

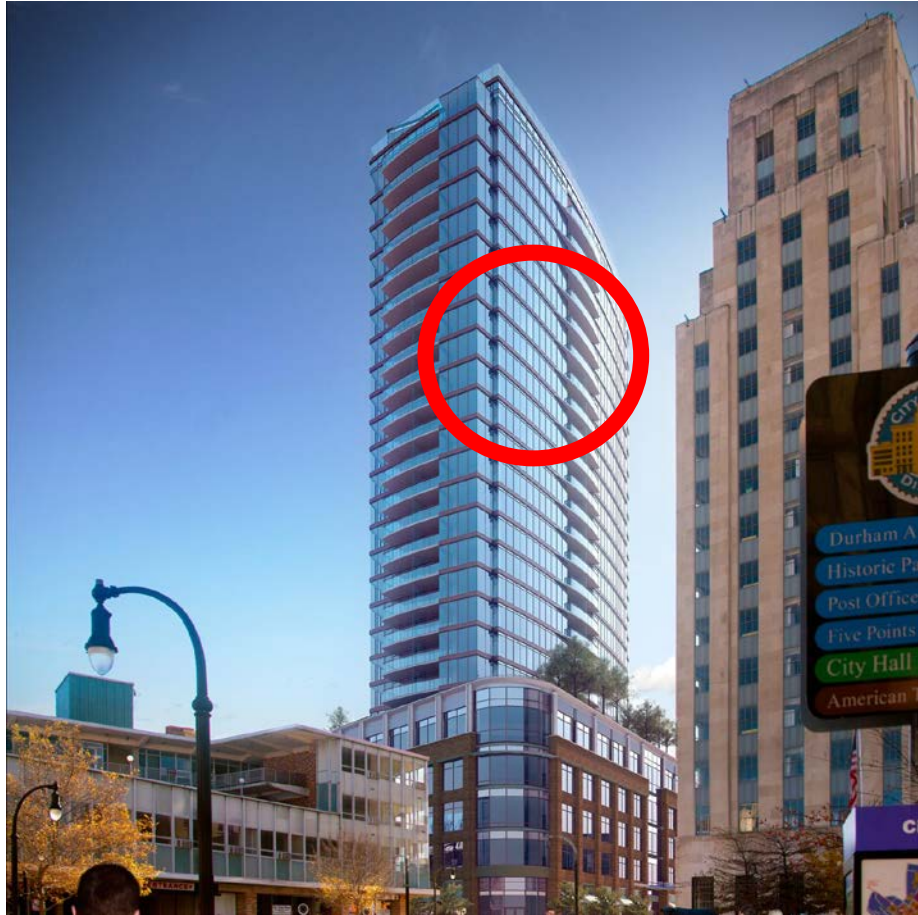
IDEAL STATE

IDEAL STATE – RANGE OF OPTIONS



- Range of price points
 - Various locations
 - Various types (apartments, single family homes, etc.)
 - DESIRABLE
- Housing below market value
- Larger selection of small homes

IDEAL STATE – LEGISLATION



“There are still pockets of lower income housing surrounded by higher income housing neighborhoods and we need some way to protect those.”

-Durham resident

IDEAL STATE – MODEL COMMUNITY



- Close access to public transportation
- Convenient location
- Diverse
- Clean
- Safe
- Residents can stay for a long time

BARRIERS

BARRIERS – GENTRIFICATION



- Higher taxes
- Priced out
 - Displacement
- New builds = big houses and condos
- Unaffordable

BARRIERS – DISREPAIR



- Affordable housing for many is:
 - Filthy
 - Unmaintained
 - Uninsulated
 - Infested
 - Moldy
 - Making people sick

BARRIERS – SLUMLORDS



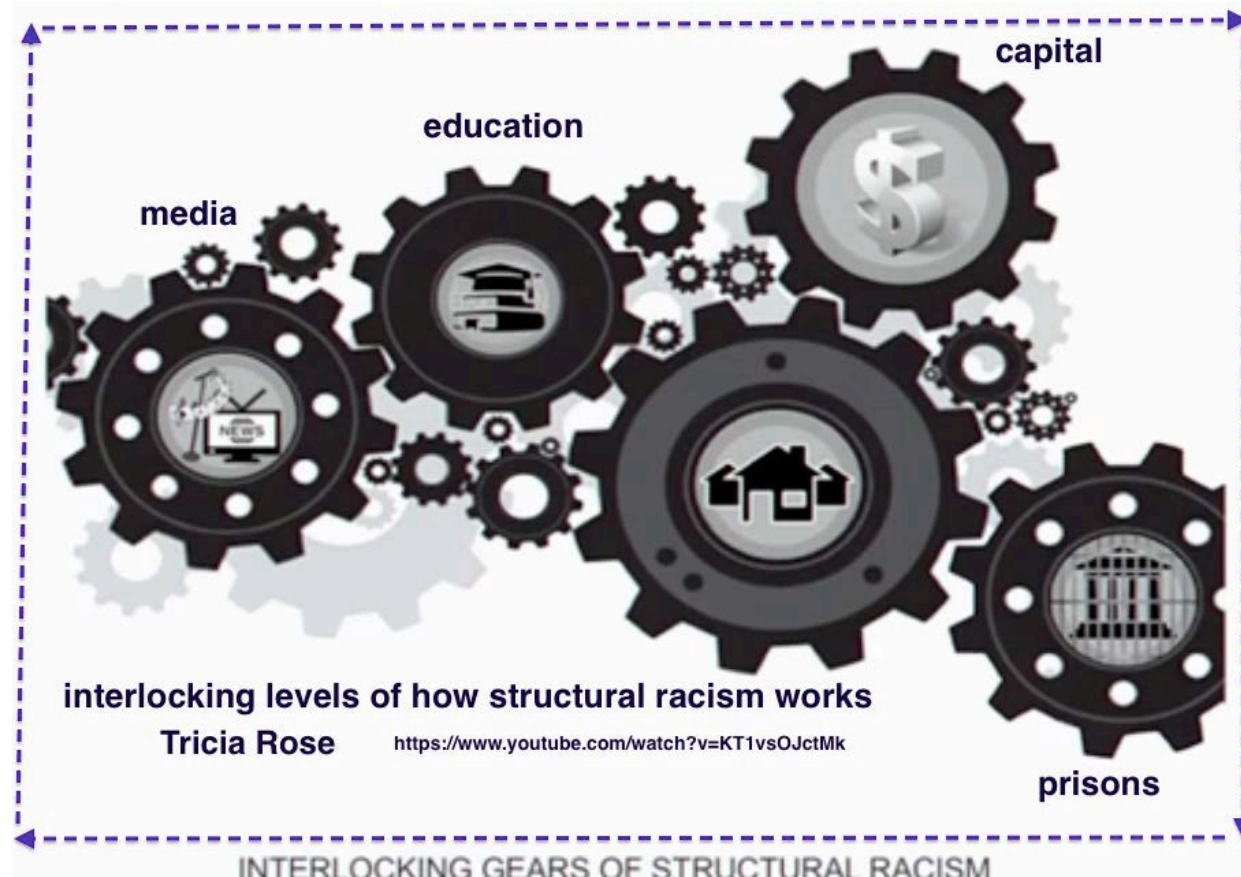
- No response to problems
- Not maintaining housing
- Discriminatory renting

BARRIERS – LEGISLATION



- Set asides are illegal
- Lack of lucrative incentives for builders
- Builders aren't held accountable

BARRIERS – STRUCTURAL RACISM



“I go back again to the racism that has caused this over the years. Until we get to root causes of why it is happening, it is going to continue.”

-Durham resident

BARRIERS – COMMUNICATION

What's
happening
in Durham?

- Laws
- Events
- Who's
who?



SOLUTIONS

SOLUTIONS – LEGISLATION



- Incentives
- Protect renters
- Rent control
- Land trusts
- Landlord accountability
 - Escalation in complaint system
- Engage residents

SOLUTIONS – IDENTIFICATION

ID laws and resources



SOLUTIONS – COMMUNICATE

