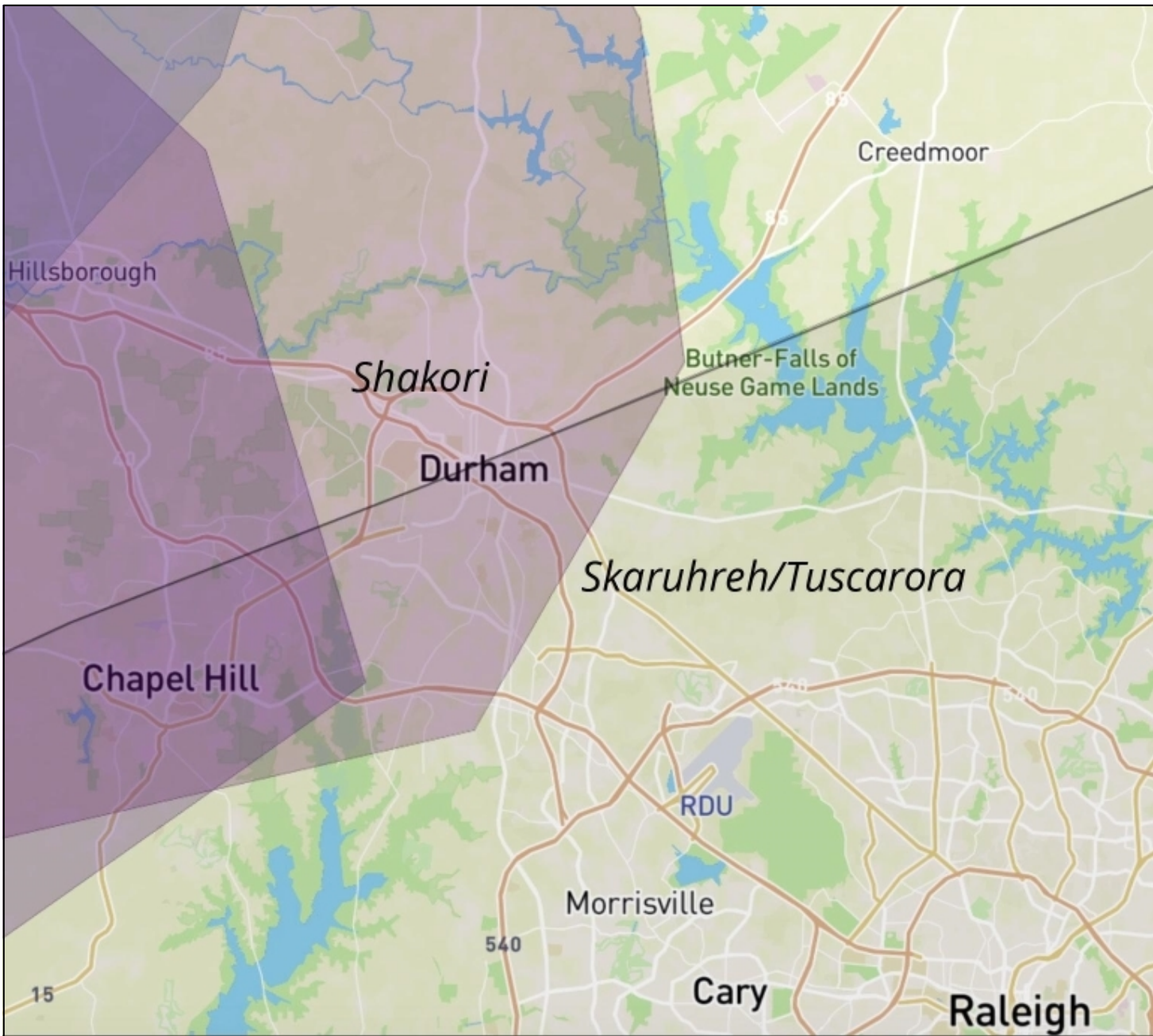


Who Owns Durham

City Council Work Session 10/6/2022
John Killeen, DataWorks NC

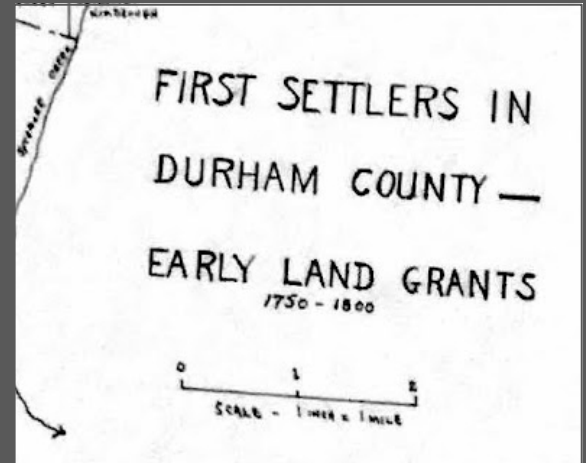
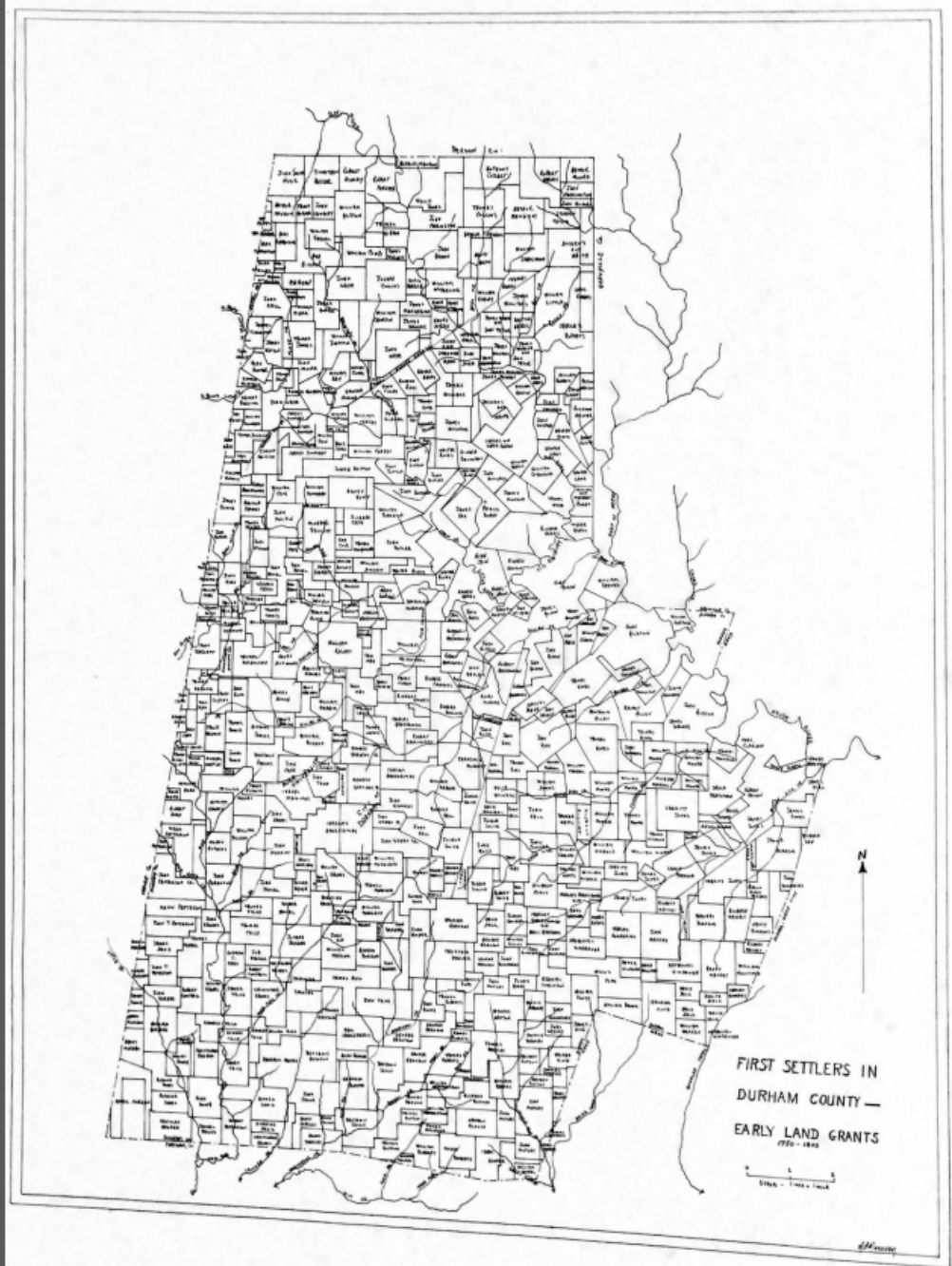
DataWorks NC
is a Durham not for profit
democratizing data to facilitate
an empowered, productive,
and equitable community.

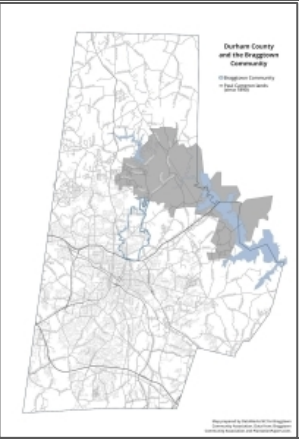
<https://www.dataworks-nc.org>



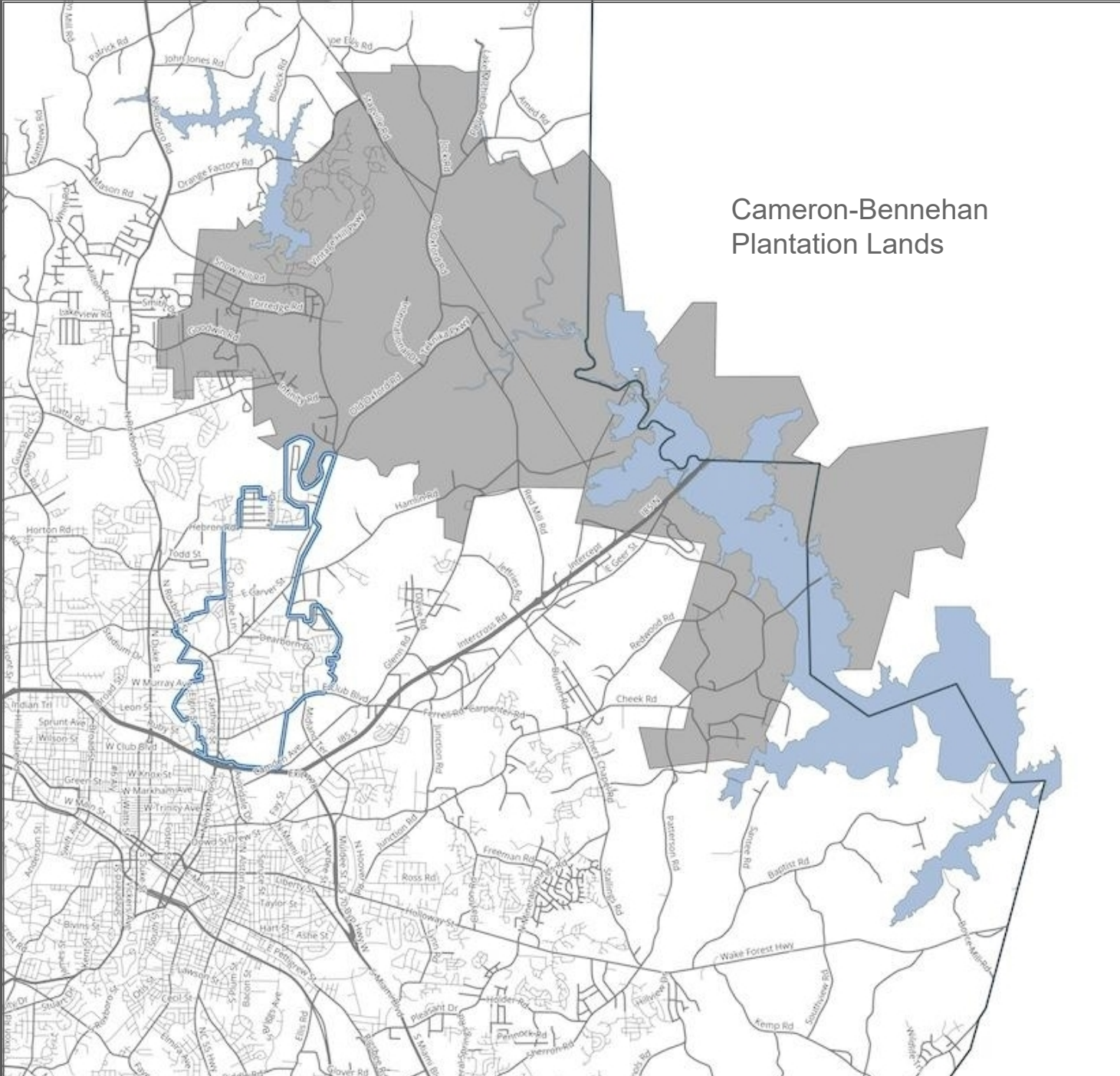
<https://native-land.ca/>

1750 - 1800

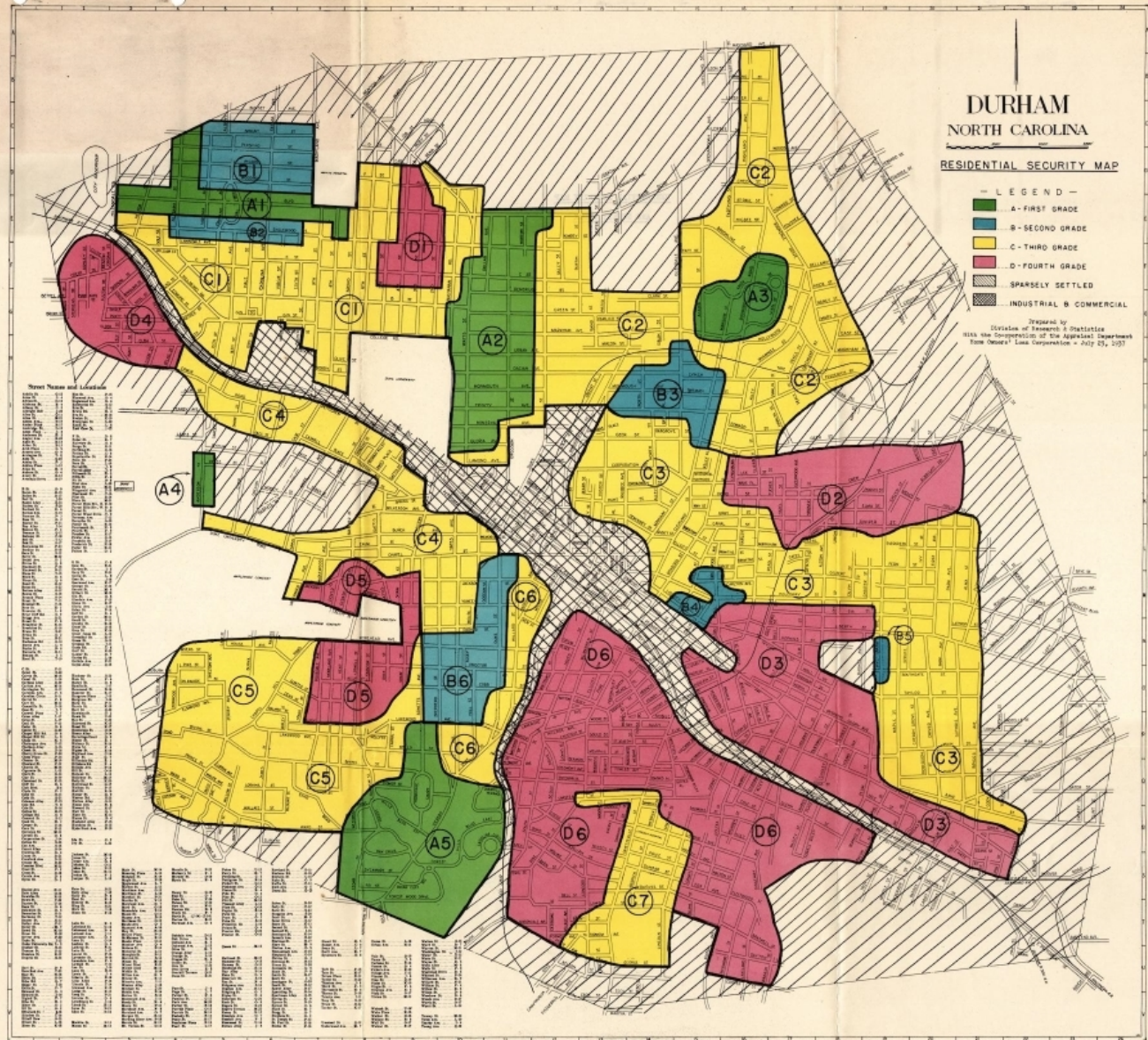




19th
Century
(~1890)



1937



Source: Mapping Inequality

1960s - 1970s

R-17 project area in 1950..



..and in 1972



USDA historical aerial photos courtesy of the North Carolina Office of Archives and History; Raleigh, North Carolina

1980s - 2000s

- The Fight to Save Crest Street
- Master Tobacco Settlement
- Expansion of Global Free Trade (textiles)
- Demolition of Few Gardens and Fayetteville Street Projects
- County Use of Eminent Domain to Build Jail and Courthouse
- Southwest Central Durham Quality of Life
- Northeast Central Durham
- Southside Redevelopment
- 751 South

1980s-2000s: Planning Durham's Gentrification

1990: public vote against baseball stadium and "reversal" by City Council, issuing certificates of participation to fund Durham Bulls Athletic Park.

1993: creation of Downtown Durham Inc. to catalyze investment in downtown.

Late 1990s: Planning Department decommissions small area planning "to be more responsive to the needs of the developer community...we now realize that was short-sighted." (Planning Director Steve Medlin, 2008)

Early 2000s: American Tobacco Redevelopment

2010s: Downtown Innovation District

The 41 Places to Go in 2011

By THE NEW YORK TIMES JAN. 7, 2011

35. Durham, N.C.

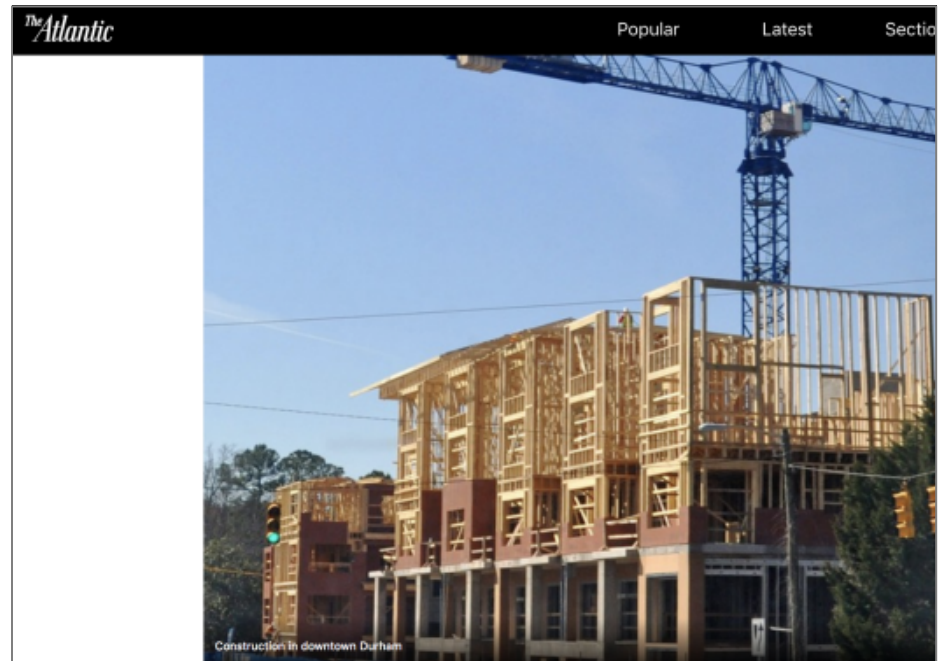
A downtown turnaround means food worth a trip.

A decade ago, downtown Durham was a place best avoided after sundown. But as revitalization has transformed abandoned tobacco factories and former textile mills into bustling mixed-use properties, the city has been injected with much-needed life. In the heart of downtown, a crop of standout restaurants and cafes has recently sprouted around West Main Street, where low rents have allowed chefs and other entrepreneurs to pursue an ethos that skews local, seasonal and delicious.

The farmers' market favorite Scratch Bakery has a brand-new storefront for its seasonal homemade pies that include chestnut cream pie and buttermilk sweet potato pie. At the cafe-cum-grocery [Parker and Otis](#), the menu features sandwiches made with freshly baked bread from nearby Rue Cler and locally roasted java from Durham's Counter Culture Coffee. And at the sophisticated [Revolution](#), squash tamales, mascarpone gnocchi, and tuna with wasabi caviar rotate through the seasonal menu.

— INGRID K. WILLIAMS

<https://www.nytimes.com/2011/01/09/travel/09where-to-go.html>
<https://www.theatlantic.com/business/archive/2016/03/the-downside-of-durhams-rebirth/476277/>



The Downside of Durham's Rebirth

The city carefully planned its economic revitalization. Why, then, is it so painful for some of the people who have lived here the longest?

GILLIAN B. WHITE | MAR 31, 2016 | BUSINESS

Experiments in Care and Community Control

Participatory Budgeting

Bull City United

Eviction Diversion

Forever Home

Basic Income (temporary, foundation-funded)

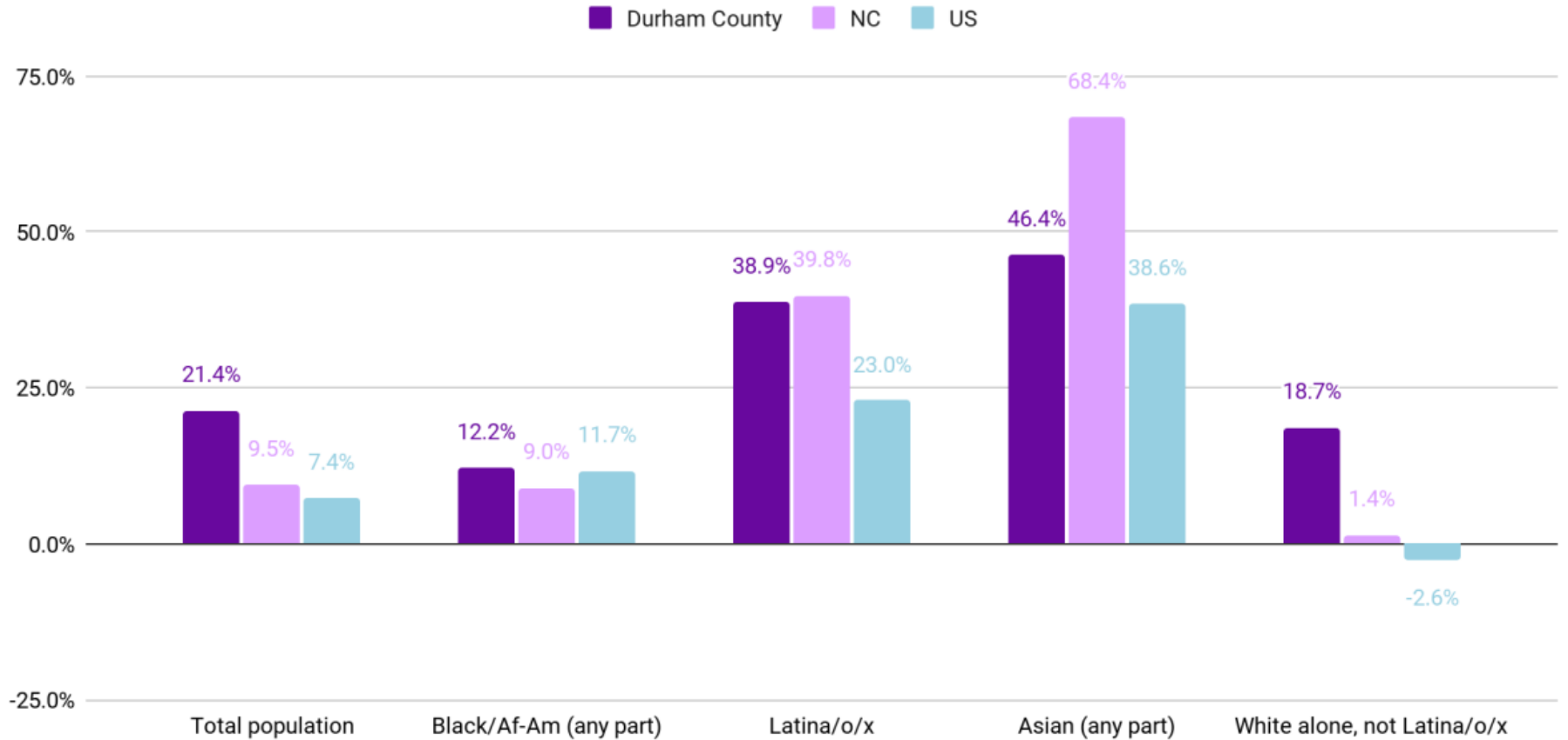
HEART (unarmed crisis response team)

2010 - 2020 Demographic Changes

People identifying as...	% increase	number of people
Total population	21%	+57,246 <i>people</i>
Black	12%	+12,822 <i>people</i>
Hispanic, Latina/o or Latinx	39%	+14,027 <i>people</i>
Asian	46%	+6,529 <i>people</i>
White (and no other race)	18%	+21,071 <i>people</i>
More than one race	246%	+16,860 <i>people</i>

How Does That Compare with NC and US?

Demographic Changes, 2010 - 2020



Who Is Moving to Durham?

Income Groups	Income Group % of Growth	Numeric Change 2010 - 2019
All Families	100%	+10,532
Under 50% of Poverty Level	2.4%	+251
50 - 74%	6.3%	+665
75 - 99%	4.4%	+461
100 - 199%	1.8%	+186
200 - 299%	-4.4%	-466
300 - 399%	8%	+844
400 - 499%	8.8%	+927
500% and Up	72.8%	+7,664

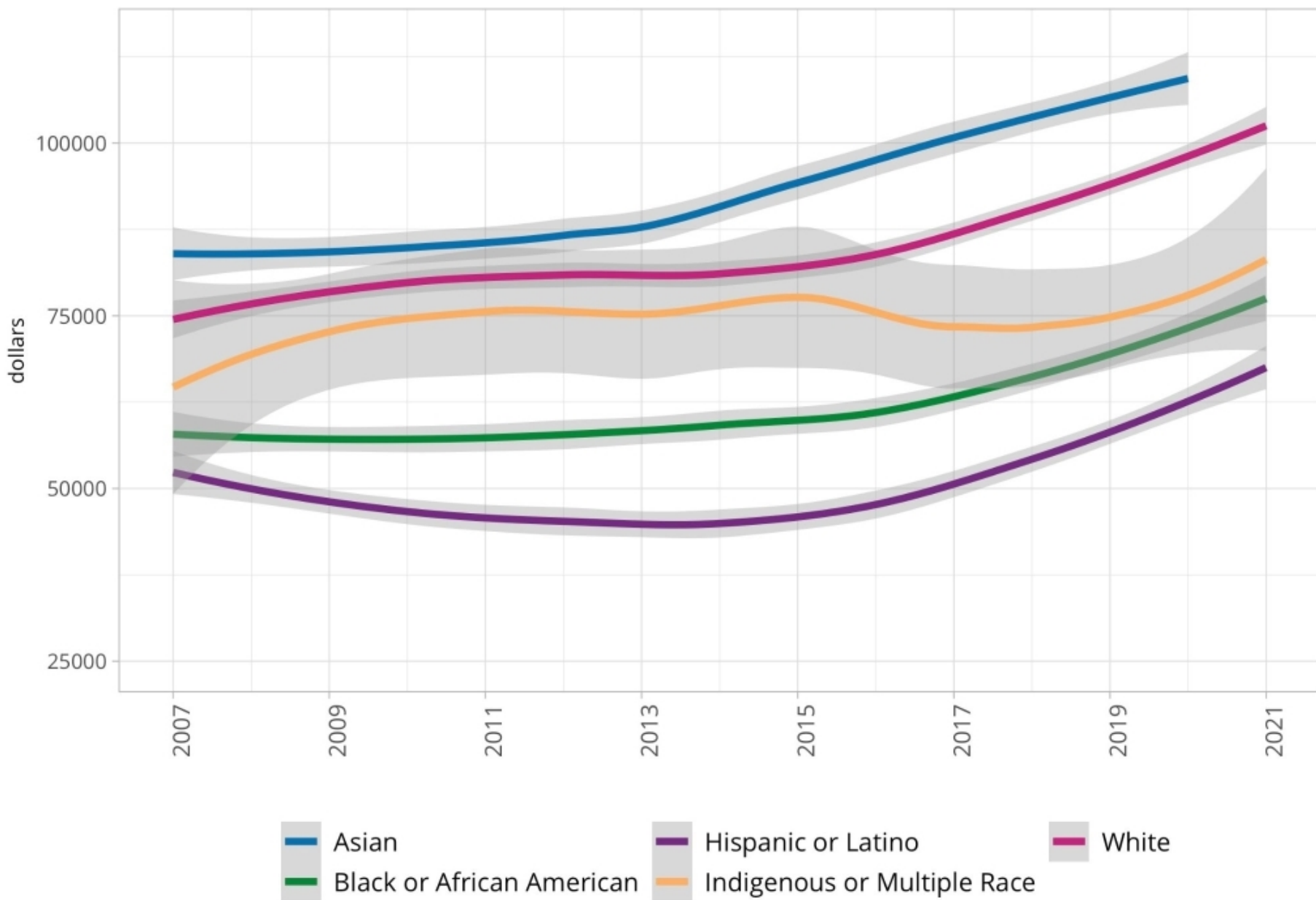
Federal Poverty Levels

range from:

- **\$12,880** for 1 person/year;
- **\$26,500** for a family of 4; to
- **\$44,660** for a family of 8.

(US Health and Human Services, 2021)

Median Homebuyer Income in Durham County



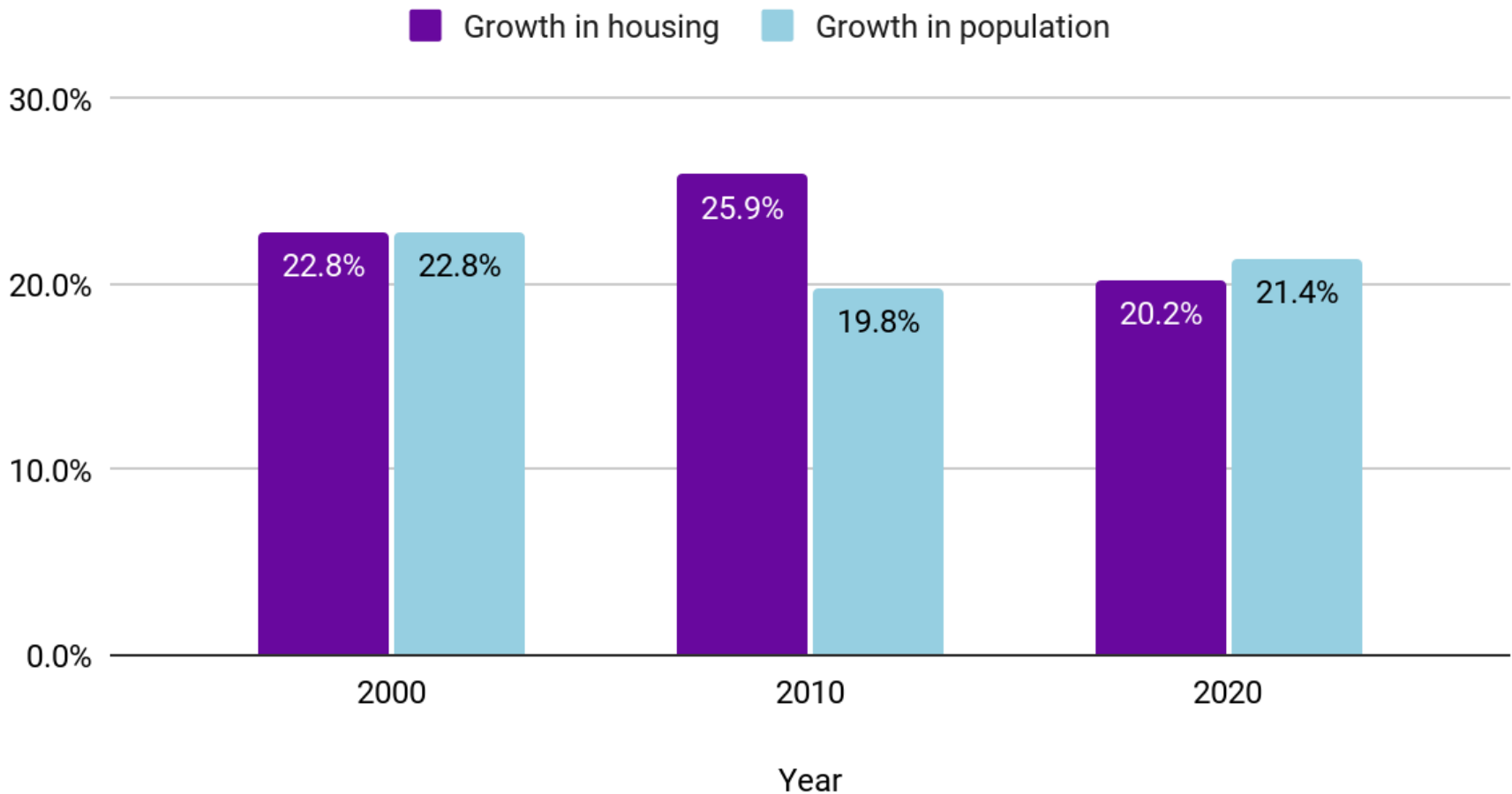
Source: DataWorks NC and Consumer Financial Protection Bureau (2022)

People Moving Every Day (2018-2019)

	Coming to Durham Every Day	Leaving Durham Every Day
<i>People</i>	57.2	58
<i>Households</i>	36.5	34.3

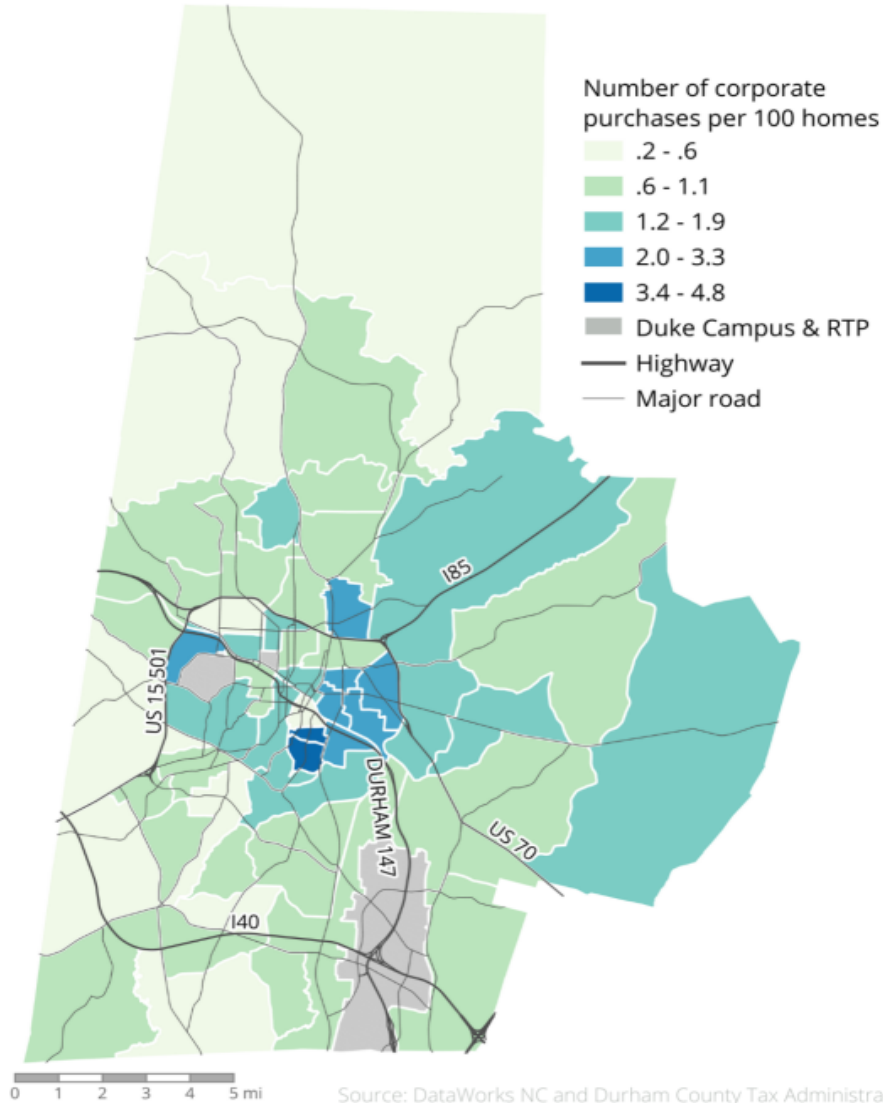
How has housing supply changed?

Durham changes in housing units and population, 2000 - 2020



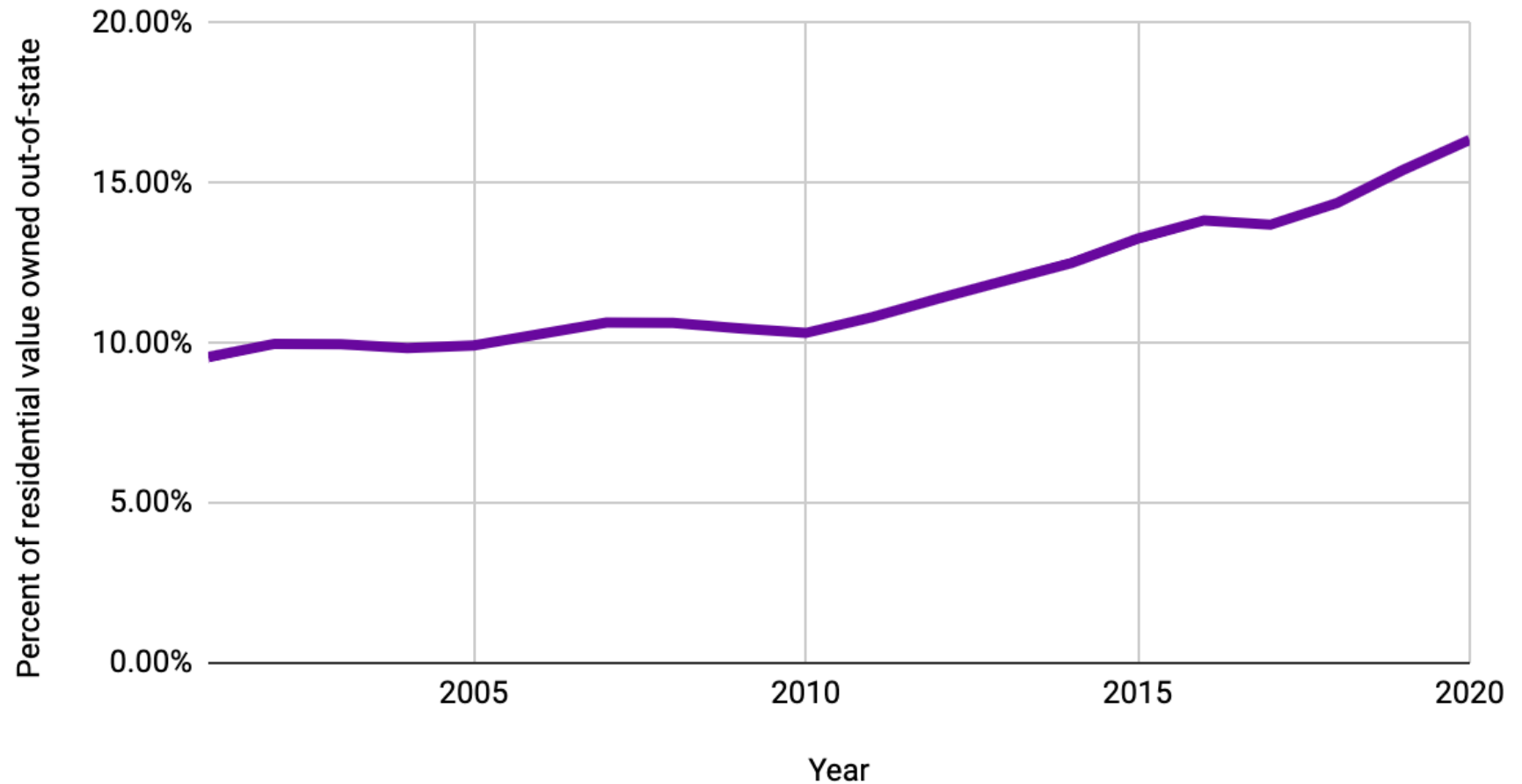
Corporate Investment Makes Durham Less Liveable

Durham County Home Purchases by Corporate Investors
September 2020 – August 2021



- **15%** of all homes sold were purchased by investors
- Mostly corporations purchasing homes for use as rental properties; also flippers, iBuyers (Zillow/OpenDoor), and
- Corporate investment concentrates in most predominantly Black neighborhoods near NCCU

Out-of-state Residential Ownership in Durham, 2000 - 2020



Source: Durham Neighborhood Compass

From the Year 2000 to 2018:

manufacturing jobs decreased in Durham County by 39.7% (from 38,120 to 22,994)

the number of food service and accommodation jobs increased by 69.1% (from 9,463 to 16,001)

health care positions grew in number by 41.2% in Durham

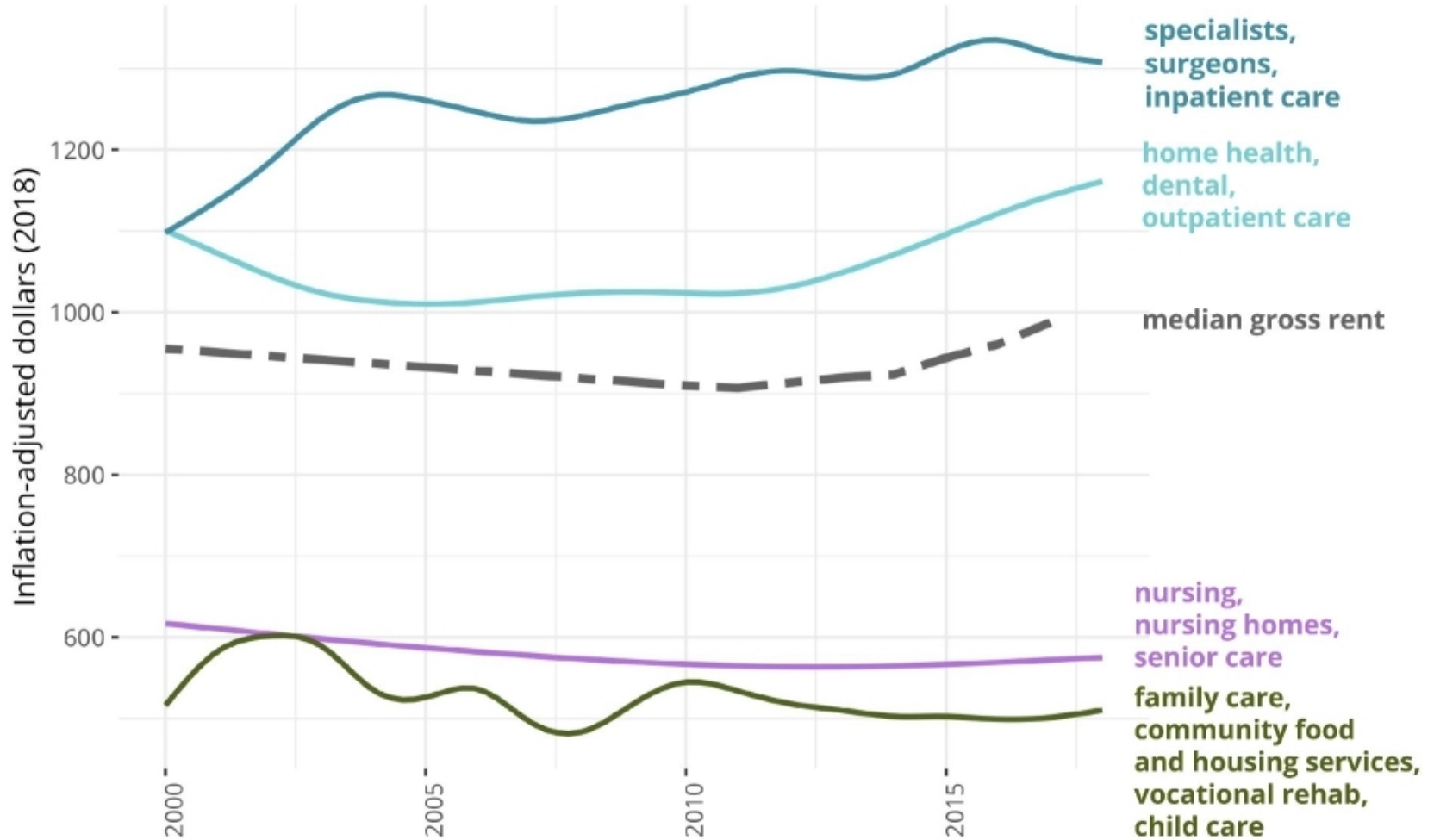
average weekly wages in food service jobs decreased from \$390 in the year 2000 to \$381 in 2018.

average weekly wages for retail workers were \$566 in the year 2000 and \$573 in 2018.

Source: Quarterly Census of Employment and Wages (QCEW) , NC Commerce.

Wages Haven't Kept Up with Rent Growth

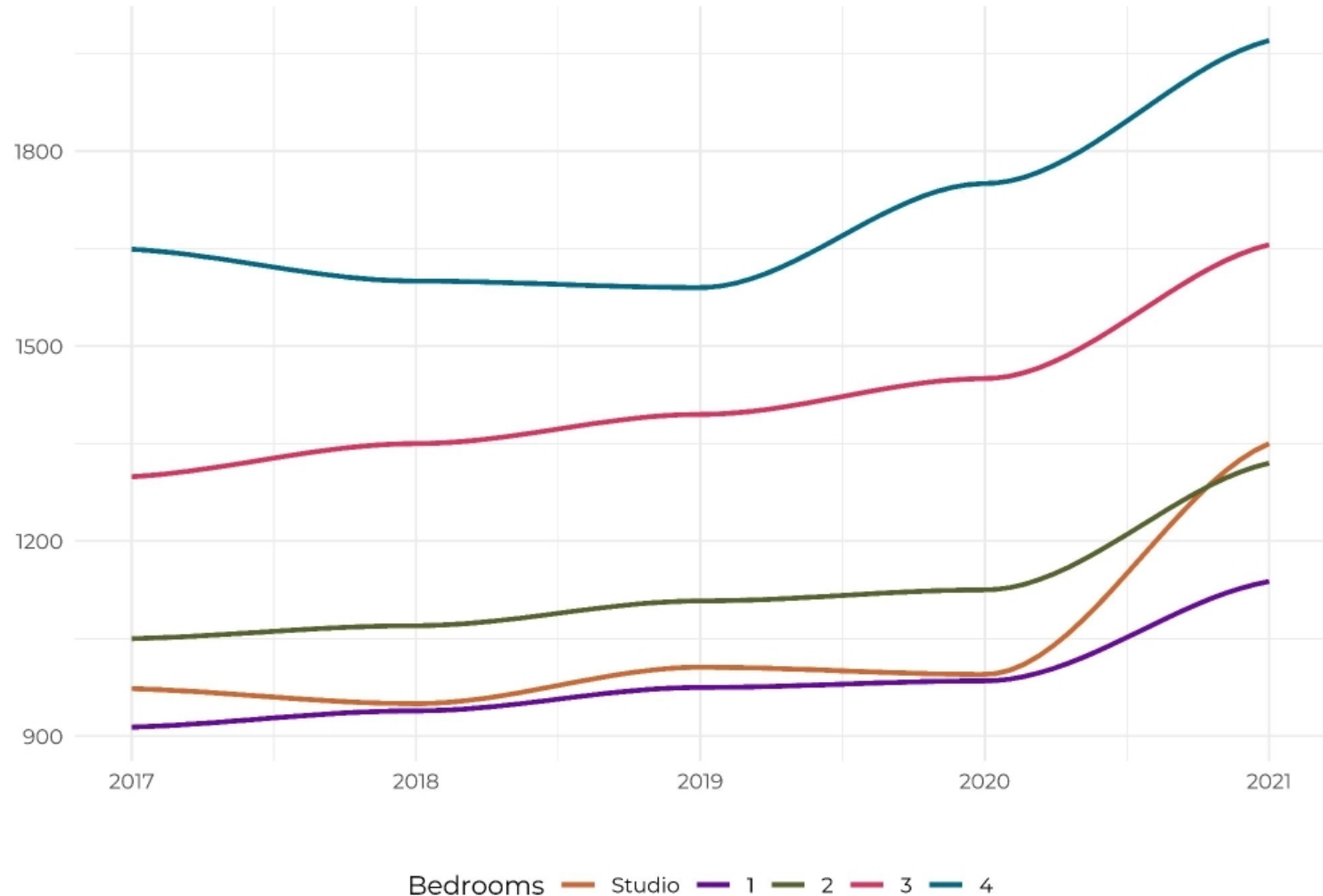
Avg. Weekly Wages in Health Fields & Median Rents Durham County 2000-2018



Sources: Quarterly Census of Employment and Wages (QCEW) and American Community Survey (ACS).

Rental Costs Have Skyrocketed During COVID

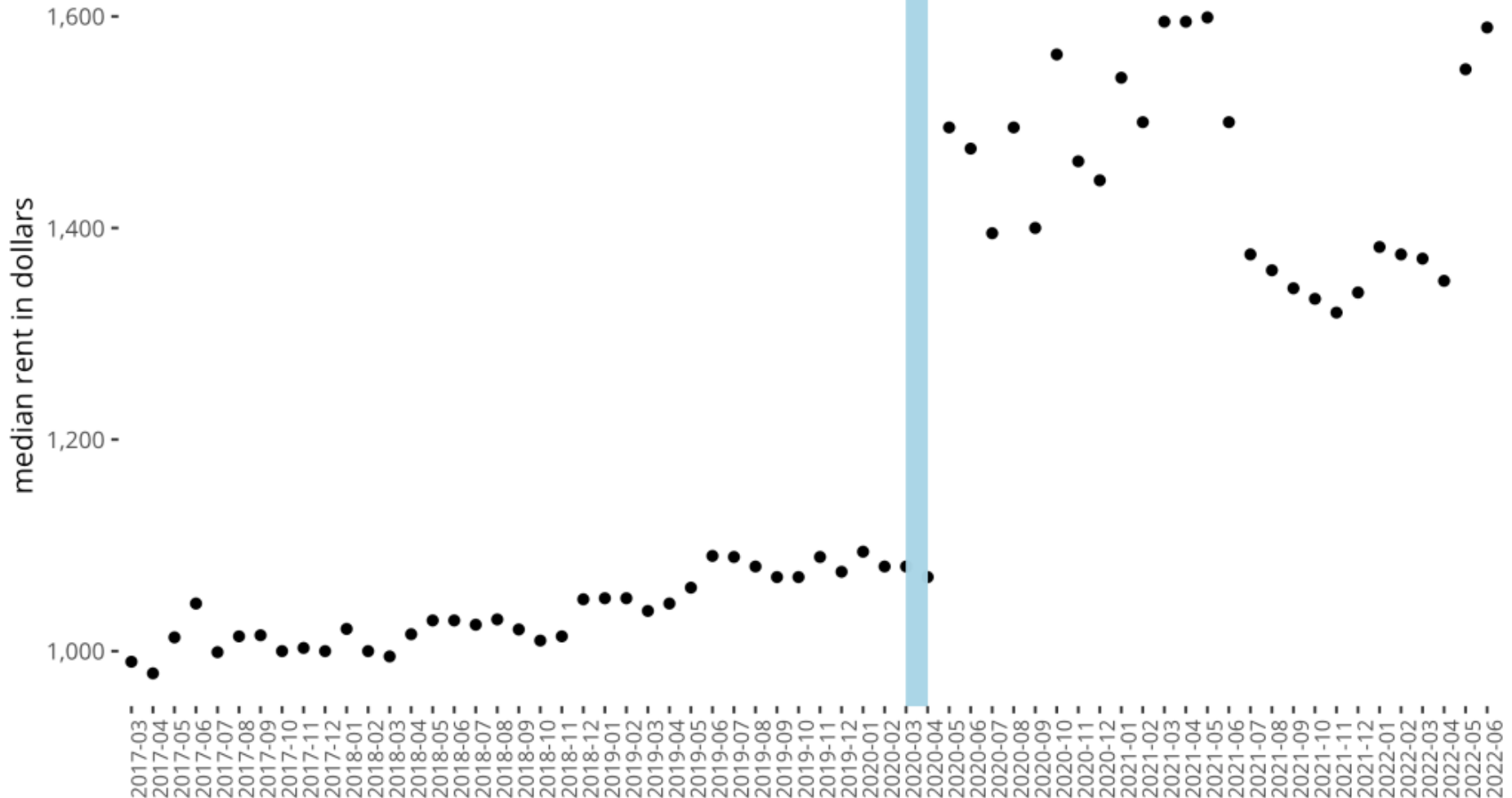
Durham Rental Prices, 2017 - 2021



Source: DataWorks NC Craigslist Rent Scraper

Rental Costs Have Skyrocketed During COVID

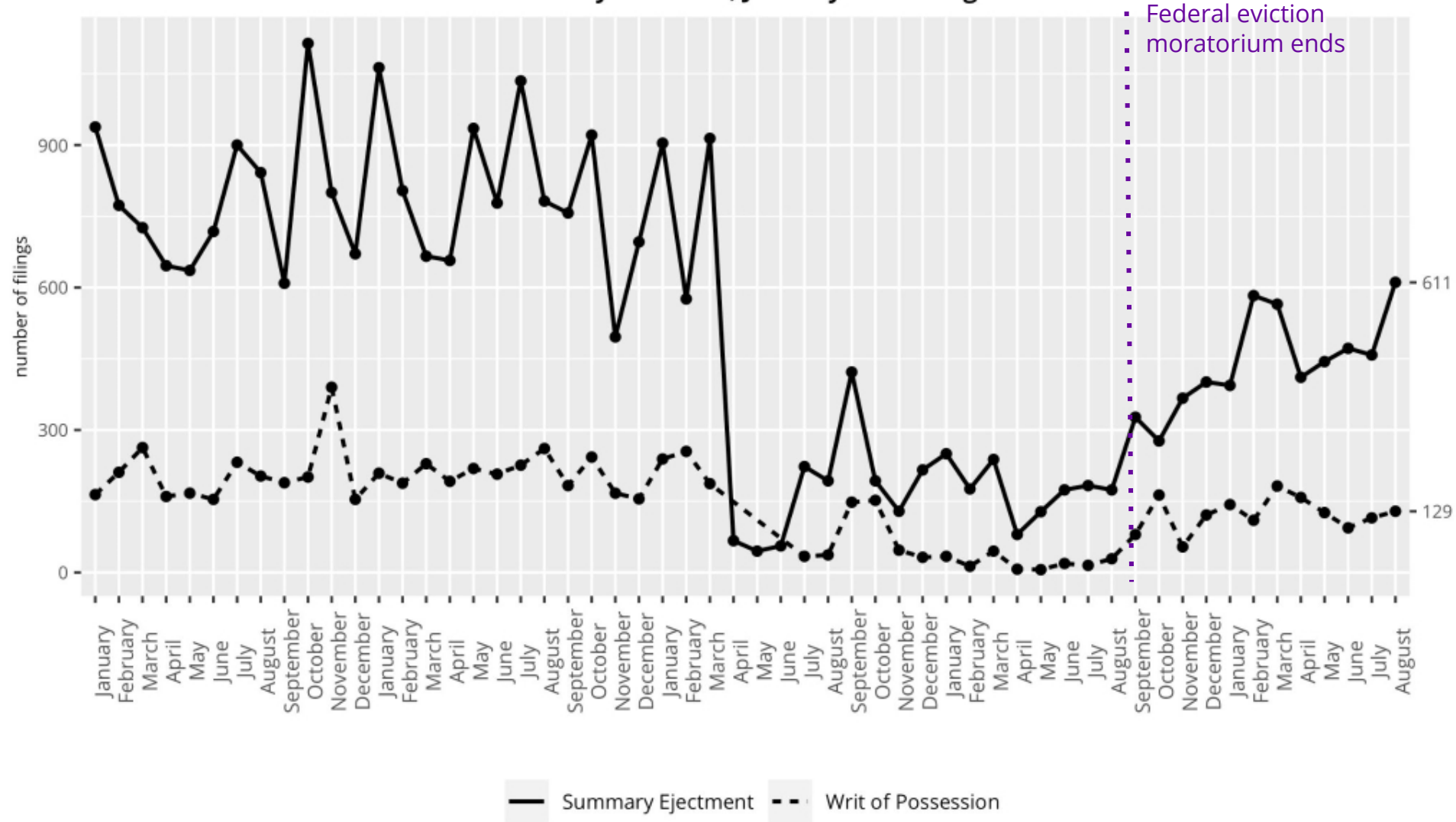
Median Durham Monthly Rent Listings Jan 2017 - June 2022



Durham's first cases of COVID-19, March 2020.

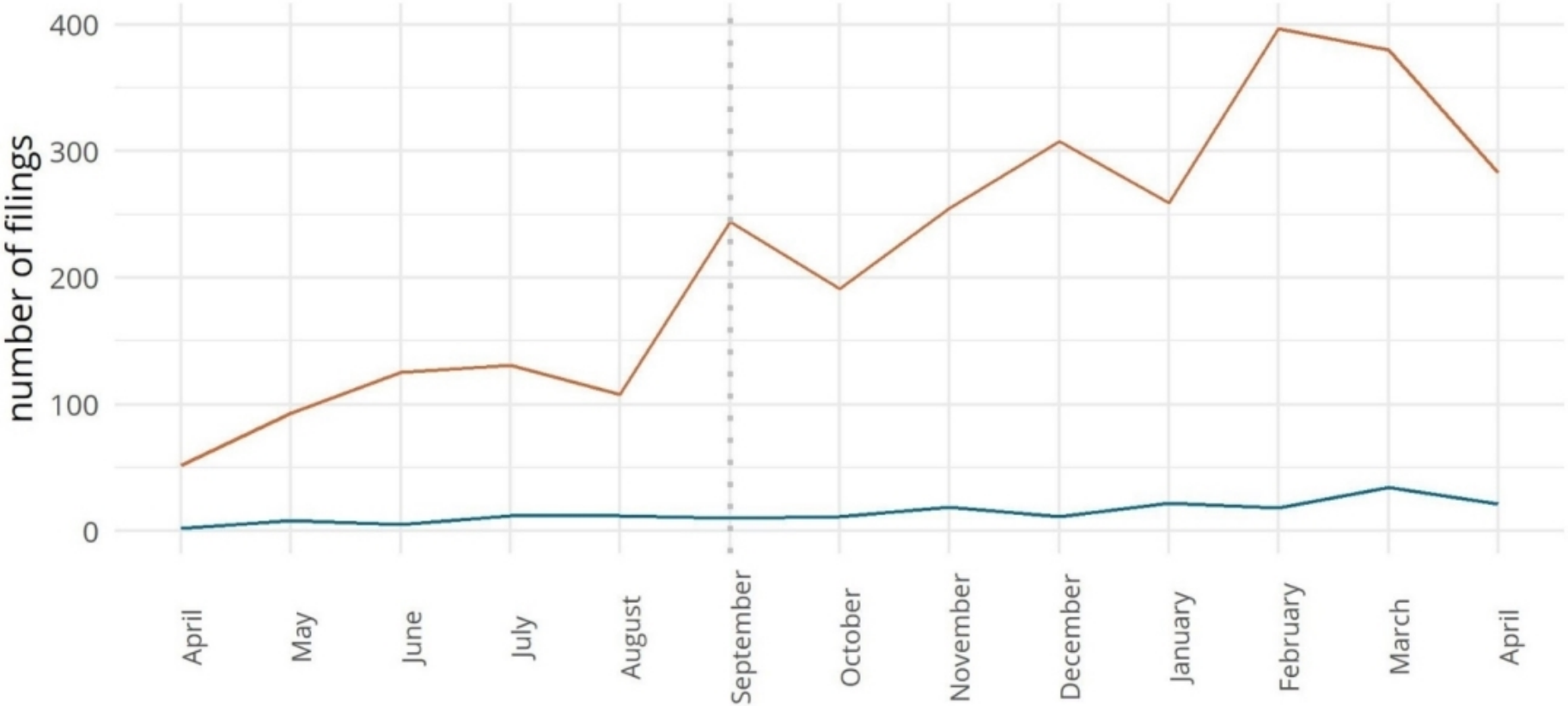
Source: DataWorks NC (2022)

Durham County Evictions, January 2018 - August 2022



Evictions in Durham, April 2021 to April 2022

Summary ejections delivered by Durham County Sheriff



Eviction moratorium overturned — Majority BIPOC blocks — Majority white blocks

Majority defined as $\geq 66\%$ of population in Census block

What Do Affordable Rents Look Like?

	DURHAM-CHAPEL HILL (HUD AMI)		DURHAM COUNTY		BRAGTOWN	
	Area Median Income	Affordable Monthly Housing Costs	Median Household Income	Affordable Monthly Housing Costs	Median Household Income	Affordable Monthly Housing Costs
% of AMI						
100%	\$86,400	\$2,160	\$58,190	\$1,455	\$33,683	\$842
80%	\$69,120	\$1,728	\$46,552	\$1,164	\$26,946	\$674
60%	\$51,840	\$1,296	\$34,914	\$873	\$20,210	\$505
30%	\$25,920	\$648	\$17,457	\$436	\$10,105	\$253

* HUD AMI cited here rely on ACS 2014-2018 estimates, as do the Durham and Bragtown median incomes.

* Affordable here means "costing 30% of monthly income", which is widely acknowledged to be a maximum.

* HUD AMI is for a 4-person household.

https://www.huduser.gov/portal/datasets/il/il2020/select_Geography.odn

* Durham County and Bragtown median income estimates are sourced from

<https://compass.durhamnc.gov>

Public Housing in Durham

Current Inspection Scores for Durham Public Housing

Property	Address	Inspection Score	Inspection Date
Birchwood	6 Plummer Pl	69	5/1/14
Worth Street	1010 Worth St	92	3/6/19
McDougald Terrace	11A Sima St	31	3/6/19
Goley Pointe	110 N Goley St	88	3/6/19
Scattered Sites	1103 Lowry Ave	84	2/21/19
519 East Main Street	519 E Main St	71	3/9/20
Hoover Road	1126 S Hoover Rd	60	3/11/20
Cornwallis Road	2507 S Roxboro St	49	2/13/20
Liberty Street	502 Liberty St	41	3/2/20
Oxford Manor	3602 Keystone Pl	33	3/3/20
Club Boulevard	1215 E Club Blvd	57	3/5/20
Forest Hills Heights	700 S Mangum St	88	2/10/20

Source: HUD Physical Inspection Scores (2022). <https://www.huduser.gov/portal/datasets/pis.html#2021>

02/2004



Image source: Google Earth, 2020

Image U.S. Geological Survey

05/2004



Image source: Google Earth, 2020

Few Gardens Demolition Draws Crowd

Posted July 25, 2003 11:11 a.m. EDT



Listen to this article now

00:18



Powered by [Trinity Audio](#)

DURHAM, N.C. — One of Durham's eyesores soon will be history.

Demolition of Few Gardens, the city's oldest housing project, is underway.

People came out Thursday to watch. They even had a little cake to celebrate.

The families who used to live in Few Gardens have been relocated.

“It broke my heart, it killed me because everything we touched was destroyed, where I lived, my schools, everything that showed that I existed (the city government) got rid of it,”



-Jeffrey Harris
former Few Gardens resident

Image and quote from Autavius Smith, Durham Voice.

Reflections

To what extent is there a housing shortage?

Who owns rental housing now? Who should own rental housing?

What is a more appropriate standards for affordability than the those we rely on (metro AMI, HOME rents, and federal poverty standards)?

What can Durham do to stop evictions and address the underlying issues driving unaffordability?

What would a long game to provide security of tenure to poor and working class Durhamites look like?