



Expanding Housing Choices

Online Open House



Join the Discussion



Attend an in-person Open House

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



Participate in an Online Open House



Schedule a Meeting with Planning Staff



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HOUSING

✓ SAFE

✓ AFFORDABLE

✓ ATTAINABLE

COMMUNITY

✓ HEALTHY

✓ DIVERSE

✓ VIBRANT



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DURHAM

Where great things happen.

Recent Durham Accolades

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

America's Next Hot Food City
- Zagat

#1 Best Mid-Size Cities for Jobs
- Forbes

#1 Creative Class Metro
- The Atlantic

50 Best Value Cities for 2015
- Time

#4 Best Place To Live
- US News & World Report

20 Top Places to Educate Your Child
- Forbes

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

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

#1 for Best City Working Women
- Ford Wadell

#3 Best Small City for Young Families
- World EPC and Primary Education

Most Creative Cities in US
- Monocle

#5 Best Place to Launch Your Own Business
- Fortune Small Business

Top 100 Best Places to Live
- Livability

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

The Tastiest Town in the South
- Southern Living

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

#2 Best Green Cities
- Lifestyle and Quality of Life (U.S. overall) - Country Homes

#3 Top 16 Places to See Before the Year is Over, 2016
- FoxTravel

#9 Best City for Singles
- Yahoo! Travel

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

#1 College Graduation Rate
- among select colleges (non-PhD) (MSAs)
- Newsweek

MSA in Pharmaceutical Research & Development
- National Tech Hubs
- Millen Institute

Best Place to Retire
- #1
- Black Enterprise & Money Magazine (Independently)

3rd Most Educated City in America
- Forbes

#5 America's Top 20 Geekiest Cities
- Forbes

Top 10 Tech Towns
- Wired

#14 Best Place for Business & Careers
- Forbes

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

One of the Top Places to Visit in the World in 2011
- The New York Times

100 Best Communities for Young People
- American Promise: The Alliance for Youth

MSA among America's Smartest Cities
- Forbes

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



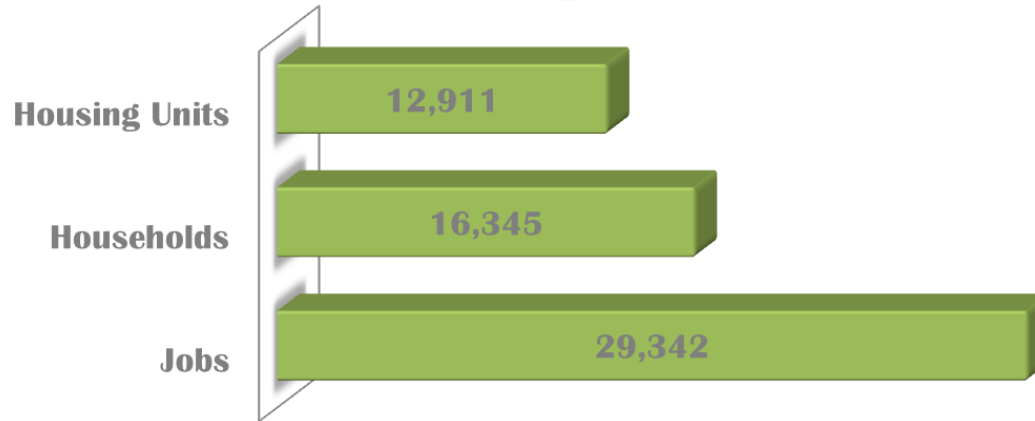
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Between 2010-2016, JOB and HOUSEHOLD growth outpaced development of new housing units



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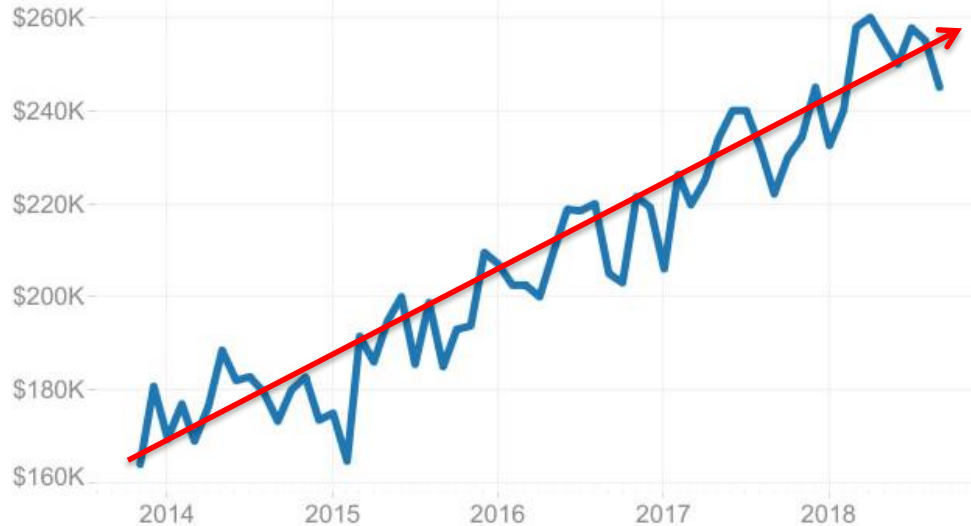
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Increased
competition
has had an
impact on
price

County-wide (September 2013-2018)

Median Sale Price



REDFIN



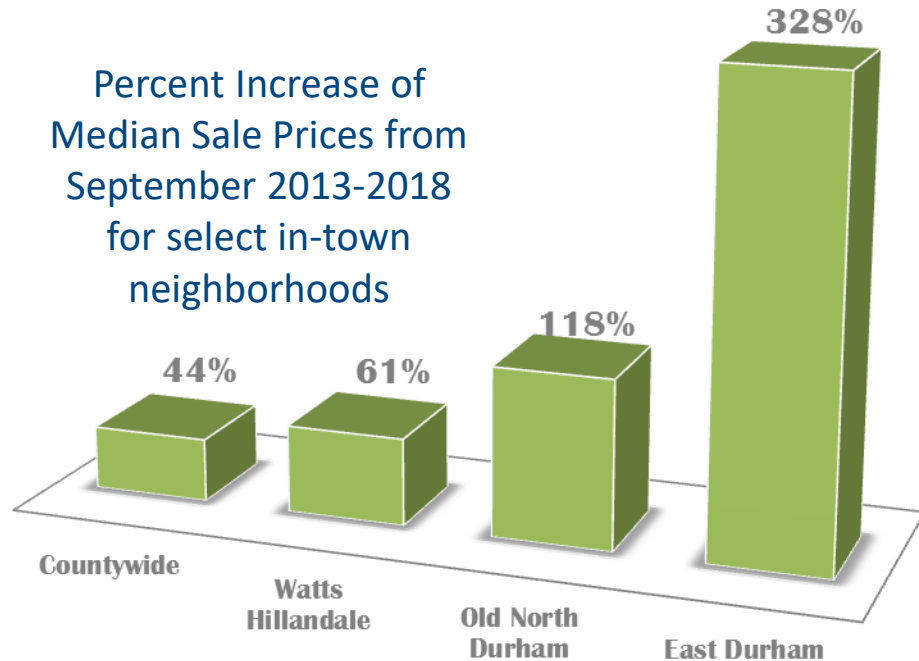
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Particularly
true in
walkable
neighborhoods
close to
Downtown



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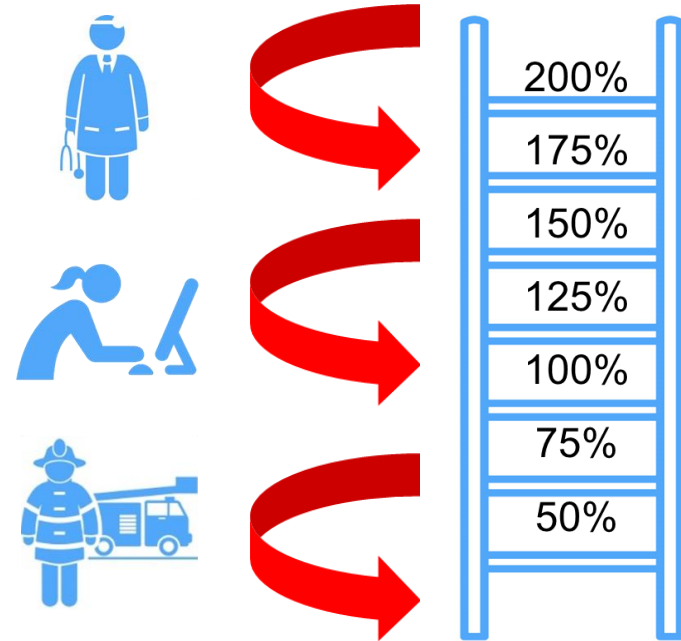
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REDFIN



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



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More growth is on the way



160,000 =
New people over the next
30 years



HOW WILL
WE GROW
TO MEET
DEMAND

OUT? UP?
IN?



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How can Planning help?

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



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Choice and Variety of Housing Types



Single
Family



Duplex



Triplex



Four-plex



Mid Scale
Multifamily



Large Scale
Multifamily

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



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Objectives for Expanding Housing Choices

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

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

Balance densification with **context-sensitive** development;

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

Streamline processes by making choices allowable without seeking special approvals.



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Menu of Zoning Change Proposals



Infill Standards

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



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Menu of Zoning Change Proposals



Accessory Dwelling Units

Modify UDO regulations to increase viability for more properties.



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Menu of Zoning Change Proposals



Duplexes

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



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Menu of Zoning Change Proposals



Lot Dimensions and Density

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



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Menu of Zoning Change Proposals



Small House/Small Lot

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



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Menu of Zoning Change Proposals



Cottage Court

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

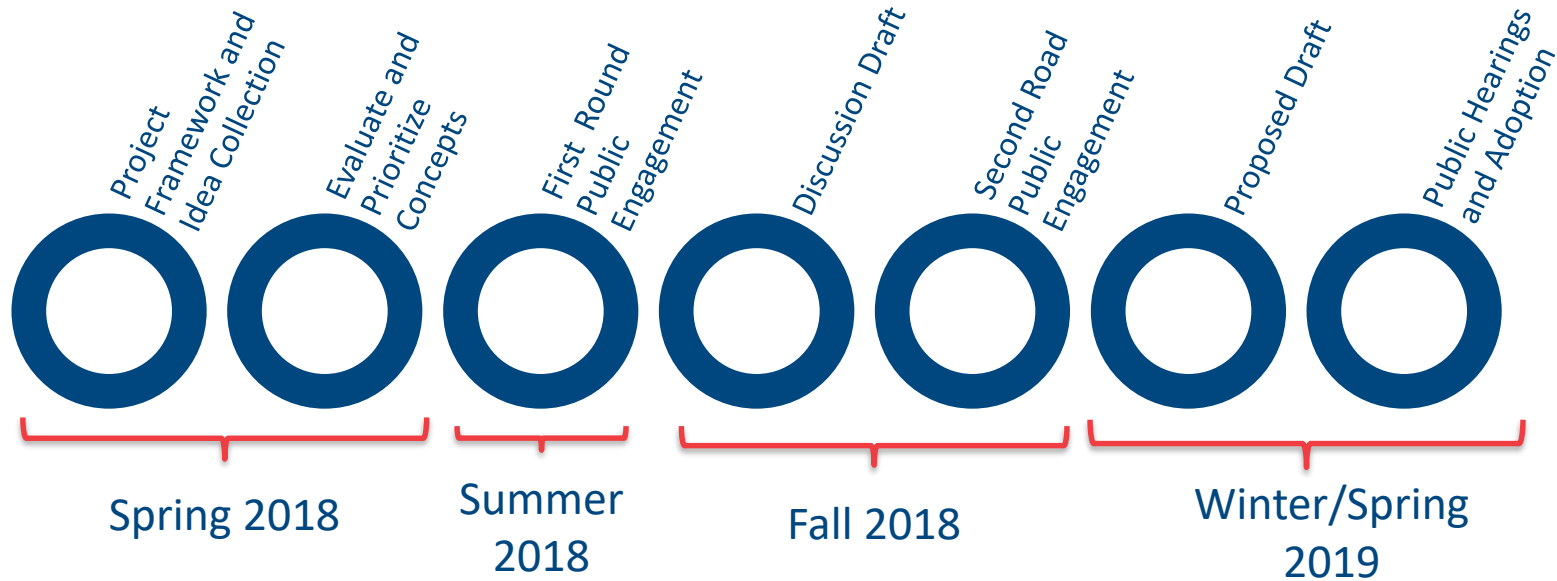


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Expanding Housing Choice

Removing regulatory barriers to a wider range of housing types



Thank You!

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