



STATE OF HOUSING IN DURHAM



7,100



households in Durham are behind on rent or at risk for eviction as of April 2022

30.8%



increase in housing costs between 2020 and 2021

46.3%



of renters in Durham are paying more than 30% of their income towards housing costs

292%



increase in the number of unsheltered Durhamites since 2016

HOW YOU CAN TAKE ACTION

We believe the power of community brings change. Together we can make a difference by:

- Supporting agencies and local businesses that pay a living wage to their Durham employees at or above \$16.25/hour.
- Advocating for the creation of community land and building bank jointly funded with public and private resources to acquire land and existing affordable housing units for preservation and future development.
- Encouraging Duke University to invest in the development of graduate student housing to ease the pressure on our community's rental housing stock.
- Supporting the continued work of the Durham Housing Authority to upgrade existing public housing and to develop mixed-income, mixed-use rental housing sites.

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HOUSING FOR NEW HOPE

18 W. Colony Pl Ste. 250

Durham, NC 27705

(919) 489-6282

info@housingfornewhope.org

COVID-19

The COVID-19 pandemic greatly increased the number of people experiencing housing insecurity. As of April 2022, 7,110 households in Durham are behind on rent and are at risk for eviction, owing an average of \$1,800.¹ Low-income households are disproportionately behind on rental payments after COVID-19 caused the loss of over 2,600 jobs in accommodation and food services, health care, educational services, and retail.² This has led to a wave of evictions after the expiration of the federal moratorium in August 2021, with the number of monthly summary ejectments almost doubling to over 300 by the next month.³ However, this number falls far below the monthly average of 797 summary ejectments in 2019 due to the eviction moratorium's role in reducing eviction rates.⁴

Rising Costs of Housing

The cost of housing in Durham has skyrocketed over the past few years. Between 2013 and 2021, the median sale price of a home increased from \$166,000 to \$389,000, with a 30.8% increase between 2020 and 2021 alone.⁵ Rents have also spiked since 2019, with the median price of a one-bedroom increasing by 18% to \$1164 in 2022 and that for a two bedroom increasing by 16% to \$1364.⁶ A major cause of these increases is the building of several high-end business campuses in the Triangle area, which has corresponded to a doubling of the percentage of commercial properties owned by out-of-state investors.⁷ The level of development pursued by these investors has stimulated jumps in rental prices in neighborhoods like Old West Durham, Scarsdale Village, Old East Durham, and Parkwood that resulted in up to 584 evictions per square mile in these areas in 2020.⁸

Housing Instability

Low-income Durhamites are finding it increasingly difficult to afford housing in the city. One reason for this is minimum wage's failure to keep up with rising housing prices. To only pay 30% of their income on rent for a two-bedroom apartment, a full-time worker would need to earn at least \$21.81 an hour.⁹ Even those households able to receive federal Housing Choice Vouchers struggle to afford rent due to the program's use of Fair Market Rents (FMRs), which do not increase at the same rate as rental prices. For example, while median rent for a one-bedroom increased by 15.6% between 2021 and 2022, FMRs only increased by 5.4%.¹⁰ As a result, 31.6% of all households and 46.3% of renters in Durham are paying more than 30% of their income towards housing costs.¹¹

Homelessness

The number of individuals experiencing homelessness has worsened in recent years. Since 2016, the number of unsheltered Durhamites has increased by 292% and the number of individuals in emergency shelter has increased by 24.5%. The Durham 2022 Point-in-Time count found that on any given night in Durham, 459 individuals are living unsheltered or in temporary housing.¹² The average length of time that a person experiences homelessness also increased by 11% since 2015 to over 90 days.¹³ Reasons for these increases include a gap between available federal and city-level housing assistance and need, a decline in the number of landlords willing to accept housing vouchers for households experiencing homelessness, and insufficient supports for populations most vulnerable to homelessness, including veterans, those aging out of the foster care system, and individuals with mental illness.¹⁴

- <https://nationalequityatlas.org/rent-debt-in-america>
- <https://www.urban.org/features/where-low-income-jobs-are-being-lost-covid-19>
- <https://wraltechwire.com/2021/10/20/with-housing-supply-short-of-demand-raleigh-durham-rents-reach-records/>
- <https://compass.durhamnc.gov/en/compass/SUMJECT/blockgroup>
- <https://www.zillow.com/durham-nc/home-values/>
- <https://www.deptofnumbers.com/rent/north-carolina/durham/>
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- <https://compass.durhamnc.gov/en/compass/SUMJECT/blockgroup>
- <https://reports.nlihc.org/oor/north-carolina>
- https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020summary.odn
- <https://nchousing.org/wp-content/uploads/2022/01/2021-County-Profile-Data.pdf>
- <https://www.nccch.org/datacenter/pitdata/>
- Ibid.
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