Durham Development Trends

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Director
Durham City-County Planning Department
Agenda

• Development Trends
• Demographic and Growth Trends
• Impacts on Infrastructure and City services
Development Trends
Annual: # All Planning Development Case or Permit Reviews
# of New Single-Family Housing Units by Year

![Graph showing the number of new single-family housing units issued for single-family residential by year from 2010 to 2019. The number of units increases over time, with a steady upward trend.]
# of New Multi-Family Housing Permits by Year

![Graph showing the number of new multi-family housing permits issued by year from 2010 to 2019. The graph indicates a trend of increasing permits over time, with a sharp increase in 2018 and a slight decline in 2019.]
Concentrated demand in Urban Tier neighborhoods
History of Building Construction in Durham

DURHAM’S COMING OF AGE
AGING THE BUILDINGS IN DURHAM, NC

Link
Other Key Trends

Increase in Townhouse and Multifamily

Increase in Age-Restricted Housing

Increase in demand for housing in Eastern Durham County

Very limited easily developable land

Increase in redevelopment
Demographic and Growth Trends
Population Projections 2013-2045

Durham County Population Projections 2013-2045

Source: Durham-Chapel Hill- Carrboro 2045 Metropolitan Transportation Plan
Durham County Demographic Data Trends
(By % of total population)

Youth Population
1.1% Decrease over the 8-Year Span

Retirement-Age Population
2.3% Increase over the 8-Year Span

Hispanic / Latino
0.1% Decrease over the 8-Year Span

Black or African American
1% Decrease over the 8-Year Span
Confluence of factors has led to rising housing prices
Median Rental Costs in Durham

Data Distribution, 2018

Median Gross Rent, 2018

COUNTY

$1,013

$2k $2k $2k $2k $2k

Median Gross Rent

$257 $257 $257 $257 $257

$0 $0 $0 $0 $0

2010 2012 2014 2016 2018

919.560.4137  DurhamNC.gov  Follow Us @CityofDurhamNC
Summary Ejectments in Durham County
by ethnicity of block group

Durham Evictions
Housing Burden by Race/Ethnicity

Housing burden by tenure and race/ethnicity: Durham City, NC, Renters, 2015

- All: 47.1%
- White: 42.5%
- Black: 53.2%
- Latino: 41.3%
- People of color: 49.5%

IPUMS:
Impacts on Infrastructure and City Services
Level of Service

"Level of Service (LOS) Standards are an indicator of the degree of service provided by a public facility based on its operational characteristics.

LOS shall indicate the capacity per unit of demand for each public facility.

The LOS standards shall be used to determine if public facility and services are adequate to support the impact of new development."
Fire Department

Legend

Fire Stations
- City of Durham
- Durham County
- Other Jurisdictions

Fire Insurance Areas

Fire Districts
- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- BAH1
- BAH2
- BAH3
- BET1
- BET2
- BUTN

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Pavement Condition  Additional stressors on roadway systems
Water & Sewer Capacity

Sewer System

- Multiple sewer lift stations and one outfall are at or near capacity
- Development is limited until significant upgrades are made
Solid Waste Collection & Trends

Serve 78,000 residential customers for weekly trash and biweekly recycling

Serve 25,000 customers for weekly yard waste (subscription service)

Durham does not have a landfill - refuse is trucked to another County
## Fleet Realities

| 1 million VMT per month | 1750 vehicles in Fleet | Purchasing is easy; maintenance is hard | 3 storage tanks; two are undersized | Rural development taxes service delivery and increases VMT |

### Fleet Department
- Maintenance costs come out of individual department budgets
- City Fleet is growing by 3% per year
# Fiscal Years 2020 – 2025

## CITY OF DURHAM
CAPITAL IMPROVEMENT PROGRAM

### SUMMARY BY PROJECT CATEGORY

<table>
<thead>
<tr>
<th>Category</th>
<th>Prior Year</th>
<th>FY 2019-20</th>
<th>FY 2020-21</th>
<th>FY 2021-22</th>
<th>FY 2022-23</th>
<th>FY 2023-24</th>
<th>FY 2024-25</th>
<th>Future Years</th>
<th>Total Request</th>
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**Total:** $988,593,310

### SUMMARY BY REVENUE SOURCE

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<th>FY 2020-21</th>
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<th>Total Funds</th>
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**Total:** $988,593,310
Rubric for Prioritization

- Operations
  - Improving Service
  - Maintaining Service

- Infrastructure
  - Enhancements
  - New Services

- Funding
  - CIP
  - General Fund
  - Enterprise Fund(s)

Level of Service