

Date: February 6, 2023

To: Amber Wade, Assistant to Mayor M. Elaine O'Neal

From: Shelia Willis, CEO Durham Regional Association of REALTORS®

Ref: Affordable Housing Deep Dive Presentation to City Council

Durham has enjoyed robust growth over the last decade, but current growth restrictions and limited housing supply will stymie future growth and drive housing prices even higher, making rents and homeownership increasingly less affordable. Our nurses, firemen, police and city employees can't afford to live in Durham. Housing is an important issue in our community and with Durham's projected population in the coming years, more housing will be required.

The Durham Regional Association of REALTORS® will present a 30 – 45 minutes overview of the current status of the housing market, with recommendations to guide Council's future decisions relating to housing. Wrap-up and Q & A will take place after presentations.

Introduction of Presenters: Cindie Burns, President DRAR

Evette Carpenter - Assistant Vice President, Loan Originator / TRUIST

Germany McNeal - REALTOR® Durham Real Estate and Management Services

Tim Sivers, PLS, ASLA - President Horvath Associates, P.A.

Bram Luknight – REALTOR®, NC State Licensed Residential Appraiser, Construction and Development

Lynwood Cherry – REALTOR® Cherry Realty Specializing in Property Management

City of Durham: Down Payment Assistance – Evette Carpenter

- Allow Mortgage Credit Certificate (MCC) program through N C Housing Finance Agency (NCHFA) to be counted towards income for first time home-buyers
- Allow for 25% increase in child support income since it is non-taxable
- Hire underwriter to approve funds
- Look to other local programs that are working to fine tune City of Durham lender guidelines
- Increase Area Median Income (AMI) to include 100%
- Increase down payment assistance amount from \$20,000 to \$30,000
- Increase total debt ratio to 45% to match N C Housing Finance Agency and City of Raleigh programs

Affordable Housing Bond: Money Allocated for ADUs – Germany McNeal

- Partner with Self Help to create a program that will implement an affordable way to build and finance Accessory Dwelling Units (ADUs)

Staffing at the County, City, and Durham Housing Authority – Germany McNeal

- Partner with Durham Tech, NCCU, and Duke to create programs that will train people to fill the positions in the upcoming years (Long Term Goal)

Future Development Area Locations per the Draft Comprehensive Plan – Tim Sivers

- Needs within the Future Development Areas
- Allow Developers and Home Builders to assist with infrastructure needs
- Development Timeline vs. Fire Station Timeline

Implement changes to allow small scale projects – Bram Luknight

- Durham has lost local builders to surrounding communities
- Local builders are more in tune with community needs and are more nimble
- Development process does not recognize the size of the project
- Many surveyors, engineers and land planning consultants decline to work in Durham
- Bring back Minor Final Plat without stormwater review, allows for creation of up to six lots
- Allow development of 1-4 unit properties without a site plan
- Implement SCAD proposal allowing for greater density when committed affordable housing is included

Wrap-Up / Q & A – Lynwood Cherry