

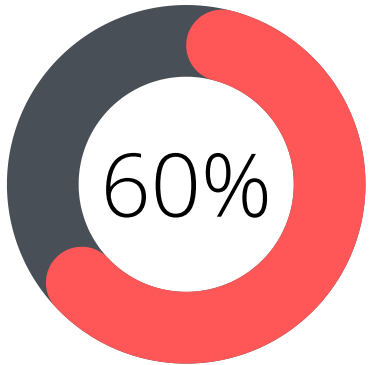
Affordable Housing

Durham County, NC



Affordable housing has been the number one Durham County health priority since 2018

Durham's affordable housing crisis is influenced by gentrification, worsening of government housing, and the COVID-19 pandemic. Blacks or African Americans are disproportionately affected by these issues.¹



Own and occupy their home¹

74% White¹

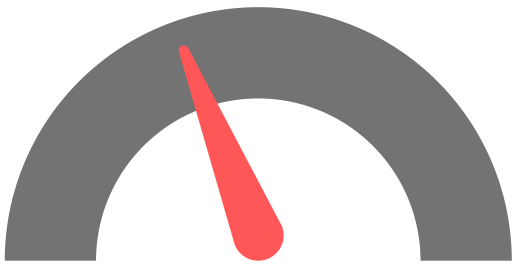
50% Black or African American¹

50% Hispanic or Latin¹



Redlining: a racist method used to segregate housing by race and ethnicity that was implemented by the Federal Housing Administration to refuse to offer loans or provide worse rates for people of color. For example, in Durham County, whites are more likely to own their homes than Blacks or African Americans. This explains why whites are nearly 50% more likely to own a home.^{1,2,3}

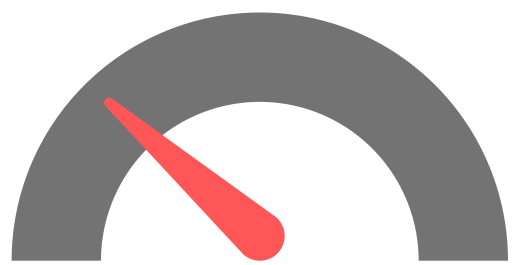
Rent increased by **39%** in Durham from March 2020 - August 2021⁴



Median rent for one-bedroom apartment

\$1,321

The median sale price in Durham increased by **25.4%** from 2020-2021⁵



Median sale price

\$370,000

Minimum hourly wage to afford a one-bedroom apartment and pay less than 30% of monthly income on housing

\$25.45/hour

How many hours needed to work on minimum wage (\$7.25/hour) to afford a one-bedroom apartment

140 hrs/week

Houselessness in Durham County

Persons experiencing homelessness age 18+⁶

349

Children experiencing homelessness during the 2019-2020 school year⁸

1056

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What are Durham County residents saying about Health and Housing?⁹

"Go somewhere else because it's too expensive to rent an apartment"

"Good, nice and quiet area. Reduces my stress"

"I can't afford to move"

"It supports my health because of access to healthy foods"



"The mold was impacting my health and rain comes into the house"



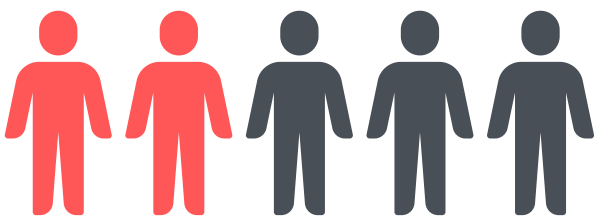
"The city needs to consider homes to accommodate people who have health conditions and need ranch style homes"

Community Insights:⁹

- Neighborhoods can vary street to street in terms of safety, police presence, and quality of homes
- Educating children about money, savings, and planning for retirement. Those with higher education will be better prepared to afford housing in adulthood.
- Not being able to afford quality housing generates stress and trauma which leads to poor health outcomes
- Schools in low income areas are low quality which affects education and health
- Gentrification and displacement of vulnerable communities has impacted affordable housing in a negative way. This has been made worse by the COVID-19 Pandemic.
- Not speaking English is a huge disadvantage



High housing-related costs force trade-offs between food, heating, and other basic needs. Low-income families are less likely to have a usual source of medical care and are more likely to postpone treatment.¹⁰



40% of the county wide survey indicated housing related issues were a priority to improve quality of life for people¹



The United States Department of Housing and Urban Development (HUD) defines cost burden as **"Monthly housing costs (including utilities) exceeding 30% of monthly income"**⁶



31% of Durham households are cost burdened⁷
49% of Durham renters are cost burdened⁷



Resources: **1** 2020 Durham County Community Health Assessment. **2** American Heart Association. May 2021. Structural Racism and Health Equity Language Guide. **3** Durham County. 2018 State of the County Health Report. **4** Wraltechwire.com. **5** Redfin.com. **6** US Department of Housing and Urban Development. **7** North Carolina Housing Coalition. **8** Durham Public Schools. **9** Community Health Assessment Listening Sessions 2021. **10** RWJF. 2011. How Does Housing Affect Health?