



Now More Than Ever.
Help Build It!

August 20, 2012

Mayor William V. (Bill) Bell
Mayor Pro Temp Cora Cole-McFadden
Council Members
City Manager
101 City Hall Plaza
Durham, NC 27701

Subject: Comments on DRAFT 2012 ANALYSIS OF IMPEDEMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF DURHAM, NC

To Whom It May Concern:

Habitat for Humanity of Durham requests the addition of two sentences and the rewording of one sentence in the DRAFT 2012 ANALYSIS OF IMPEDEMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF DURHAM, NC.

1. On page 6, Impediment 1: Lack of Affordable Rental. The City has identified that low income renters with incomes between 30 and 50% AMI are severely challenged. The Analysis then states that the corresponding goal should be to: "Promote and encourage the development of affordable rental housing units especially for households whose income is less than 50% of the median income." We urge the re-writing of the goal as to: **"Promote and encourage the development of affordable housing (whether rental or homeownership) for households whose income is less than 50% of the median income."** While the goal as written is laudable, it is narrowly written, and overlooks homeownership as a means of addressing the needs of renters with incomes less than 50% AMI. Most Habitat homeowners previously were renters at those income levels, and their mortgages are often less than the prior rent.
2. On Page 22, in the last sentence of the second paragraph, the Analysis states that "The ratio between owner occupied and renter occupied housing units is very close to 1:1." We urge the addition of the following sentence: **"This is not to say that there are no great disparities in owner occupied compared to renter occupied units in certain census tracts."** The added sentence would give a much clearer picture of household tenure challenges at the neighborhood level and is fully supported in the Appendix by the map labeled, "Percent of Owner-Occupied Housing Units, City of Durham. North Carolina by Census Tract."
3. On page 37, in the Housing Profile Section, in the first sentence, the Analysis states that "The City of Durham's Housing stock can be considered 'newer' when compared to the relative age of

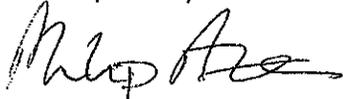
215 N. Church Street, Durham, NC 27704

Phone: (919) 682-0516 Fax: (919) 682-0947 www.durhamhabitat.org

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the housing stock across the United States.” We urge the addition of the following sentence, preferably accompanied by a corresponding map: **“This is not to say that aged housing stock is not an issue in certain census tracts.”** The added sentence and map would give a fuller picture of the challenges of aged housing stock at the neighborhood level.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Philip Azar". The signature is fluid and cursive, with a prominent initial "P" and a long, sweeping underline.

Philip Azar

Associate Director, Programs