buy. Thank goodness I was in a position where I could buy. Every one can't do that.
- I would like to see more single family homes, personally. The range on prices however are a) either too low for what we want/need or too high for what we want/need. We have thought about moving or building our own home, but there are few developments.
- If I hadn't already bought my house during the bubble i couldn't afford to buy or rent much of anything, certainly nowhere safe. Durham needs a lot more $120,000 houses and duplexes. We have plenty of high end housing but the rest of us poor people are getting trampled because we can't make anyone money. We're not worth it.
- Literally every housing option in and near downtown has become ridiculously overpriced!!!!!!!
- Rent is too high to live close to downtown. I'm lucky, but not everyone is...
- There are not enough affordable housing options. Durham needs to build more affordable housing mixed in with other neighborhoods/neighbors.
- There really aren't housing choices available to me -- I can pay over $1k/month for a dinky apartment, or I can get a condo with a lower payment + HOA fees that then also runs over $1k/month. Alternatively, I'd love to buy

a house and get a mortgage that would cost less than either of those (leaving me more $$$ to pay toward student loans and in the community) but I can't save for a down payment while I'm being gouged for RENT. I have lived here 18 years now, and it has only gotten worse and WORSE. I feel trapped: my job can't relocate me -- and btw, it is a GOOD JOB. A comparatively WELL PAYING JOB. But not even that compensates for the inflation in housing costs in Durham... and I feel sometimes like I'm just circling the drain here trying to save any money to change my living situation. If I could relocate and work remotely, I'd love to unless the housing situation changes.

- Too expensive for what it is. We moved here from New York and the prices are starting to be comparable. But this place has neither New York's public transit nor diversity, so how are the high prices justified? Feels more and more like a bubble.
- I LOVE where I am & it's safe. Wish I could find the same qualities at less expense.....

Theme: Housing Type Options (33 comments)

- I would like to see more patio, zero-lot line homes available in our area.
- "I would like to see the ADU requirements relaxed and made easier to use.
- I would like to see it made easier to build or add units on lots within a neighborhood, such as by allowing limited modifications of setbacks, etc."
- I would like to sell and move to a town home but they are more expensive than my single family home. I think that's ridiculous!!!
- It's either an apartment or a huge single family home. There's no in between.
- More condos and townhomes need to be built
- need more family-sized housing close to urban core
- Rezoning some areas are more needed than ever for multifamily, duplex to triplex.
- There are not enough options for people at all stages of life. My mom wants to live alone, in a tiny space, close to her grand kids, that she can afford, and that is not part of a huge apartment complex, but there are no options.
- As a homeowner, we aren't really in a position to consider this as a question as we're not constantly looking. however, I wish there was more in town density ownership options (condo's/townhomes/ etc..)
- As a senior citizen I have looked into purchases property set aside specifically for those over the age of 55. There are few places available. Available properties are above the means of the average Durham citizen. I am also interested in single family or condo style homes for purchase for the senior citizen.
- choices are very limiting to make the most value of one’s lot - in terms of providing more homes that are affordable
- Having more "missing middle" housing options in more neighborhoods would be great.
- I am happy with my house, but have family members who would love to live in my neighborhood but would prefer a townhome or something with less yard to take care of.
- I am in the house I want to be in, but if I wanted other options (smaller house closer to downtown) then I would not have options that I could afford.

- I am thoroughly satisfied with my own situation, but recognize the limited range of existing housing options is a problem that Durham needs to address.
- I would like to see more higher density housing in the downtown area.
- I would love to retire to a single-level tiny house, but there is nothing in the area that would allow me to do so. I truly don't understand why.
- There needs to be more mixed-use development.
- There seem to be jumps in house prices and house types for our needs, where more incremental types would suffice
- Would like brownstones, townhomes, and condos.
- would love more housing with smaller square footage ie less than or equal to 1000sq ft
- Four-plexes, Condos, and Apartments need to be allowed city wide.
- I am looking for a two bedroom condo. I am now living in a one bedroom apartment. I love my apartment, but the rent is now almost as much as I paid in Massachusetts. I am on a fixed income, supplemented by a two-day a week job. The low housing stock in Durham is pushing me out to look for a condo in Burlington or Mebane.....although, I am finding that low-end condos are hard to find anywhere. There are more single family homes at the low end than condos. I am not sure I can maintain a small house because I am older. But I might have to choose this option. The neighborhood I live in (Archdale Drive) is a transient community. People come and go. I am looking for a stable neighborhood. I cannot stay in this apartment much longer because it is depleting my income. And moving out of Durham will mean a 30-45 minute commute to my job and less convenient access to grocery stores, pharmacies, other shopping and good medical care. I am not happy about this.
- I live in South Durham, in a tract home. I would very much like to move to a dense, walkable, mixed-use neighborhood downtown, but I cannot afford any of the current offerings. More housing supply would allow me to move to such a place.
- I think that a lot of young people my age (I'm 29) are ready to buy a home. But we can't find anything that we can afford in the neighborhoods that we like. We either have an option of buying a large cheap house in a newer neighborhood with no sidewalks and nothing to walk to and a long commute to work, or pay 1200 in rent for a small apartment, single family home, or duplex. We need more options, but it is not just the type of the actual unit itself, it is about its context and accessibility to other places and the quality of place. We're stuck with the housing "product" that the last 60-70 years of people were buying and so we're left with poor choices. Therefore, I would push for more small townhomes and other attached housing where it is a walkable place with access to transit and amenities but you can still have a backyard for your dog and your friends to come over.
- I was not able to find or afford a range of housing types. Durham has an abundance of detached large lot single family homes. I'd like to have more options and have space for more neighbors.
- no co-ops or shared equity options, no aesthetically pleasing triplex or quad developments
- We are young seniors, recently retired. There no active senior neighborhoods or family neighborhoods in our area - north and West Durham, priced between $200K and $300k. Within next 7-10 years, we may be looking for small square footage home with minimal yard priced below $250,000. We would want to be reasonably close to

shopping and medical services. We would also want to easily get to activities in Durham. Right now, we see such communities in Raleigh and Chapel Hill area, but not in Durham. Help!

- "I subdivided a lot several years ago and built two new homes. One was a flag lot. One of the neighbors asked me why I had not just built a duplex. I told her that was not an option in our zoning. That neighbor would have been open to new options. "
- This doesn't apply to me because we already have housing but I wonder if it's possible to increase the number of townhouses and condos vs apartments.

Character of New Development

- A lot of the new apartments seem to be super modern, and they're changing the character of the town. We should have strict architectural standards to maintain the vibe.
- I wish Durham hadn't already lost so much of its original housing stock. So much of what's available is hideously ugly or not right for my family. The new construction in and around Durham is ugly.
- I wish that there were more older houses available and it seems like we just keep encouraging out-of-state developers to come in and knock down our houses and our trees. We are removing things that make Durham and pretty soon, we will be indistinguishable from Indianapolis or Houston.
- I wish there were more older homes to choose from rather than either condos or new construction. I wish the older homes available had larger yards and were on quieter streets.
- I'm already considering moving to a more quiet, country-looking area.
- I wish here were older houses in Durham. What is being built now is really ugly in comparison. I hope we don't lose more of our older houses. It's bad for the environment to tear them down, it uglifies the environment, and it will homogenize our city to the point that it is no longer Durham.
- Wish there were more historic houses on streets that aren't so busy and more historic houses in general. This will do nothing for people who need affordable housing. We are entering a world of homogenous, characterless, treeless cruddy duplexes. Pretty soon, most of the pretty houses will be gone, most of the old growth trees will be gone, all of the current residents displaced, and most of the city will be blanketed by ugly, poorly-constructed homes that are full of 20- and 30-somethings. They will all eventually move out of Durham to get single-family homes for their kids. Because they will be rare, the single-family homes that do survive will belong to the ultra-rich, like they do in Palo Alto and Dallas. This survey is shocking and you should be embarrassed. Durham deserves better than this. It's like you're taking a page out of Trump's playbook.
- I am worried about the rapid, uncontrolled growth in the area. Thus far it seems that the county has allowed builders to decide what looks good, what works, and what is safe. Builders care only about profits and not about impedance to Traffic flow, increasingly dangerous intersections, huge communities with only one way in and out, increased crime, and increased noise pollution. We cannot continue to allow builders to do what they want and determine how this county is going to grow.
- The clear cutting of huge tracks of land to place three and four thousand square foot houses on small 1/8 and 1/10 of an acre lots, or massive, sprawling apartment complexes has got to stop. They look awful, they are rapidly deforesting the area, and they overburden the infrastructure in the areas in which they are built. Our already overburdened law enforcement organizations are being further taxed by the increase of crime that

comes along with the huge apartment complexes that are being built everywhere throughout the county. Minimum buildable lot sizes would go a long way toward correcting these problems. Lower population densities would mean lower crime rates, and would allow Durham County to retain its green spaces, and its charm.

Competition/Compromise

- Most of the opportunities I looked at in 2014 were either too expensive, too inconvenient, or aging housing stock that had not been well-cared for. I ended up with a reasonably priced house, but farther from work than I wanted.
- I recently bought a house and the amount of houses that I wanted to purchase but were sold within hours or listing is more than I can even remember and the choices left to me were slim to none.
- It was a very competitive process to buy the house we are in, and we had to make compromises to do so.
- My husband and I are young working adults. We just bought our first home in August 2017. It was incredibly hard to find a house. We bid and lost on several homes to other bidders who were able and willing to go 20-30K over asking. That made it really hard to find a home we could afford where we didn't feel like we were displacing the community.
- We had a hard time finding a single family home, the market is so competitive. We lost out on a few bids, it was crazy.
- We like our current house, but we did have to compromise on house size, how close our neighbors are, and how big our lot is because of price.
- I've been looking for a house to buy since January. I've put in 2 offers. First time, I was overbid by someone who offered $10,000 over asking. The second time, I put in an offer $20,000 over asking and was beat out by someone who offered $2,000 less but had cash. I work at a local nonprofit and can't compete with all the people moving here from larger cities with inflated salaries who have cash.

Safety/Housing Condition

- Severe lack of clean, safe, affordable housing for low income residents (those surviving on SSI alone or a very limited income)
- I wish my neighborhood felt safer and I could do without the roaming dogs and with a garage occupying part of my current driveway.
- Homes prices have increased significantly and most of the homes need a lot of updating. We renovated our small home three years ago and it would have been nice if there were local incentives to do such work. We are looking for a new home, but there aren't a lot of options.

Density

- More density please!
- I want more dense housing.
- More low rise multifamily units
- I think that new apartments in the urban core are helping to take the pressure off our old, and even historic. neighborhoods.

Inventory

- The housing market is so tight in Durham. I currently do not own my home, but would like to purchase in Durham. It's just hard to find the right fit with the lack of inventory on the market.
- We got our house at a good time but if we wanted to make a change to a slightly different neighborhood or house, there is no inventory.
- I am not in need of housing for myself. But I am dissatisfied with the housing currently available to my clients.
- I'm currently in an apartment but would love to buy something permanent and put down roots. I'm older and prefer a condo due to low maintenance needs but the low number available make the prices out of reach. We need a larger supply which will keep the prices reasonable for both new arrivals and existing residents.

Location

- I struggled to find a place close to campus (I am a grad student at Duke) that is affordable.
- I want to live on acreage. I do not desire to live in a crowded neighborhood with neighbors nearby, but I also do not want a long (1hr +) commute. I will probably leave Durham as soon as I can afford it in favor of more rural communities nearby. I do not want to see those areas developed with neighborhoods.
- I wanted to buy a house in the part of Durham closest to downtown. Unfortunately, that area is too expensive because it is so desirable. I wish there were more walkable "downtown-like" areas and enough housing of all types near those areas that I could afford to buy one.
- Reasonably sized housing (1000-2000 sq/ft) with modern amenities (3br/2b rather than 2br/1b) in relatively decent condition near civic areas (parks, downtown, greenway, etc.) is incredibly hard to come by in Durham but is the most sought after type of housing and is not being built. This doesn't have to be single family homes on .25 acre lots. It can be well built condos, townhomes, or multi-family units that are built to scale which could increase density greatly and increase the functionality of things such a public transport and get more use out of city amenities (downtown, parks, greenway, etc.)
- When we purchased the current place I live in, we had wanted to live closer to downtown but there were insufficient options.
- I can't afford to live close to downtown

I'm satisfied with my choices, but …

- I am reasonably well-off so I have plenty of housing choices today. Introducing multifamily housing into traditional neighborhoods will not change my choices. Housing choice is determined by wealth, not location of housing type.
- I am satisfied, but I am well aware that there are not enough housing options in Durham for all of its residents.
- I have a lot of choice because I have a lot of privilege. We need space in Durham for people who have historically not been given choices
- I own my own home paid in full. Bought in 2010 just before my neighborhood became unaffordable. I would not be able to buy in my neighborhood today.

- I was fortunate to purchase a house about 7 years ago before the rapid change in prices. Therefor I am satisfied but it would be totally impossible for the me of a few years ago to buy a house in Durham today.
- I'm satisfied with my housing choices because I am a privileged white person. I am worried about the housing choices for people who do not have the privileges I do.
- Only because I own my home. I feel like we really lucked out
- I'm upper-class, so I have the means to be satisfied. I'm more worried about choices for everyone else.
- ...I realize that experience is not representative of a lot of people, and this answer only applies to me personally.; I have a house I love and plan to stay in for the foreseeable future, which I lucked out by buying in 2013 right before things got totally crazy with the housing market.
- But I'm a well-off person so this issue isn't really about me
- But this is because I can afford to live where I want to live, unlike so many people.
- I don't need a choice right now. I'm happy where I've been since 1989.
- I own my home so I am satisfied
- I would be more likely to say 'N/A'--we bought our single-family home in 2016, and we're not considering the availability of (other) housing choices at the moment.
- I've lived in my home for 36 years
- I've lived in the same house for 12 years and have no plans of moving, so my satisfaction with housing choices isn't particularly relevant.
- We can afford most housing
- We have lived here for 20 years and our home is paid off.
- We own our "dream house" and are not planning on moving until we need to due to age.
- But my household makes a ton of money, so ...
- I have the means to afford some of the housing options in Durham that are attractive to me.
- I'm fortunate that I own my home near downtown, but I want my neighborhood to be denser and more accessible to a wider diversity of people (diverse both economically and racially).
- I love my house and neighborhood, but I know that my options are very limited when I need to find a larger house as my family grows.
- I am lucky that I bought in 2012. I don't think I could necessarily afford to buy now and certainly don't have the flexibility to sell and purchase again that I thought I would have.

Taxes

- There should be incentives for landlords and ladies to offer affordable housing in exchange for a break in property taxes. After the most recent assessment my property value almost doubled. I had no choice but to pass it on to the very long term (50+ years), elderly, fixed income tenant living in my unit. I called the city and asked if there was any way to mitigate this, and sadly there is not. The city purports to be for affordable housing, but they are one of the main causes of what little stock exists disappearing.
- I have a lovely older home - I bought 18 years ago and is now worth many times what I paid for it. I can't afford to move to a smaller home because anything in my neighborhood would be priced higher than what I would get for my house if it were in good condition (and there are no longer any 'fixer uppers' to be had). But most

importantly, if I was able to find an even swap, the taxes on the 'new' house would be between 8-9k/year... and of course, rising. I am retiring soon. I can't afford to pay a mortgage in taxes every year. The city property tax rate is the strangest - and most irregular - in the triangle. I'm 'stuck' in an older home that is too big for me - unless I am willing to leave my neighborhood, which I'm not. So, working class and fixed income people are becoming disposable in Durham.

Not grouped (yet)

- Also, please connect the sidewalks to make neighborhoods more walkable. I love my location and would walk or even use buses more but for this; I'd like to see Durham spend more time investing in all the public schools. I love Durham and my home and want to stay, but I also feel pressure to move now that I have a child. I really hate to see the whole area segregating itself along school district lines, and think Durham would be a stronger and more inclusive community overall for embracing the needs of families in this way.
- It's all relative... we're coming from MA so seeing houses in the 300k range is joyous. That being said, some of these are not worth the listing price - its hype. There are huge disparities by neighborhood, which is tied to education - we had that explained to us on day one when removed here. Someone described it as "people develop algorithms in Durham to pick where to live so their kid gets into a good school." That is insane.
- More affordable housing could be made more accessible to where people want to live and work by adding light rail and public transportation, not by building new houses.
- The Durham County Land Trust has great options but they are very limited.
- Current zoning laws are appropriate for my neighborhood (Forest Hills). I will fight - as will the great majority of my neighbors - any effort to change zoning laws.
- I love where I live, I got lucky, but it would be difficult to find something else as great in the same neighborhood if I needed more space for a family.
- "The housing choices are okay it seems to be either older homes being flipped in gentrifying neighborhoods, overpriced ""luxury converted spaces"", or old farm land bought by developers creating faux neighborhoods that don't feel inclusive. And, I imagine if you're a family on a tight income then it is really hard to finding anything affordable.
- Worried that I will soon be priced out of living in Durham
- I moved here from Maryland, and the cost of housing here is almost the same as it was there. At this point, I'm always surprised when people say that Durham has affordable housing. The infrastructure also hasn't caught up to increased traffic and demand. It makes me question if Durham is the right place to settle down long-term.
- I'm happy with my choices and it's not Durham's job to create new housing types for the sake of lifestyle. I am all for more funding and effort to create affordable housing for those who qualify. There should not be a waiting list for the needy to be able to get into public housing. More options for them, please, but I am not willing to bend over backward to create housing types to respond to fads or trends.
- This survey seems to be specifically designed to allow the Durham City-County Planning Department to claim that Durham residents want increased development in their neighborhoods. I assume that you know this isn't true, or you would have had the courage to have an unbiased outside professional write a proper survey. There are plenty of less-hip areas in Durham that would greatly benefit from lower-cost developments (which the City

has to date shown NO interest in pursuing) without radically changing the character of the established neighborhoods that wealth developers are pressuring you to re-zone for their own purposes. (Which at $500,000+ per unit will certainly not be geared toward any kind of "middle".)

- we are home owners and very much enjoy our small, passive solar, efficient and sensibly-sized home. These single family homes (and some duplex to quad plexes) were built throughout the city in the 1980s as "infill", with a small footprint, leaving plenty of green space and making use of existing terrain. Possibly the locally based architect / developer did not feel the need to make as much money as modern day corporate out-of-town developers.