



2024 STATE OF HOMELESSNESS & HOUSING IN DURHAM

The 2024 Point-In-Time (PIT) Count once again revealed challenging trends and increases from the prior years.

Each January, the community comes together to connect with and learn from our neighbors experiencing homelessness, during the PIT Count. We learn about our neighbors needs and also about what is happening with this vulnerable population. While the PIT Count gives us a good sense of trends and needs, we know that the overall number of people experiencing homelessness is higher than those counted on this one evening.



405

people experiencing homelessness
(8% increase)



78%

are experiencing homelessness
for the first time



172

people experiencing homelessness
are unsheltered
(123% increase since 2020)



170

families experiencing homelessness
(31% increase)

70% OF UNHOUSED PEOPLE IN DURHAM
ARE **AFRICAN AMERICAN**



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Housing is a significant contributor to mental and physical health. People with preexisting health conditions are at higher risk for homelessness, and for unsheltered homelessness specifically.¹

The longer people remain unhoused, the more their mental and physical health declines, due to exposure to extreme temperatures, limited access to critical amenities like restrooms and resources like healthy food, increased threat of violence, and other difficulties.²

Poor health makes it harder for people to maintain stable employment and housing, which makes it harder to exit homelessness, which increases the risk of poor health outcomes, perpetuating a harmful cycle.

Unhoused people have shorter life expectancies than housed people in the U.S., and often die from treatable illnesses.³ Chronic health conditions like diabetes and heart disease are more prevalent among unhoused people than the general population, sometimes at rates three to six times higher.⁴ People in their 50s experiencing homelessness often have health profiles associated with people in their 70s, including more memory loss, falls, and other geriatric conditions. Unhoused people aged 50+ are considered “elderly” as opposed to those aged 65+ in the general population.⁵

HEALTH & HOUSING CHALLENGES* INCLUDE:

31% INCREASE IN SUBSTANCE USE DISORDERS

23% INCREASE IN SEVERE MENTAL ILLNESS

34% INCREASE IN CHRONIC HOMELESSNESS



\$1,418

fair market rent for a
two-bedroom unit
in Durham



30%

increase in cost of
fair market rent
since 2020



4.33

number of full-time
jobs needed to afford
fair market rent at
minimum wage



87%

people who exit
homelessness to
permanent housing
remained housed
after two years

AFFORDABLE HOUSING

Housing costs in Durham have increased rapidly over the past decade. Nearly one in three Durham households are cost-burdened, spending 30% or more of their income on housing. Renters, who account for 45% of Durham's population, are more likely to be costburdened than homeowners. About 46% of Durham renters are cost-burdened and 20% are severely cost-burdened, spending over half of their income on housing.⁶

Durham does not have enough affordable housing for low-income households. For every 100 extremely low-income renters (earning 30% of the AMI or less), only 27 affordable units are available. Durham needs an additional 10,700 affordable units to provide enough housing for people earning 50% of the area median or less.⁷

Marginalized communities are the most impacted by increasing housing costs in Durham. Durham's Black population decreased the most of any ethnic group between 2010-2020, with unaffordable housing being a key contributing factor.⁸ Communities with low wealth are the most exposed to gentrification, often being pushed farther away from jobs, public transit, and other amenities that improve quality of life.⁹

You can make a difference!



LEARN

Learn more about homelessness and affordable housing. Books like *Housing is a Homelessness Problem* and *The Color of Law* are good places to start.



VOLUNTEER

Volunteer with Housing for New Hope, for example by creating home essential kits for people moving into housing.



GIVE

Donate to organizations working to end homelessness and increase access to affordable housing.



PARTNER

If you are a landlord, partner with housing agencies to rent units to our neighbors. Email unlockingdoors@housingfornewhope.org to learn more.



**HOUSING
FOR NEW
HOPE**

Housing for New Hope is a nonprofit whose mission is to end homelessness in Durham one valuable person at a time. We have connected people experiencing homelessness in Durham with safe, stable, and affordable housing and supportive services for over 30 years.

1. Health - National Alliance to End Homelessness
2. Health - National Alliance to End Homelessness
3. Homelessness Data & Trends | United States Interagency Council on Homelessness ([usich.gov](https://www.usich.gov))
4. Health - National Alliance to End Homelessness
5. Older Adults - National Alliance to End Homelessness
6. Consolidated Planning/CHAS Data | HUD USER
7. Email from Dan Emmanuel, "North Carolina County-Level Housing Gap Workbook." April 19, 2024. National Low Income Housing Coalition. Data from HUD's Comprehensive Housing Affordability Strategy (CHAS) data for 2016-2020 Tables 8, 14B, and 15C.
8. How Durham's population has changed in the last decade, according to U.S. Census data - The Chronicle ([dukechronicle.com](https://www.dukechronicle.com))
9. To Understand How Gentrification in Durham Works, Just Read the Signs - INDY Week



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