

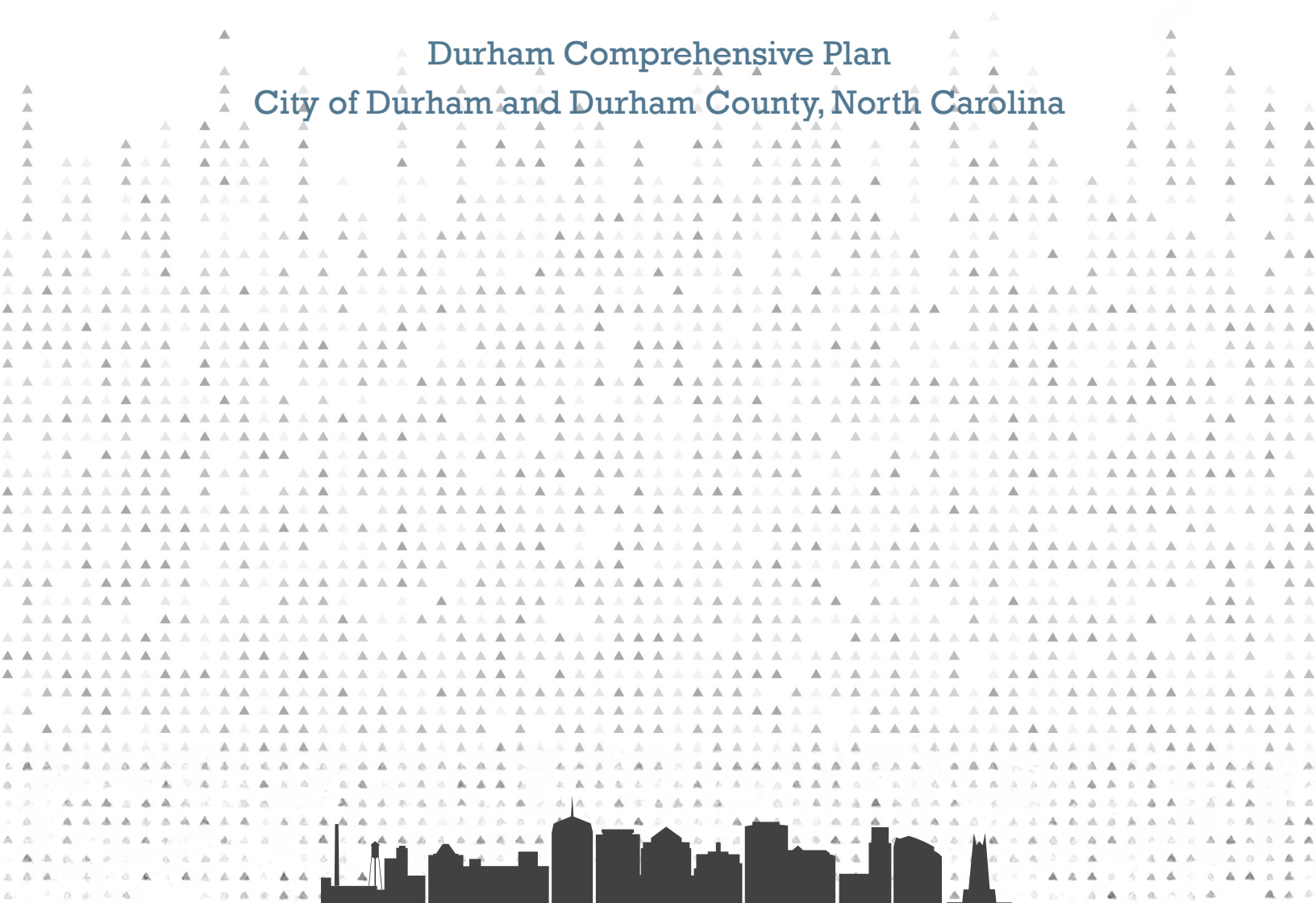


ATTACHMENT K

2025

Community Goals and Objectives Report Card

Durham Comprehensive Plan
City of Durham and Durham County, North Carolina



Maps, tabular data, and spatial information presented are developed from public records. While efforts have been made to use the most current and accurate public record data, no warranties as to the accuracy of the data provided are being made by the City of Durham, the County of Durham, and the mapping and software companies involved. Users of this content should consult public information sources to verify the accuracy of the data provided.



Report Card

About

In 2023, Durham City Council and Durham Board of County Commissioners adopted the [Durham Comprehensive Plan](#). This plan is a broad land use policy document that guides how Durham will grow and change. Within the Comprehensive Plan are Community Goals and Objectives that describe what residents want and need and points to data that is most meaningful to track.

This Report Card offers a way to track progress and adjust course every two years based on broad data and trends. The report cards can help guide City and County priorities, funding, and plan updates in the two-year Evaluation and Assessment Report (EAR).

Indicators

The Report Card is organized by eight Equity Indicators. Indicators are categories that reflect key issues in Durham. Each one includes specific data to measure progress on achieving the community's vision and may change over time as better information becomes available to support more equitable decision-making.

Data will highlight how inequities in Durham's built environment affect the community as a whole, and when the data is available, will highlight impacts to Black, Indigenous, and People of Color (BIPOC), low-income, Spanish-speaking, immigrant and refugee, disabled, senior, youth, unhoused, and justice-involved residents.

1 NEIGHBORHOOD CHANGE

2 BUILDING RELATIONSHIPS WITH RESIDENTS

3 ACCESS TO HOUSING

4 ACCESS TO DAILY NEEDS

5 ACCESS TO TRANSPORTATION

6 ENVIRONMENTAL JUSTICE

7 ACCESS TO ECONOMIC OPPORTUNITIES

8 HEALTH AND WELL-BEING

Data

The data in this Report Card is primarily from sources specific to Durham. When local data is not available, state-level data is used and noted. The report covers all of Durham County, with City-only data highlighted when that is the only available level.

Data collection is guided by the following criteria:

- Prioritize local data specific to Durham whenever possible
- Clearly label state-level data when used
- Include County-wide data, with City-only figures called out when relevant
- Aim to show four-year trends (2020–2024) when data allows
- Highlight new programs and studies that will provide future data
- Focus on establishing baseline data and reliable sources for future tracking

It may not be possible to link specific data points directly to individual policies, since many complex factors shape our lives. Data should be part of evaluating progress, alongside community feedback and lived experience.

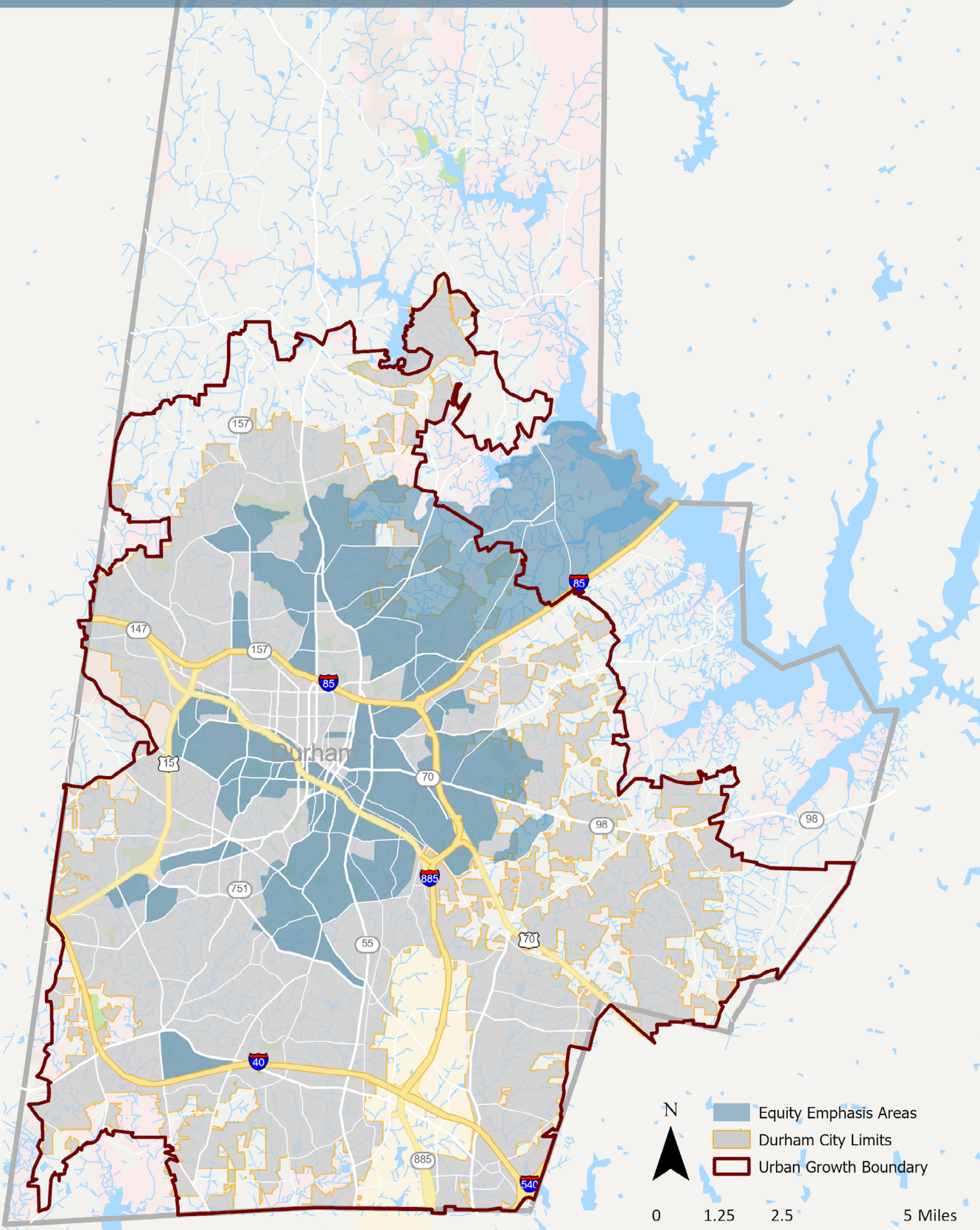
Equity Emphasis Areas

To understand where the City and County are investing and who is impacted, we reviewed geographic data from the [Equitable Green Investment \(EGI\)](#) program, [Vision Zero](#), and the [Community Health Assessment](#). Many factors overlap, such as transportation needs, climate risk, historic redlining, and underserved communities and we found that different department analyses were pointing to roughly the same areas in Durham. We also used the Equity Emphasis Areas from the [2025 Vision Zero Action Plan](#) to demonstrate access to resources.

The Equity Emphasis Areas include the following data from the U.S. Census Bureau:

- Percentage of individuals who are minority race or ethnicity
- Ratio of individuals under 18 years old to households
- Percentage of households with one or more people 65 years or older
- Percentage of households with limited English-speaking proficiency
- Percentage of working age individuals living with a disability
- Percentage of households with income less than 200% of the federal poverty line (less than \$60,000 for a four-person household in 2023)
- Brackets based on median household income in the last 12 months
- Percentage of zero-car households
- Percentage of individuals whose mode of transportation to work is public transportation, walking, or biking
- Percentage of individuals whose travel time to work by public transportation is 45 minutes or greater

Equity Emphasis Areas



Map References: Durham County Community Health Assessment, City of Durham Department of Transportation Equity Emphasis Areas, and the City of Durham's Equitable, Green, Infrastructure Priority Areas (all of which pull from local and federal data).

Equity Indicators



1 NEIGHBORHOOD CHANGE

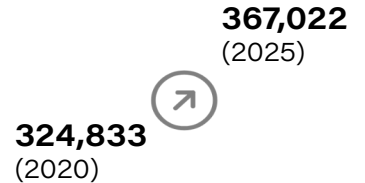
The Neighborhood Change Equity Indicator shows how resident demographics are changing and how costs are affecting displacement risks.

Population Growth



Durham has **grown by 12%** in population in the last 5 years.

By 2055, Durham is expected to have 461,230 people.

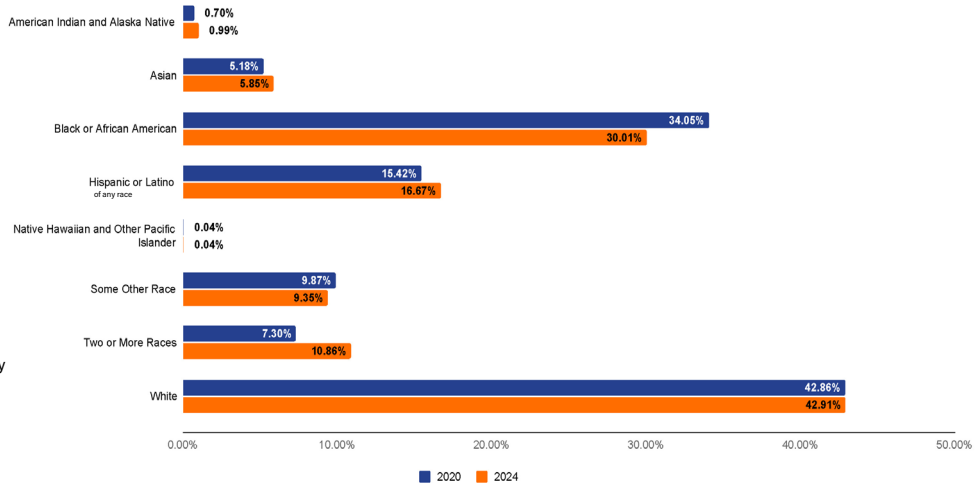


Source: 2020 Census and [2025 Planning & Development Department estimates](#) (Durham County) and Triangle West Transportation Planning Organization 2055 Metropolitan Transportation Plan [Preferred Option Report](#)

Race and Ethnicity



Durham's racial makeup is shifting, with fewer Black residents and more people identifying as Hispanic or Two or More Races.



Source: 2020 Census and 2024 American Community Survey 1-Year estimates (Durham County)

Age



In 2024, **15.2% of residents were 65 and older** (a two percent increase since 2020), and **18% were young people** (ages 10-24), a one percent decrease since 2020.

Note: The Office on Youth defines young people as between 13-24 but the Census grouped young people starting at 10 years old.

Source: 2020 Census and 2024 American Community Survey 1-Year Estimates (Durham County)

Median Housing Value



Between 2020 and 2024, median housing values **increased** by an estimated **57%**.



Source: 2020 American Community Survey 5-Year Estimates and 2024 American Community Survey 1-Year Estimates (Durham County)

1

NEIGHBORHOOD CHANGE

Population Migration



Year	In-Migration Number of people moving to Durham from another county or state	Out-Migration Number of people moving out of Durham to another county or state	Net Migration In-Migration minus Out-Migration
2020	27,422	25,578	1,844
2021	27,571	25,563	2,008
2022	27,634	26,099	1,535
2023	28,161	24,917	3,244
2024	29,104	23,768	5,336

Source: 2020, 2021, 2022, and 2023 American Community Survey 5-Year detailed tables and 2024 American Community Survey 1-year detailed tables B07001 and B07412

Durham consistently saw more people moving in than moving out between 2020 and 2024. This trend is expected to continue over the next 30 years based on 2055 population projections.

367,022 (2025) → **461,230** (2055)

Source: 2020 Census and [2025 Planning & Development Department estimates](#) (Durham County) and Triangle West Transportation Planning Organization 2055 Metropolitan Transportation Plan [Preferred Option Report](#)

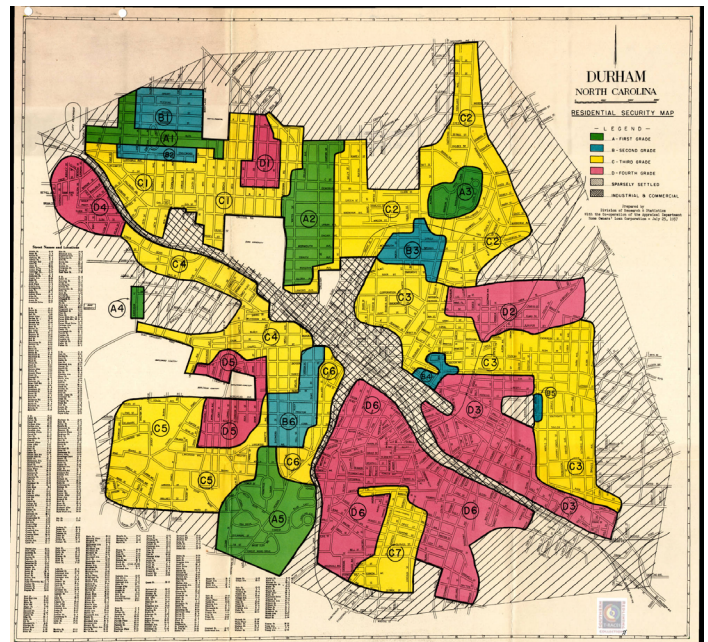
Displacement Risk



Rent increases, evictions, cost-burdened households, race, income, poverty status, and historic redlining are among the risk factors for neighborhoods experiencing displacement of residents.

The legacy of racial segregation in Durham has a lasting impact in the same areas as were "redlined" in the 1930s Home Owner's Loan Corporation (HOLC) maps.

Source: [2023 Community Health Assessment](#)



Source: Museum of Durham History "Durham A-Z: G is for Geography,"

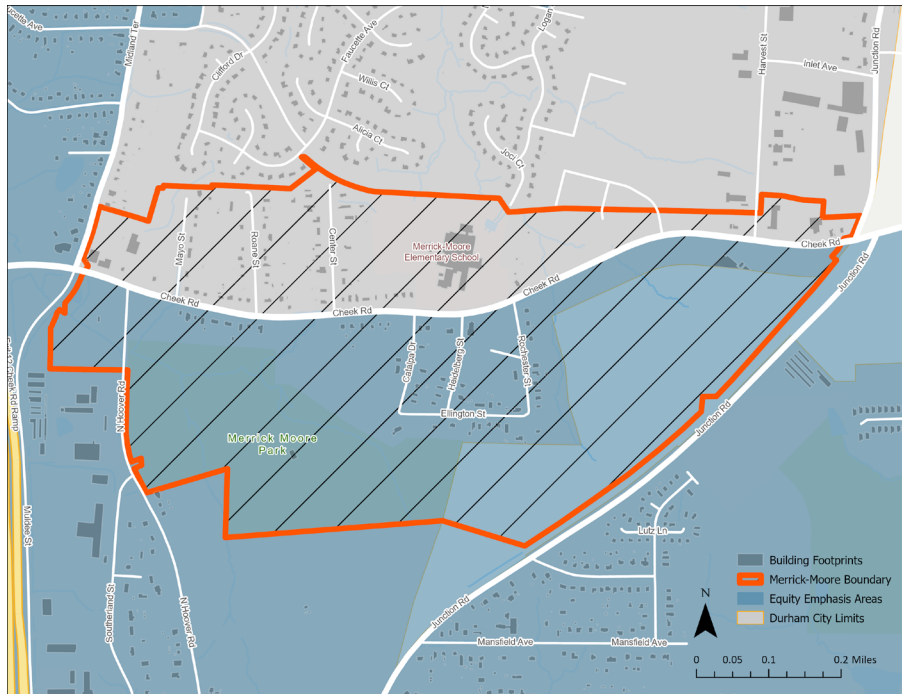
1

NEIGHBORHOOD CHANGE

Heritage Communities

In 2025, the Planning & Development Department launched a “[Heritage Communities](#)” program to honor and celebrate historical communities in Durham that have never been formally recognized by the City or County.

Source: Planning & Development Department



2025 Heritage Community Merrick-Moore

Small Area Planning

In 2025, Durham launched a small area planning program to engage residents in identifying needs and priorities in their community. The initiative results in a document that supplements the Durham Comprehensive Plan by guiding future development and public investments in that specific location.

In August 2025, Durham City Council adopted the [Walltown Small Area Plan](#) which gives policy guidance for the historically Black neighborhood of Walltown and the former Northgate Mall redevelopment site.

Source: Planning & Development Department “[Small Area Plans](#).”



2

BUILDING RELATIONSHIPS WITH RESIDENTS

The Building Relationships with Residents Equity Indicator measures how access to local government and civic engagement has changed, especially for marginalized groups. It uses data on participation, language access, and resident satisfaction.

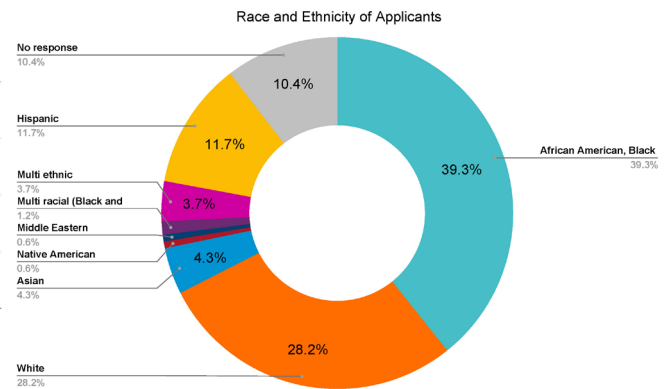
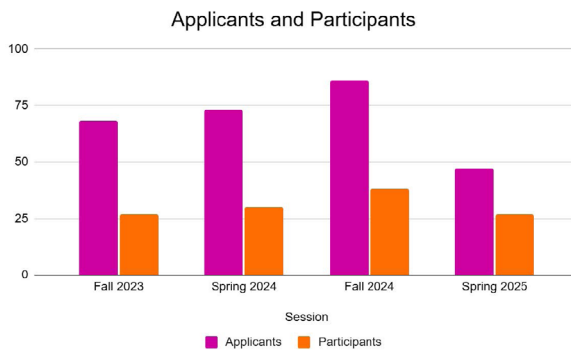
Planning Academy



[Planning Academy](#) is a free interactive course that gives residents the chance to learn more about how the planning process works in Durham, how to use available planning tools, and how to engage in planning work.

122
Participants
2023-2025

Source: Planning & Development Department



Department Equity Work



Planning Education Contract with Durham Public Schools Foundation and Sembrando Raices

Participants identify as primarily Hispanic/Latinx, feel more comfortable engaging in Spanish, and receive all sessions and surveys in their preferred language.

The contract aimed to improve engagement with Spanish-speaking residents by learning from their experiences and creating Spanish-language education sessions to help them understand the department's work.

90
participants

Community Leaders Pilot with Wall Street Juniors

The program aims to pilot continuous community engagement methods that facilitate two-way communication and relationship building between community leaders and staff.

Participants represented a diversity of identities (races, ethnicities, ages, genders, and neighborhoods).

7
participants

Source: Planning & Development Department

Spanish Language Access



The Planning & Development Department is committed to increasing Spanish language access both in translated documents for new written materials and interpretation services.

Source: Planning & Development Department

The department works to translate previously created English-only documents. Around **20 documents were translated in 2024** and **18 in 2025**, as the department works to provide content in both English and Spanish. A Spanish language resource group was formed to support this effort.

2

BUILDING RELATIONSHIPS WITH RESIDENTS

Rezoning Explorer

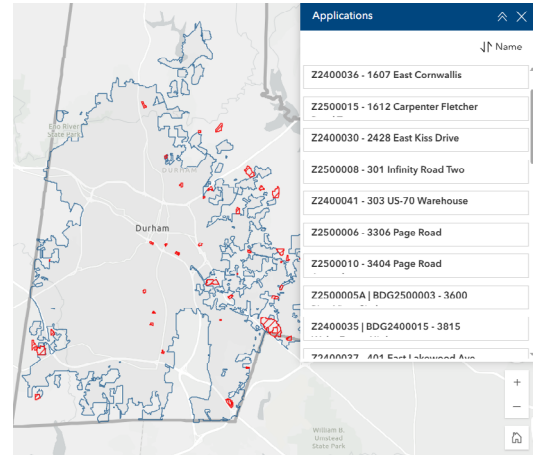


The [Durham Rezoning Explorer](#) is an online interactive map for residents to find active zoning and annexation projects and share input. This input may inform the cases, staff analysis, and communications with decision-makers.

79
comments
(2024)

386
comments
(2025)

Note: In 2024, there were 70 comments from different individuals and in 2025, there were 346 comments from different individuals.
Source: Planning & Development Department

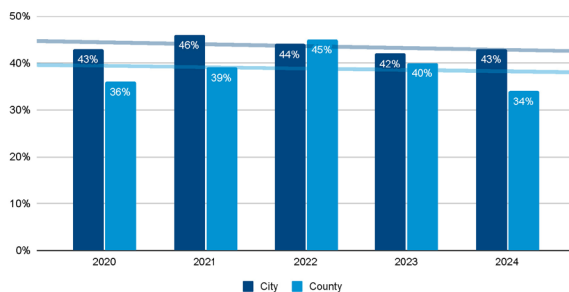


Durham Resident Survey

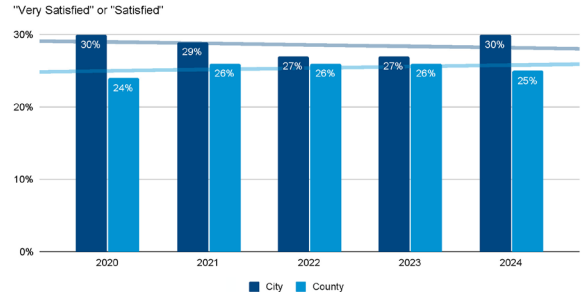


For over a decade, Durham has surveyed residents on experiences and satisfaction. The charts show five-year trends based on two public involvement questions.

Your experience engaging with City and County government processes
"Very Satisfied" or "Satisfied"



Your experience with level of public involvement in decisions with the City and County
"Very Satisfied" or "Satisfied"



Source: [Durham Resident Survey Dashboard 2015-2024](#)

Engagement Department



On July 1, 2025, the City of Durham established a new [Engagement Department](#).

"The City of Durham's Engagement Department leads inclusive, coordinated, and data-driven community engagement across all departments. By centralizing efforts, we streamline communication, maximize resources, and ensure consistent, high-quality outreach. Equity is at the core of our mission - centering the voices of historically marginalized communities through integrated Digital Inclusion, Language Access, and ADA programs. We serve as the hub for all engagement initiatives, helping the City connect more effectively with residents and make better, more inclusive decisions."

Source: City of Durham



Source: Community Engagement Mini-Grants Jóvenes líderes en acción/Young Leaders in Action Group

3

ACCESS TO HOUSING

The Access to Housing Indicator examines how housing access is changing in Durham, considering factors like affordability, accessibility, housing variety, and support for unhoused individuals.

Housing Growth



About **16,870 housing units** were estimated to be built between 2020-2024.

Source: 2020 Census and 2024 American Community Survey 1-Year Estimates (Durham County)

161,429
(2024)

↗

144,559
(2020)

From 2023 to mid 2025, **21,009 more units were approved** to be built in Durham.

Note: Housing units are calculated from approved development plans as part of rezoning cases.

Affordable Housing

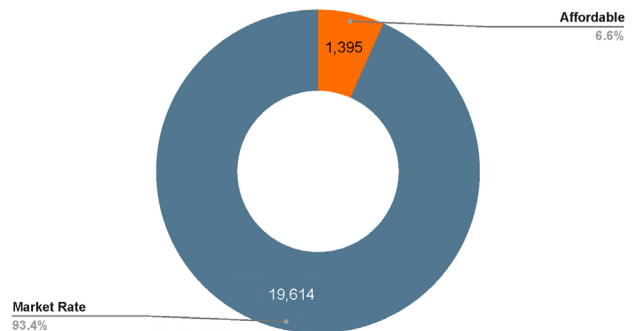


While no comprehensive list of affordable, subsidized, and under market units exist, the Planning & Development Department tracks affordable units approved through the development process.

Note: Housing units are calculated from approved development plans as part of rezoning cases.

Source: Planning & Development Department

Approved Housing Units (2023-2025)



Housing Sales



Selling price increased by 40%, or \$140,000, between 2020 and 2025.

\$280,000 (2020) → **\$420,000** (2025)

Source: [Redfin \(Durham County\)](#)

Housing Value



Between 2020 and 2024, median housing values **increased** by an estimated **57%**.

\$241,800 (2020) → **\$432,600** (2024)

Source: 2020 American Community Survey 5-Year Estimates and 2024 American Community Survey 1-Year Estimates (Durham County)

Housing Types

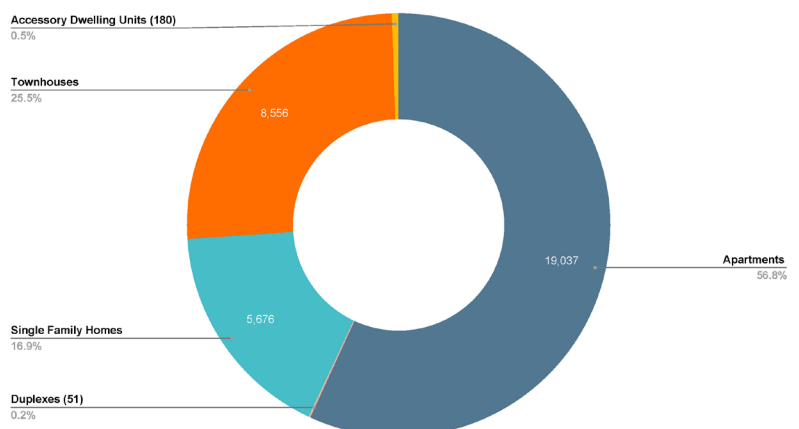


Between 2020 and 2025, about **83%** of new housing units were **townhouses or apartments**.

Note: Housing units are calculated from approved site plans. Other unit types too small to display are multiplex (3 units) and co-living (10 units).

Source: Planning & Development Department

Housing by Unit Type (2020-2025)



3

ACCESS TO HOUSING

Homeownership



About **56%** of Durham's housing is **owner-occupied**, a rate that has increased by three percent since 2020.

Source: 2020 Census, 2020 American Community Survey 5-Year Estimates, and 2024 American Community Survey 1-Year Estimates (Durham County)

Household Income



Between 2020 and 2024, the median household income increased by 29%.

\$62,812 (2020) → **\$84,326** (2024)

Mortgage



Between 2020 and 2024, the median mortgage payment increased by 30%.

\$1,457 (2020) → **\$1,975** (2024)

Source: 2020 American Community Survey 5-Year Estimates, and 2024 American Community Survey 1-Year Estimates (Durham County)

Rent



Between 2020 and 2024, the median rent increased by 41%.

\$1,103 (2020) → **\$1,667** (2024)

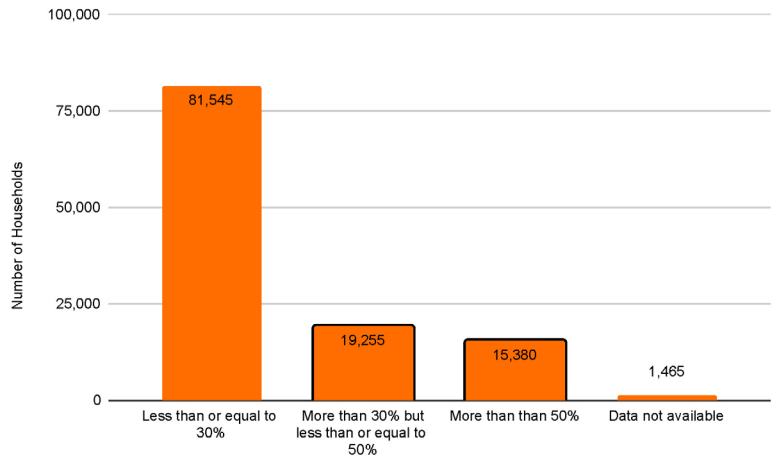
Cost Burden



About **1/3 of all households** in the city are **cost-burdened**, meaning housing costs (mortgage, rent, utilities, insurance, taxes, association fees) account for more than 30% of residents' income.

Note: Explore the Durham Chamber of Commerce [Housing Data Platform](#) for additional data.

Source: 2021 Office of Housing and Urban Development and [Strategic Plan Dashboard \(City of Durham\)](#)



Area Median Income (AMI)



The U.S. Department of Housing and Urban Development calculates income limits based on market areas. Durham, Orange, and Chatham counties are grouped to determine the area median income.

For a four person family, the **Area Median Income (AMI) has steadily increased since 2021.**

Income Limits	2020	2021	2022	2023	2024	2025
Low Income (51-80% of Area Median Income)	\$72,700	\$69,100	\$76,400	\$80,900	\$84,700	\$92,500
Very Low Income (31-50% of Area Median Income)	\$45,450	\$43,200	\$47,750	\$50,550	\$52,950	\$57,800
Extremely Low Income (0-30% of Area Median Income)	\$27,250	\$26,500	\$28,650	\$30,350	\$31,750	\$34,700

Source: Housing and Urban Development [FY 2020-FY 2025 Income Limits Documentation System](#)

3

ACCESS TO HOUSING

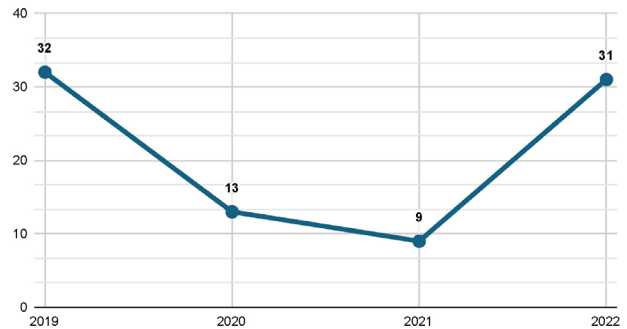
Evictions



In 2022, DataWorks NC reported an average of 21 eviction filings (called summary ejections) per square mile in Durham

Source: Durham Neighborhood Compass and DataWorks NC ["Evictions \(summary ejections\)"](#).

Evictions per square mile

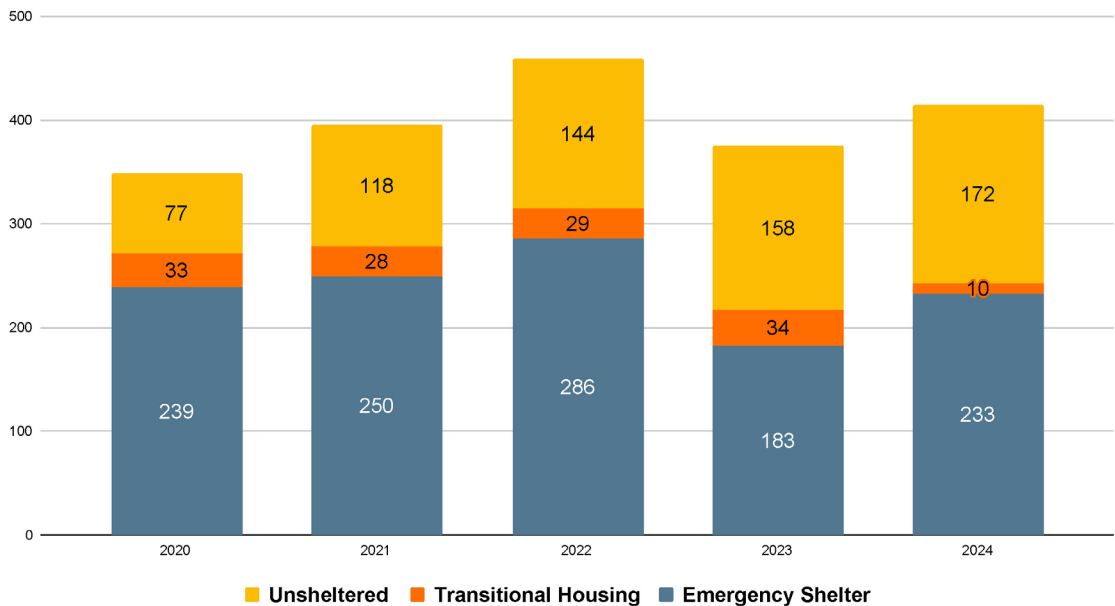


Unhoused People



The Community Safety Department reports how many people are experiencing homelessness at a point in time. In 2024, the overall number of known unhoused people increased by 10%, from 375 people in 2023 to 415 people in 2024.

Point in Time Count by Location



Source: City of Durham Community Development Department [Point in Time Count 2024](#).

4

ACCESS TO DAILY NEEDS

The Access to Daily Needs Equity Indicator assesses whether essential services like childcare, parks, and healthy food are located near neighborhoods, aligning with the 15-minute community¹ concept. It also considers high-speed internet availability and focuses on historically underserved communities.

Food Insecurity



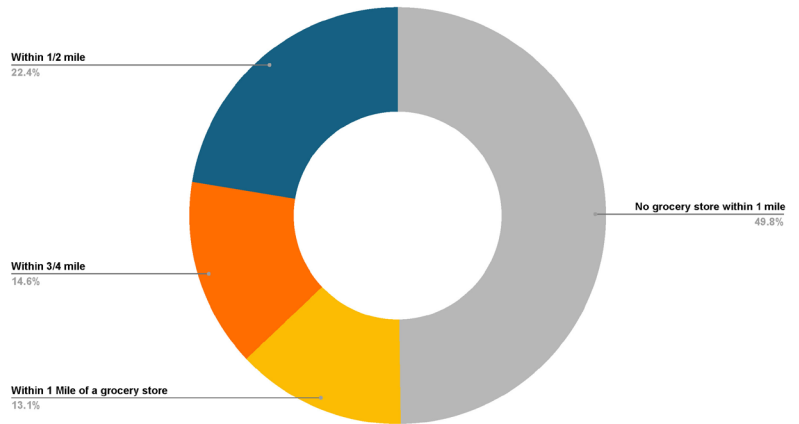
The 2023 Community Health Assessment notes racial disparities among food insecure residents.

County survey data shows 39% of Hispanic/Latinx and 15% of Black residents face food insecurity, compared to 7% of white residents.

These groups, along with households with children, are more likely to skip or reduce meals due to lack of money.

Source: Durham County [2023 Community Health Assessment](#) and Durham County Public Health [Food Apartheid Identification](#)

Distance to the nearest grocery store



This graph shows that of Durham's **3,709 census blocks** within the city, **49.8% are over one mile** from a grocery store.

Banks



Banking helps people plan, save, and manage their money. When communities do not have nearby access, residents often have to travel long distances or rely on costly, less reliable alternatives.

DataWorks reports that In 2020, approximately **19% of households** were within **1/4 mile** (about a 5 minute walk) to a bank or credit union.

Source: Durham Neighborhood Compass "[Homes Near Banks and Credit Unions](#)."

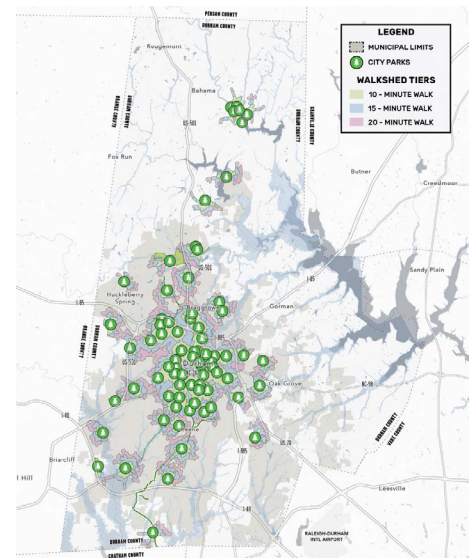
Parks



The Trust for Public Land (TPL) uses census and Esri data to map 10-minute walkable service areas around parks, accounting for barriers like highways, rivers, and train tracks.

In 2024, only **46%** of city residents—about **138,275 people**—live within a **10-minute walk** of a park, compared to the national average of 55%.

Source: [Trust for Public Land ParkServe Map](#)



Source: [Durham Parks and Recreation Comprehensive System Plan \(2025\) Page 154](#)

4

ACCESS TO DAILY NEEDS

High Speed Internet



Computer and Internet Use	City	County
Households with a computer	96.9%	96.8%
Households with a broadband Internet subscription	93.0%	92.8%

Residents who identify on the census as Black and American Indian are the most burdened by lack of internet access and/or computers.

Source: City of Durham Digital Inclusion Division "[Durham County Digital Inclusion Profile](#)."

Source: Durham City and County American Community Survey estimates (2019-2023)

Childcare



According to the Community Health Assessment, nearly 35,000 children in Durham are under age eight, with families spending an average of **19.3% of their income on childcare**.

While Durham County has a well-distributed network of licensed childcare facilities, access to quality, affordable care remains a major concern.

Long waitlists, ranging from six to fifteen months, limit parents' ability to work or pursue stable employment, highlighting childcare as a key workforce issue.

Since 2018, Durham County has invested in [Durham Pre-K](#), a program to expand early childhood education to 4 year olds.

Source: Durham County [2023 Community Health Assessment](#) and [Durham Pre-K](#)

Schools (2024-2025)



Durham Public Schools

57 schools
31,165 students

Access Highlights

- All students receive free breakfast and lunch
- DPS implemented the Family Responsibility Zones to create greater transportation access

Source: [Durham Public Schools "District Facts and Figures."](#)

North Carolina Central University

1 campus
8,579 students

Access Highlights

- Student transfer process with Durham Tech
- Community service program

Source: [North Carolina Central University "Quick Facts."](#)

Durham Technical Community College

8 locations
18,000 students across all locations

Access Highlights

- Programs respond to local needs like Emergency 911 training, dual enrollment for high school students, and continuing education for adults
- Affordable Housing Initiative to develop a 124-unit affordable housing community at 902 South Briggs Avenue where Durham Tech students would have priority consideration

Source: [Durham Technical Community College "2024 Annual Report."](#)

Duke University

7 locations
17,499 students






Access Highlights

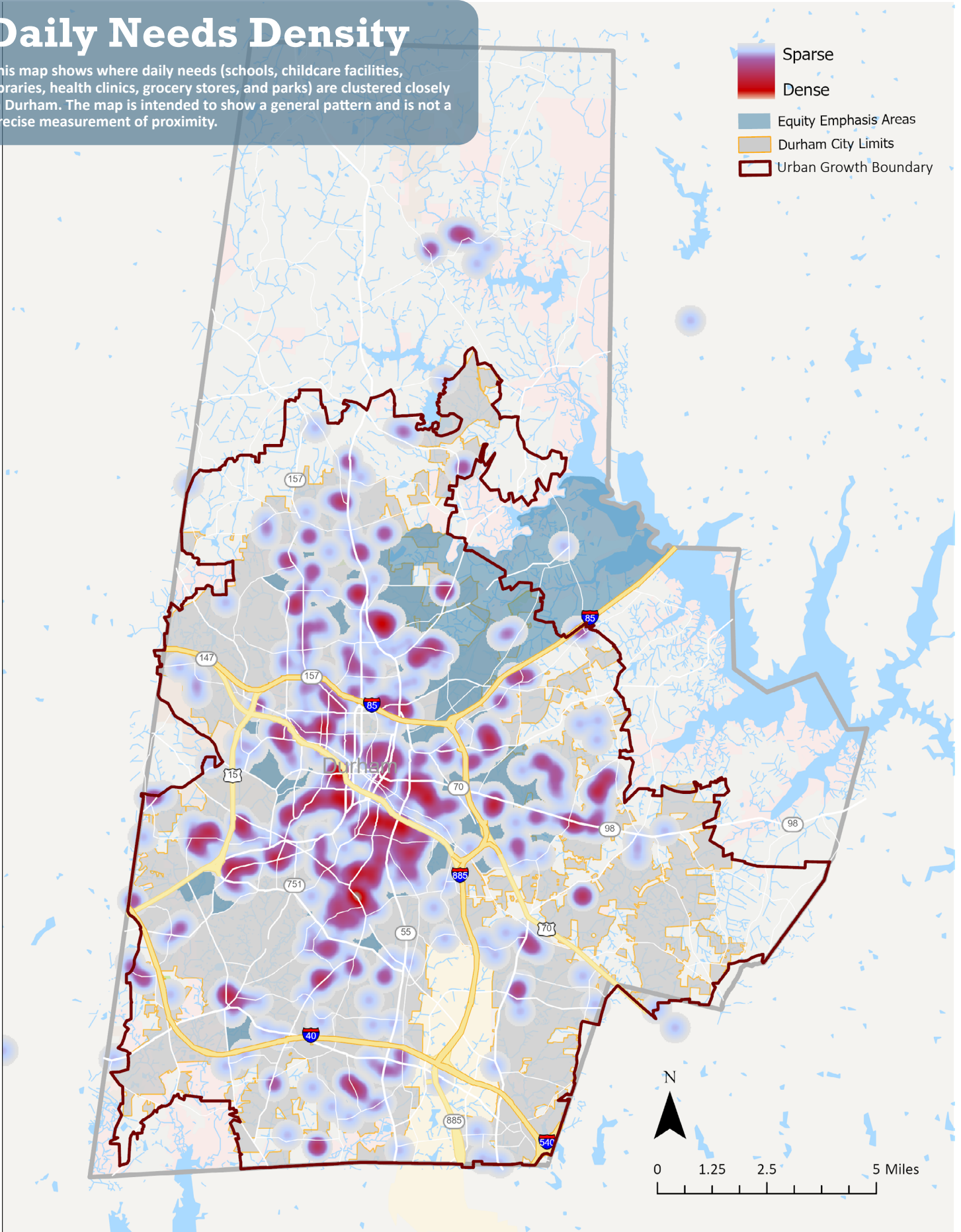
- The top employer with over 37,000 employees among the health system and academia
- Owns over 8,678 acres of land in Durham

Source: [Duke University "Duke Facts."](#)

Daily Needs Density

This map shows where daily needs (schools, childcare facilities, libraries, health clinics, grocery stores, and parks) are clustered closely in Durham. The map is intended to show a general pattern and is not a precise measurement of proximity.

-  Sparse
-  Dense
-  Equity Emphasis Areas
-  Durham City Limits
-  Urban Growth Boundary



5

ACCESS TO TRANSPORTATION

The Access to Transportation Equity Indicator assesses changes in how safely and easily residents can move around the community. It reports on improvements like sidewalks, bus service, and complete streets.

Complete Streets and Vision Zero

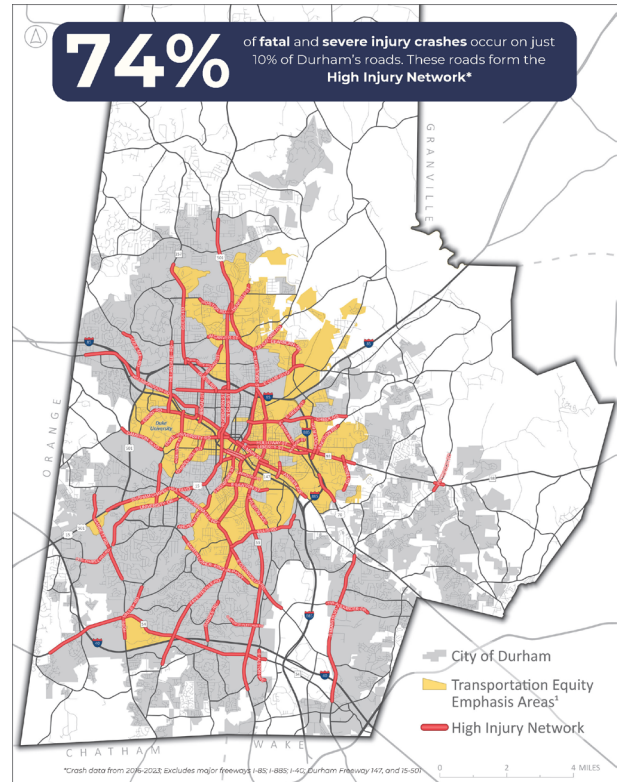


The City's Transportation and Environmental & Street Services departments are improving streets with bike lanes, sidewalks, and upgraded bus stops, while greenway projects expand off-road travel options.

Voters approved the [2024 Streets and Sidewalks Bond](#) which has allowed for \$115 million to be spent on sidewalks, repairs, and street maintenance.

In 2025, the City adopted the [Vision Zero Action Plan](#) that identifies streets and intersections with high injury rates and recommends strategic interventions to eliminate deaths on roadways.

Source: City of Durham [Capital Improvement Program](#) and [Vision Zero Action Plan](#)



Sidewalks



Durham added around **79 miles of sidewalks** between 2020-2025.

Source: [Durham Public Works GIS dataset](#); Both public and private investment.

Greenways and Trails



Countywide there are around **103.7 miles of greenways** and trails.

Source: [Durham Comprehensive Parks, Recreation and Open Space Systems Plan \(2025\)](#)

Durham to Roxboro Rail Trail



The [Durham-to-Roxboro Rail Trail Plan](#) explores converting 18-miles of inactive rail corridor within Durham County into a multi-use trail.

The plan aims to determine how the trail could provide a safe, sustainable space for active transportation, enhance regional connectivity, and offer access to green space.



Source: [Durham-to-Roxboro Rail Trail Plan](#)

5

ACCESS TO TRANSPORTATION

Bus and Paratransit Services

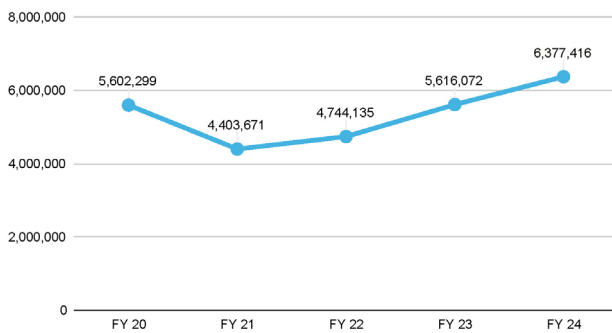


Bus and paratransit services are vital for improving transportation access for Black, Hispanic/Latinx, and other residents of color, as well as people with disabilities—helping reduce barriers to jobs, healthcare, and daily needs, especially for those without personal vehicles.

Reliable, on-time buses are essential for riders to get to work, school, and appointments without delays or disruptions. GoDurham continued to run fare-free 2020-2025 and is exploring a [Central Durham Bus Rapid Transit \(BRT\)](#) to improve reliability and frequency.

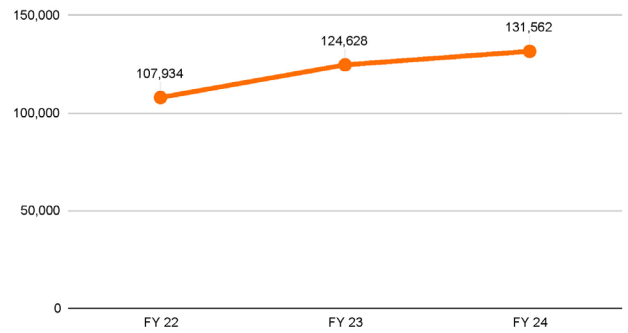
The [GoDurham bus system](#) provided over 6.3 million trips in FY2024 and was **on-time 83%** of the time.

GoDurham Bus Ridership



[GoDurham ACCESS](#) provided 131,562 trips to elderly and disabled passengers in FY2024 and was **on-time 94%** of the time.

GoDurham ACCESS Ridership



Source: City of Durham Transportation ["GoDurham FY24 Annual Report"](#)

GoDurham Connect



[GoDurham Connect](#) is a microtransit program offering on-demand rides within specific service zones. Unlike traditional fixed-route bus service, microtransit uses smaller vehicles, such as shuttles or vans, allowing routes and schedules to adapt to riders' needs. A rider can request a trip to and from any location within the designated service zones without using a public bus stop.

Source: [GoDurham Connect](#)

2

on-demand zones

East Durham Zone

Wellons Village transit hub, locations along US 70, and parks and schools, including Southern High School

North Durham Zone

West Point on the Eno, North Roxboro and Hebron Roads, parks, and Riverside and Northern High Schools

6

ENVIRONMENTAL JUSTICE

The Environmental Justice Equity Indicator looks at tree coverage, soil contamination in parks, greenhouse gas emissions, and access to green infrastructure, especially for historically marginalized communities. It also measures progress on land conservation goals.

Land Conservation



Countywide, there are **49,203 acres, or 25.8%, of land included in either the low, medium, or high protection categories** (2024). The protection categories indicate the likelihood of land remaining in permanent conservation through 2050.

High Level of Protection: 16.7%

Medium Level of Protection: 4.6%

Low Level of Protection: 4.5%

Source: Durham Planning & Development Department "[Tracking Permanent Conservation of Land in Durham.](#)"

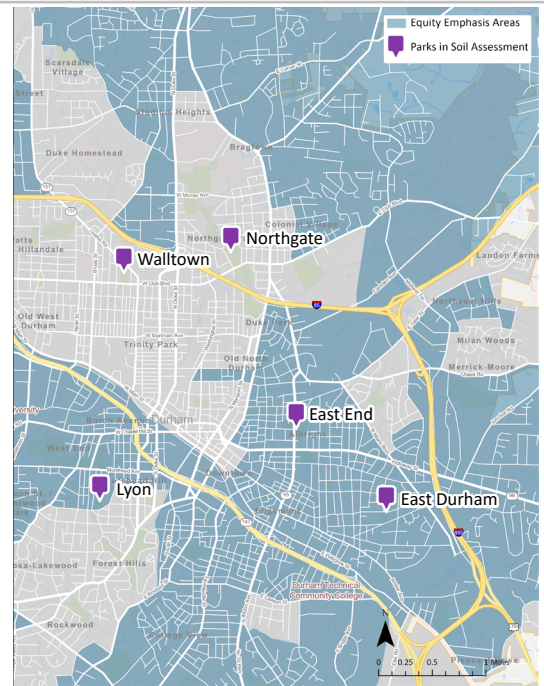
Soil Contamination in Parks



In 2023, high levels of lead were found in five city parks: East Durham, East End, Lyon, Northgate, and Walltown. These parks sit on old (pre-regulatory) landfill sites where waste was dumped.

The City and State are studying how much contamination there is and what needs to be done to keep people safe.

These parks are all in historically Black neighborhoods, showing how past policies still affect the environment and communities today.



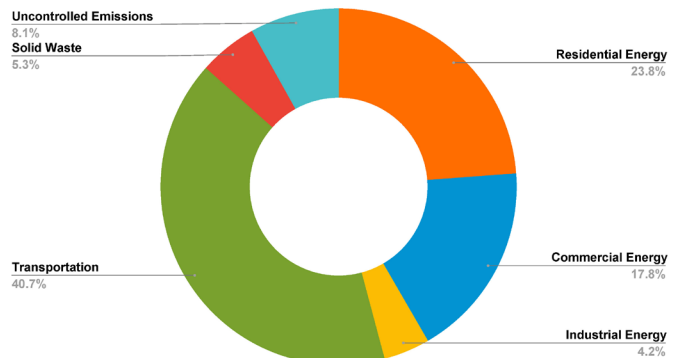
Source: Durham Parks and Recreation "[Soil and Property Testing.](#)"

Greenhouse Gas Emissions



Over **40%** of Durham County's greenhouse gases come from **transportation sources**, followed by residential energy use (2024).

Durham County Emissions by Source



Source: Central Pines Regional Council "[Priority Climate Action Plan for the Raleigh-Cary and Durham-Chapel Hill Metropolitan Statistical Areas.](#)"

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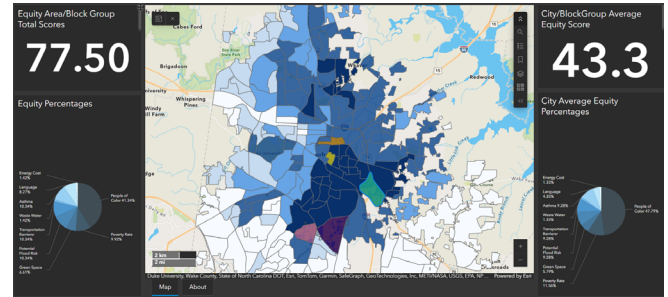
ENVIRONMENTAL JUSTICE

Equitable Green Infrastructure



The [Equitable Green Infrastructure \(EGI\) Program](#) happens every two years. Residents help decide which projects are needed. The goal is to work with residents so that they can enjoy cleaner air, safer streets, and more green spaces in their neighborhoods.

Source: City Manager's Office [Equitable & Green Infrastructure \(EGI\) Program](#)



The scoring dashboard includes environmental justice factors like health risks, pollution, and access barriers that often impact low-income communities of color the most.

Tree Canopy Assessment

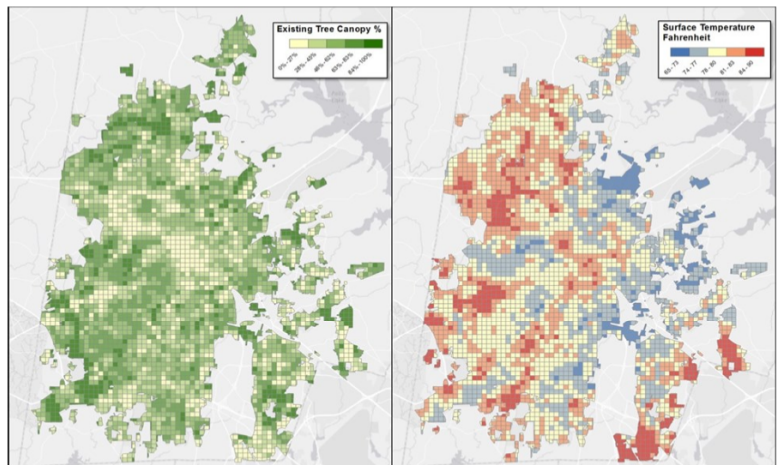


A new Tree Canopy Assessment will collect tree canopy data across the entire city limits and the Urban Growth Boundary.²

The results will help the City track where trees are and where more can be planted—especially through requirements in the Unified Development Ordinance (UDO).³

The data will be used to track progress on the Comprehensive Plan goal of 55% tree coverage within the Urban Growth Boundary and overall reduction in the heat island effect.⁴

Source: Durham General Services Department ["Tree Canopy Assessment Request for Proposals."](#)



Source: [City of Durham Urban Forest Management Plan \(2017\) Page 4](#)

City-County Open Space Plan



The Planning & Development Department has received funds within the FY 25-26 budget to hire a consultant to help create a new [City-County Open Space Plan](#). This plan will guide how open land is protected and used in Durham, with a focus on community input and equity. The project will update existing plans, create strategies for areas without plans, and further the open space goals and actions within the Comprehensive Plan. Work will begin in 2025 and finish by 2028 as part of Durham's official planning priorities.

Source: Planning & Development Department

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ACCESS TO ECONOMIC OPPORTUNITIES

The Access to Economic Opportunities Equity Indicator shows the types of jobs available as well as how living wages and household income has changed.

Top Employers



The following are Durham's top 10 largest employers as of 2024:

Duke University
Fidelity Workplace Investing LLC
Durham Public Schools
Cisco Systems Inc.
Wolfspeed Inc.
Veterans Administration (VA)
International Business Machines Corp (IBM)
City of Durham
Research Triangle Institute (RTI)
Durham County Government

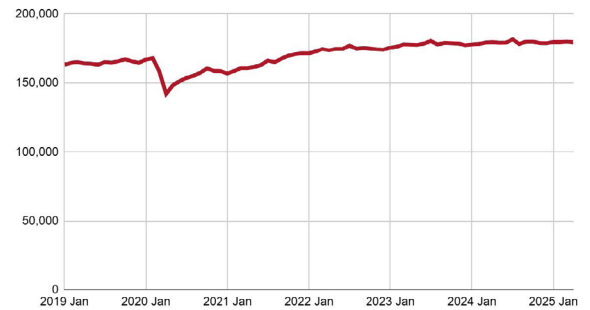
Source: [North Carolina Department of Commerce "Largest Employers."](#)

Employment



From 2020 to 2024, the **unemployment rate decreased from 6.4% to 3.2%.**

Durham County Employment by Year



Source: [U.S. Bureau of Labor Statistics "Durham County, NC."](#)

Commuting to Work

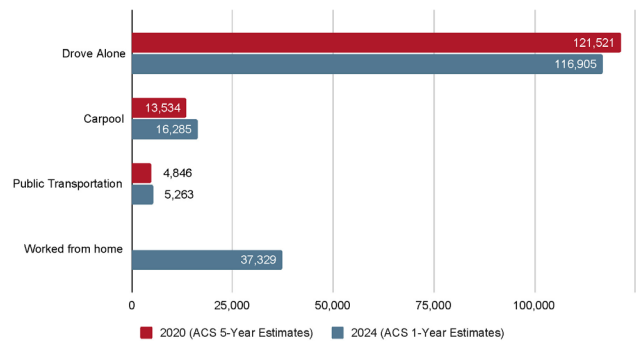


Long commutes, jobs far from home, and driving alone can raise costs for workers, like spending more on gas, vehicle maintenance, and time away from family.

In 2024, **63%** of Durham **workers drove alone** to work.

Source: American Community Survey estimates 2020 and 2024

Commuting Mode 2020-2024



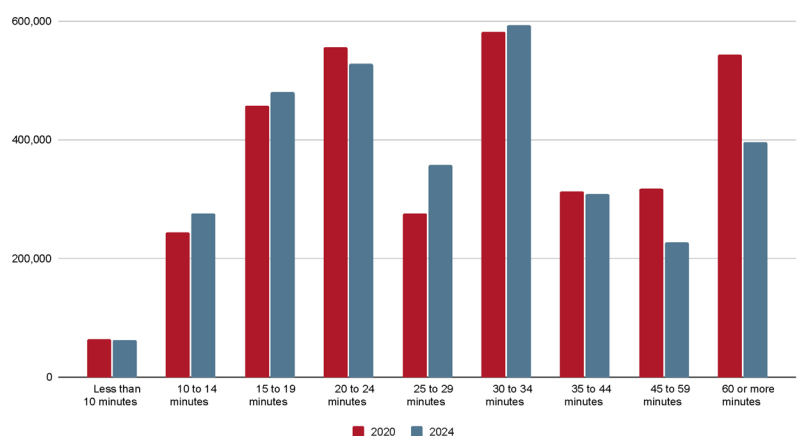
Travel Time to Work



In 2024, **53%** of workers had **commutes shorter than 30 minutes**, up from 48% in 2020.

Source: American Community Survey estimates 2020 and 2024

Travel Time to Work 2020-2024



7

ACCESS TO ECONOMIC OPPORTUNITIES

Living Wage



Between 2020 and 2025, the Durham Minimum Livable Wage increased by 34.5%.

\$15.46 (2020) → **\$21.90** (2025)

Note: The Minimum Livable Wage applies to City of Durham government employees.
Source: City of Durham Human Resources "[Durham Livable Wage History](#)."

Cost of Living



In 2025, a family with two working parents and one child would each need to earn **\$23.56** an hour to afford the basic cost of living in Durham.

Note: The American Community Survey estimates the average family size in 2023 to be 2.93 people per household.

Source: [Living Wage Institute "Durham-Chapel Hill, NC 2025 Living Wage."](#)

Household Income



Between 2020 and 2024, the median household income increased by 29%.

\$62,812 (2020) → **\$84,326** (2024)

Source: 2020 Census and 2024 American Community Survey estimates (Durham County)

Job Growth



Between 2020 and 2024, Durham added around 25,428 jobs, an **11% increase**.

Source: [U.S. Bureau of Labor Statistics, Durham County Annual Average Employment](#).

Future Jobs

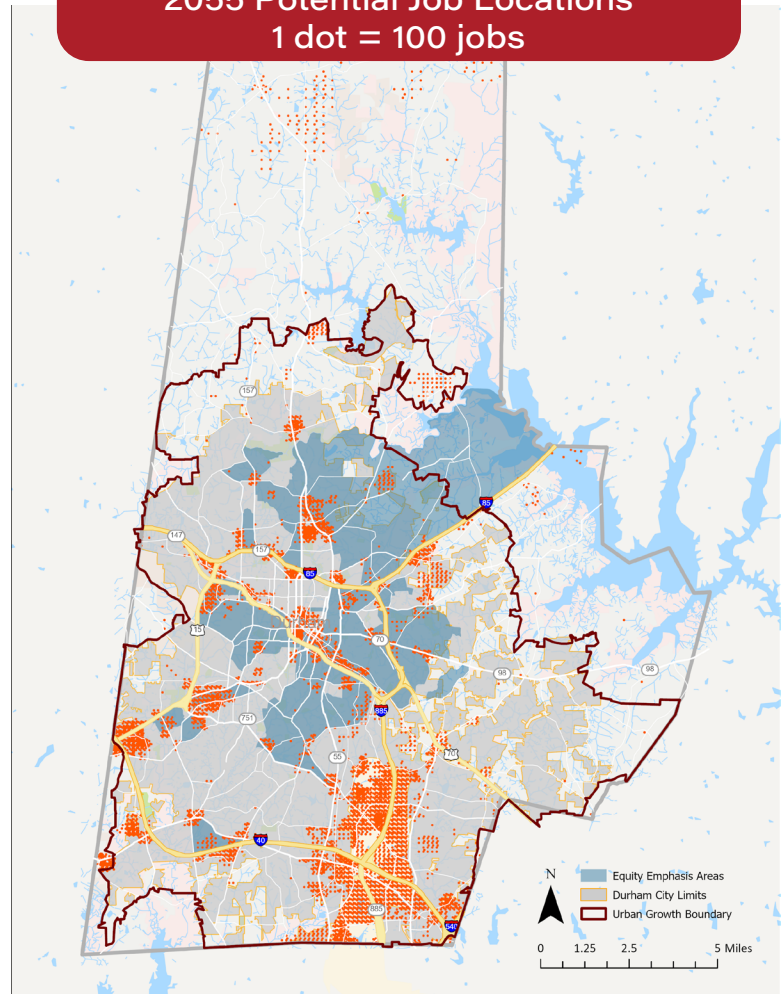


Between 2020 and 2055, Durham is estimated to add 210,777, or 62%, more jobs.

235,002 (2020) → **445,779** (2055)

Source: Triangle West Transportation Planning Organization 2055 Metropolitan Transportation Plan [Preferred Option Report](#)

2055 Potential Job Locations 1 dot = 100 jobs



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HEALTH AND WELL-BEING

The Health and Well-being Equity Indicator measures how well Durham residents can live physically and mentally healthy lives. Data is primarily from the County's Community Health Assessment and considers access to healthcare as well as broader community conditions.



Health Services and Pharmacies

Easy access to hospitals, clinics, and pharmacies is key to staying healthy and getting timely care. Affordable transportation and sick leave are also necessary for improving access to health services.

8.7% of households are within 1/4 mile walk of a pharmacy

11.4% of households are within 1/4 mile walk of a health clinic

Source: Durham Neighborhood Compass "[Homes Near Health Clinics \(2018\)](#)," and "[Homes Near Pharmacies \(2020\)](#)."



Healthcare Insurance

About **10.8%** of Durham residents are **uninsured**, down 1% since 2020, but still higher than the North Carolina average of 9.2%.

Source: American Community Survey estimates 2020 and 2023

Health Priorities



The [2023 Community Health Assessment](#) identified these top five priorities:

1. **Affordable Housing**
2. **Access to Healthcare and Health Insurance**
3. **Community Safety and Well-being**
4. **Mental Health**
5. **Physical Activity, Nutrition, and Food Access**

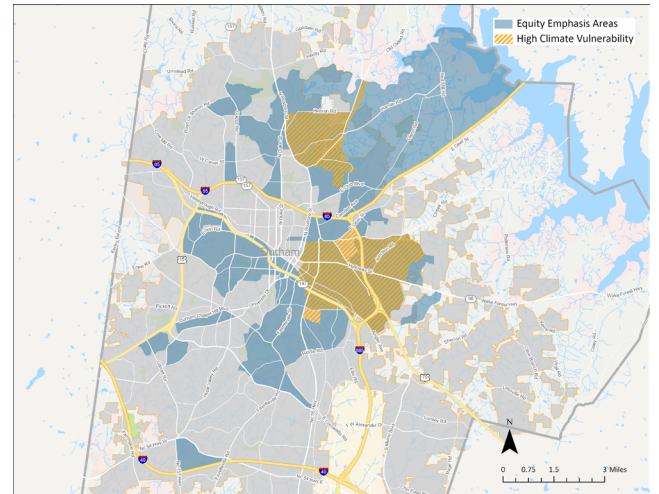


Climate Change Vulnerability

Local, state, and national groups use environmental and social data to find areas most vulnerable to climate change. According to the [U.S. Climate Vulnerability Index](#), two clusters in Durham are among the highest-risk areas for air pollution, physical health, and socio-economic stressors.

While this data relates to the Environmental Justice Indicator, it is included here to show how public health and community conditions overlap to assess climate risk.

Source: [The U.S. Climate Vulnerability Index](#)



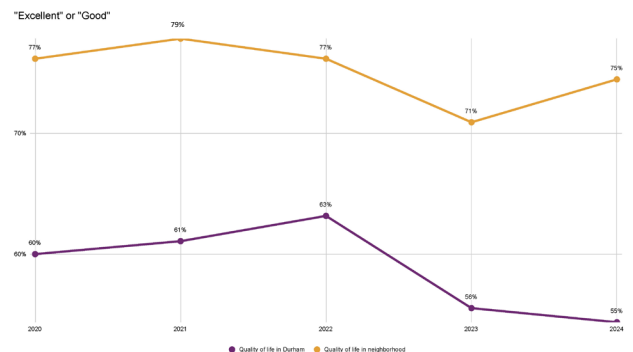
Quality of Life



For over a decade, Durham has surveyed residents on experiences and level of satisfaction. The graph show five-year trends based on two quality of life questions. Durham City and Durham County responses are combined.

Source: [Durham Resident Survey Dashboard 2015-2024](#)

Overall Quality of Life in Durham? Overall Quality of Life in Your Neighborhood?



Takeaways



Durham is growing rapidly but rising housing costs and a long history of racial segregation are making it harder for many residents, especially Black, low-income, and historically underserved communities, to stay in their neighborhoods. As more people move into the City and housing values climb, the risk of displacement increases. The City is working to recognize and support communities while tracking how policies and investments affect residents most impacted by these changes.



Durham is working to make local government more accessible and inclusive, especially for Spanish-speaking and historically marginalized residents. Efforts like the Planning Academy, Spanish translation services, and community partnerships are helping more people learn about planning, share their perspectives, and build lasting relationships with staff. New tools, like the Rezoning Explorer and regular surveys, give residents easier ways to stay informed and involved in decisions that affect their neighborhoods.



Durham is adding thousands of new homes, mostly townhouses and apartments, but rising prices and steady homeownership rates mean many people still struggle to find affordable options. Housing values and sales have climbed sharply, evictions remain common, and homelessness has increased. While the City tracks affordable units through development approvals, more work is needed to ensure housing access keeps up with growth and supports residents at risk of losing their homes.



Many Durham residents, especially Black, Hispanic/Latinx, and low-income families, still face barriers to meeting daily needs close to home. Almost half of all City census block groups are more than a mile from a grocery store, and only 46% of residents live within a 10-minute walk of a park (data was collected for the City boundaries only). High childcare costs, long childcare facility waitlists, limited banking access, and gaps in high-speed internet also create challenges, particularly for parents and historically underserved communities. While schools, colleges, and childcare centers offer important services, more work is needed to make essential resources accessible within every neighborhood.



Durham has made progress improving transportation so residents can get around more safely and easily. New sidewalks, bike lanes, and greenways are expanding options beyond driving, while Vision Zero efforts aim to reduce crashes and save lives. Bus and paratransit services remain essential, especially for people of color, older adults, and residents with disabilities, helping them reach work, healthcare, and daily needs reliably.



Durham is working to address environmental challenges that often harm low-income and historically Black neighborhoods the most. High lead levels were found in several parks highlighting past injustices that still affect health today. Efforts like the Equitable Green Infrastructure Program, greenhouse gas reduction, expanded tree canopy tracking, and a new Open Space Plan aim to create cleaner air, more green spaces, and safer environments for all residents as the city grows.



Durham's economy is growing, with unemployment cut in half and household incomes rising, but the cost of living has also gone up. Families still need to earn well above the federal minimum wage to cover basic expenses. While job growth is strong and new opportunities are coming, most workers still drive alone and face high commuting costs, which can strain budgets and time with family.



Health and well-being in Durham are shaped by more than just access to doctors—it includes safe housing, mental health services, food access, and climate resilience. While uninsured rates have improved slightly, access to nearby clinics and pharmacies is still limited, especially for people without cars or paid sick leave. Community input shows that housing, safety, and mental health are top concerns, and areas most at risk from climate change often overlap with communities already facing health challenges.

Ideas for the next Report Card

- Collect and analyze proximity data to better define and measure the concept of a 15-minute community¹.
- Recognize that quantitative data alone may not fully capture who is most impacted or how well policies are working; continue engaging residents for qualitative insights.
- Acknowledge that indicators are influenced by factors beyond the control of individual departments or the public sector but should still be reviewed.
- Use qualitative analysis, cross-referencing of datasets, trend identification, and varied data slicing to tell a more comprehensive story of impacts in future reports.
- Update datasets on building types and nonresidential land uses to reflect current conditions.
- Incorporate updated transportation data, including infrastructure conditions and construction dates.
- Include nonresidential permit data to track land use changes and development trends.
- Gather detailed data on population groups—Black, Indigenous, and People of Color (BIPOC), low-income, Spanish-speaking, immigrant/refugee, disabled, senior, youth, unhoused, rural residents, and justice-involved residents—to identify unique burdens and strategic solutions.

End Notes

1 15-Minute Community

An aspirational community with the following characteristics: a place where residents live and are able to easily access daily needs like food, medicine, school, work, and recreation without having to travel long distances in a car. A community that provides all of the basic necessities within a 15-minute walk, bus, or bike ride.

2 Urban Growth Boundary

A line that defines the future growth of the city limits. This area is not all urban but may be in the future. Development outside of the Urban Growth Boundary will be limited.

3 Unified Development Ordinance

A legally binding set of rules that regulates how physical development of land is allowed to occur in both the City and County. Called a “unified” development ordinance because it includes regulations for a variety of things including zoning and subdivision of land.

4 Heat Island Effect

When areas with more development, like buildings and other impervious surfaces, are warmer than areas with less development. These areas become an “island” of heat because materials like metal and asphalt absorb and re-emit the sun’s energy. The heat island effect can be mitigated with the installation of green infrastructure, like trees.