

# Durham County Health Priorities 2024



## #1 Affordable Housing

Affordable housing was ranked the number one health priority in 2018 and again in 2024 by Durham County residents.

### \$406,480

Median home price in Durham County, NC December 2023 - up 51% since December 2018.<sup>1</sup>

The median income of Durham County is \$80,089. However, the median income of Black or African Americans is \$46,538.<sup>3</sup>

### \$1,345

Average one month's rent for a 1-bedroom apartment in Durham County.<sup>2</sup>

### \$53,796

Annual household income needed to afford 1-bedroom apartment.<sup>2</sup>

**Affordable housing is a basic necessity that has become almost unattainable for many individuals and families. The US News and World Report's Best Places to Live Rankings for 2023-2024 ranked Raleigh-Durham as #3.<sup>4</sup> Durham is one of the fastest growing cities in the US but many households have been displaced (forced to move) due to inability to afford rising housing costs, gentrification, or high interest loans.<sup>5</sup> The quotes to the right came from the 2022 County-wide and 2023 Comunidad Latina Community Health Assessment survey respondents when asked how housing impacts their health and how Durham County can better support residents.**

"Improve opportunities for owning housing."

"[I] can't afford to move."

"Affordable housing is a priority."

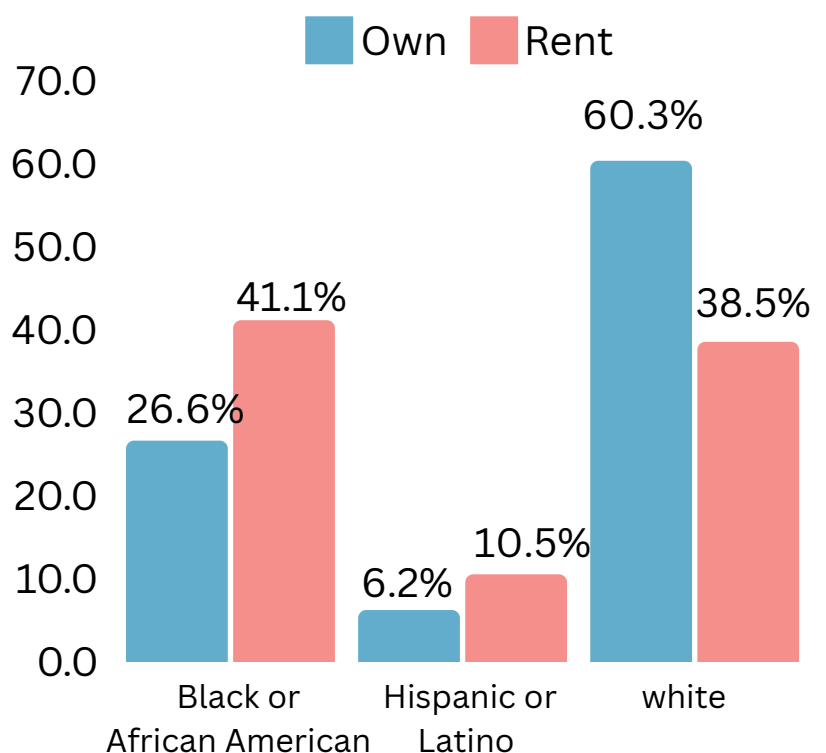
### Cost-burdened housing<sup>6</sup>

**44.7%**  
of renters in Durham County are cost-burdened.<sup>6</sup>

**55.3%**  
of occupied housing units are owner-occupied.<sup>7</sup>

Senator Edward Brooke, the first popularly elected African American senator, coauthored (with Senator Walter Mondale) the 1968 Fair Housing Act which banned housing discrimination on the basis of race. An amendment to this bill in 1969 capped the price of rent of public housing at 25% of a household's monthly income. This was increased to 30% in 1981. Now, a household is considered **cost burdened** if more than 30% of its monthly income goes towards housing.

Homeownership in Durham County, NC 2022 by race/ethnicity<sup>7</sup>

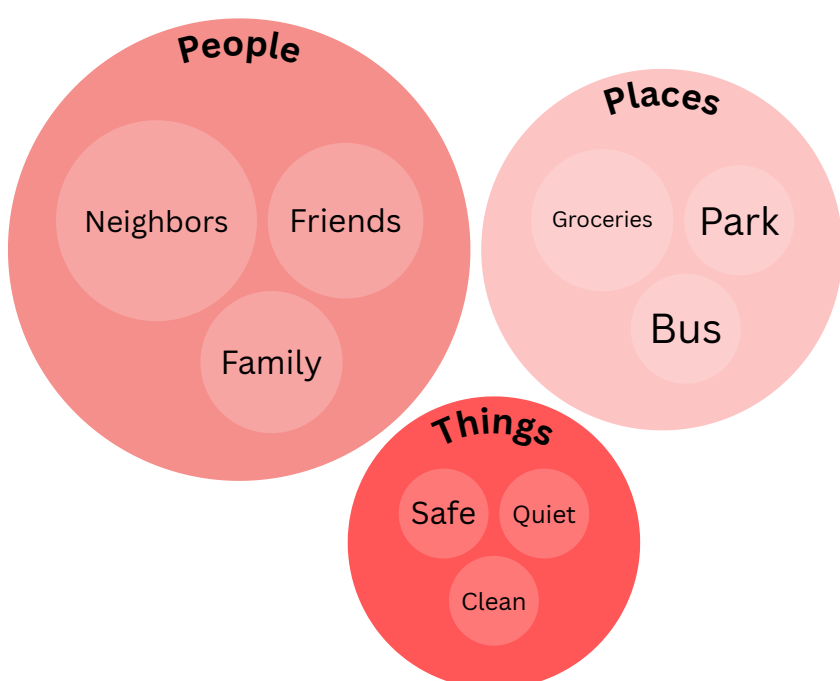


People of color continue to face barriers to affordable, housing more than white people. Inequitable loan approval practices, poverty, low educational attainment, and poor credit scores are all due to the systemic racism in the housing market.<sup>8</sup> Housing costs have skyrocketed and housing instability has worsened, which increased the number of evictions, especially among people of color.<sup>8</sup>

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The 2022 Durham County-wide Community Health Assessment survey asked participants ‘What people, places, or things make your neighborhood a good place to live?’ Participants overwhelmingly mentioned their neighbors, followed by it’s safe and quiet, and have access to amenities such as bus stops and grocery stores.<sup>9</sup>

### Community Insights<sup>9</sup>

- Provide more services for unhoused populations.
- Improve housing and make neighborhoods safer.
- Less red tape when it comes to getting housing subsidies to purchase housing.
- Build more affordable housing.
- More reasonable requirements for renting.
- Match salaries to the prices of basic living expenses.
- Make the process of finding housing easier.

### Since 2019:<sup>10</sup>

- 1,481 unhoused people in Durham have been moved into permanent housing
- 1,810 households stabilized - includes eviction diversion and financial assistance from programs such as Housing Opportunities for Persons with AIDS (HOPWA).
- 26% of total contracting dollars spent have gone to businesses owned by women and/or people of color.

**In 2019, Durham voters passed a \$95 million affordable housing bond to upgrade the city’s affordable housing options.<sup>10</sup>**

### Housing Resources in Durham County



References:

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2. Apartments.com Durham County, NC. Available here: <http://tinyurl.com/mur9t296>
3. US Census. 2022 1-year estimate Durham County, NC. Available here: <https://data.census.gov/table/ACSST1Y2022.S1903?q=Durham%20County,%20North%20Carolina&t=Income%20and%20Poverty>
4. Office of Policy Development and Research. Rental Burdens: Rethinking Affordability Measures. Available here: <http://tinyurl.com/2s3jrzd>
5. US News and World Report. Best Places to Live in the U.S. in 2023-2024. Available here: <http://tinyurl.com/6bs363dm>
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7. US Census. 2022 American Community Survey. Housing. Available here: <https://data.census.gov>
8. Habitat for Humanity. 2020. The role of housing policy in causing our nation’s racial disparities - and the role it must play in solving them. Available here: <http://tinyurl.com/5n8793ph>
9. Partnership for a Healthy Durham. 2022 County-wide Community Health Assessment survey data report. Available here: <http://tinyurl.com/4pkbfuk2>
10. Neff, C. 2023. A look at Durham’s progress on key metrics four years after voters passed \$95 million affordable housing bond. INDYWeek. Available here: <http://tinyurl.com/4ubtdwf6>