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
“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
“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 – LEGISLATION

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

ID laws and resources
SOLUTIONS – COMMUNICATE