

Chapel Hill Housing Needs Analysis: 2020-2040

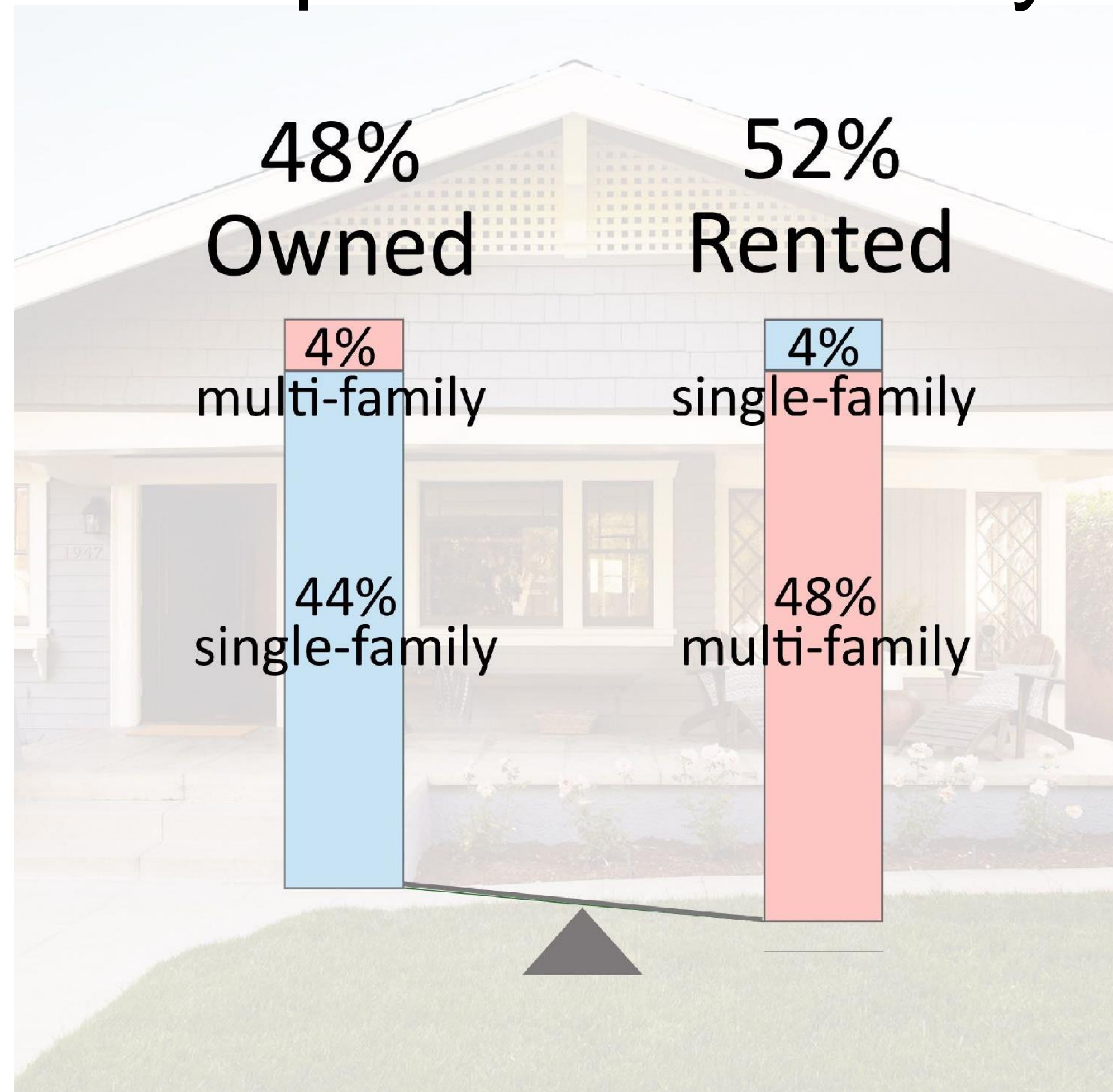


BUSINESS STREET

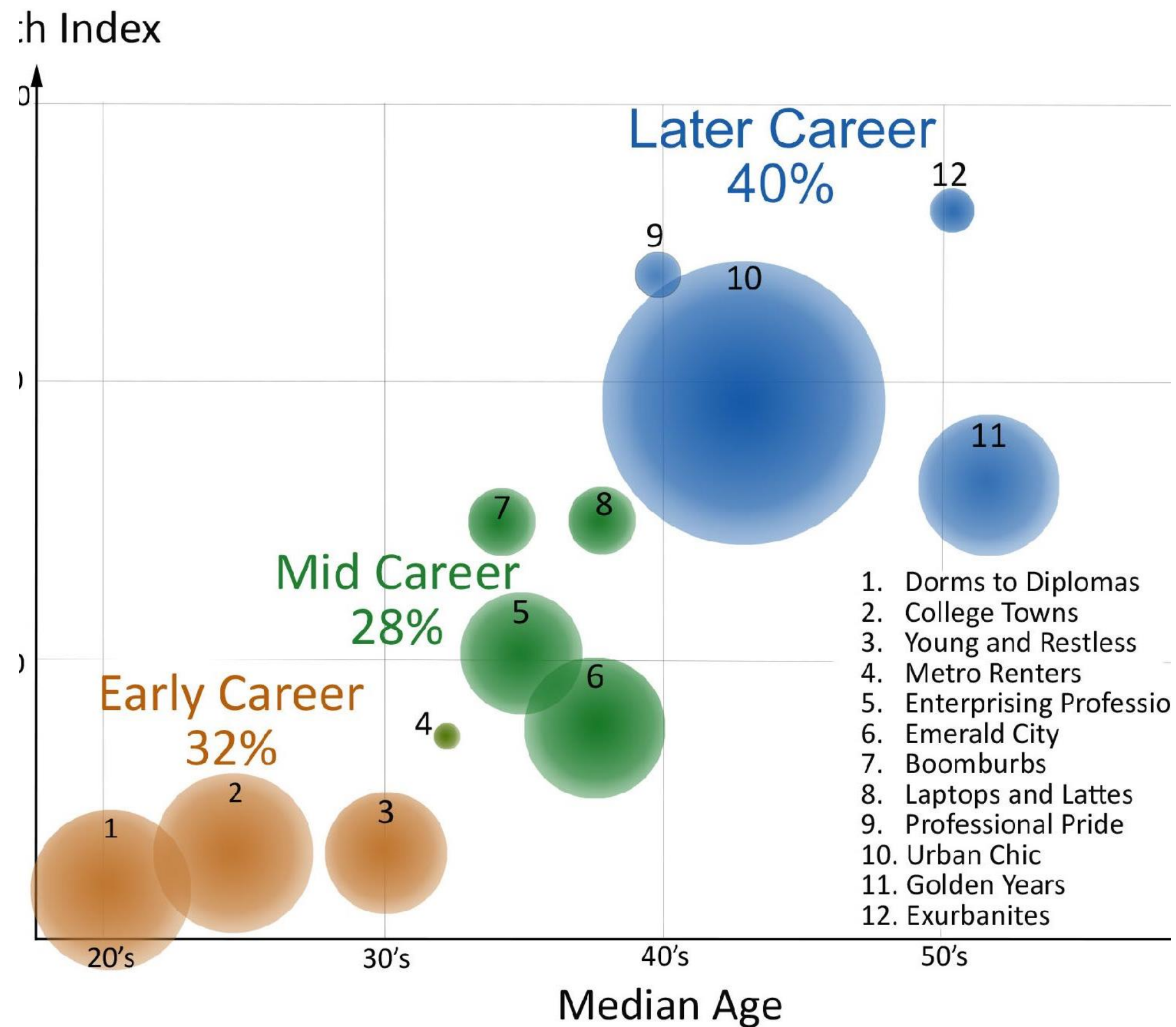
1. Jobs drive development.



2. There is little variety in what has been developed the last 20 years.

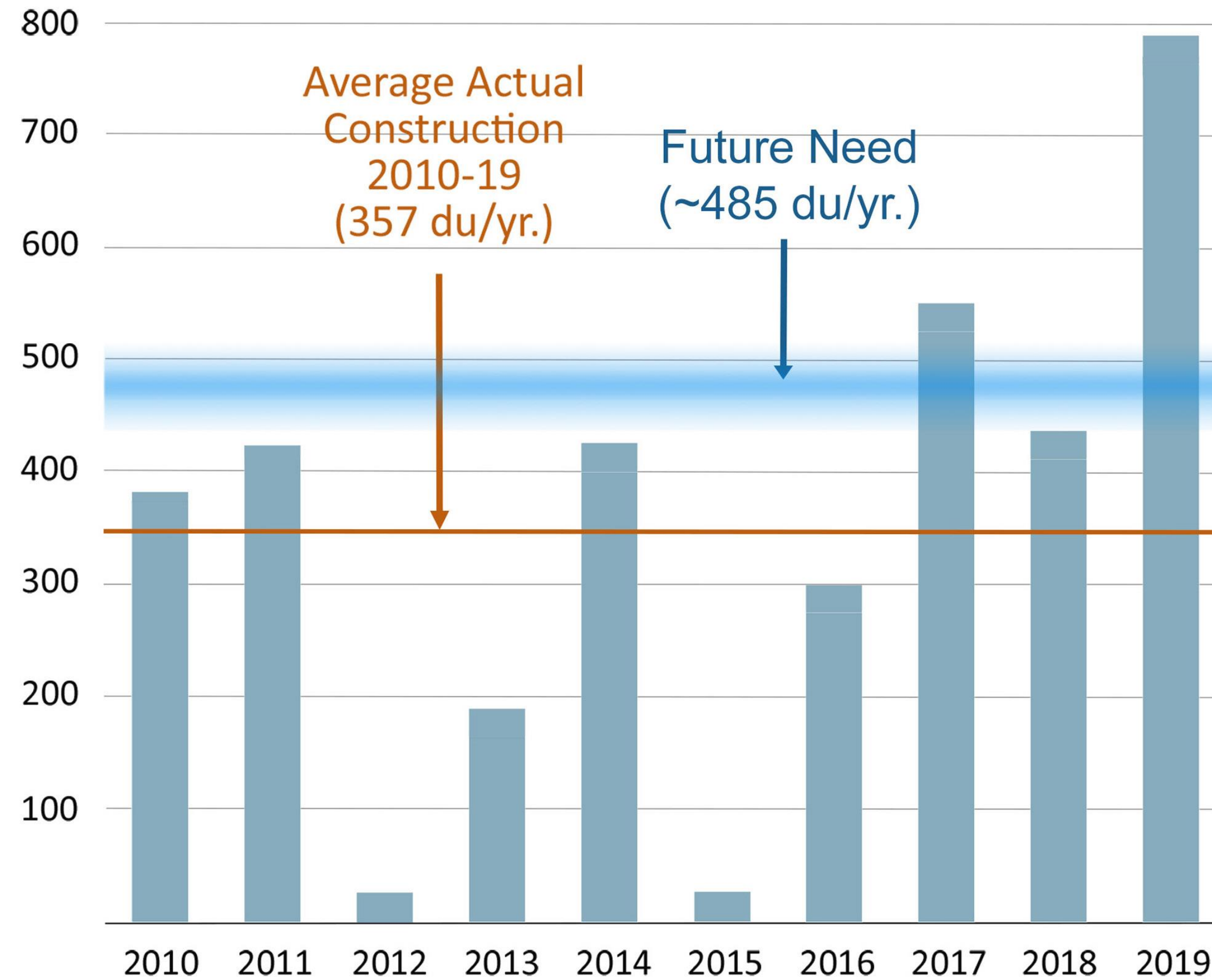


3. A number of needs are going unmet.

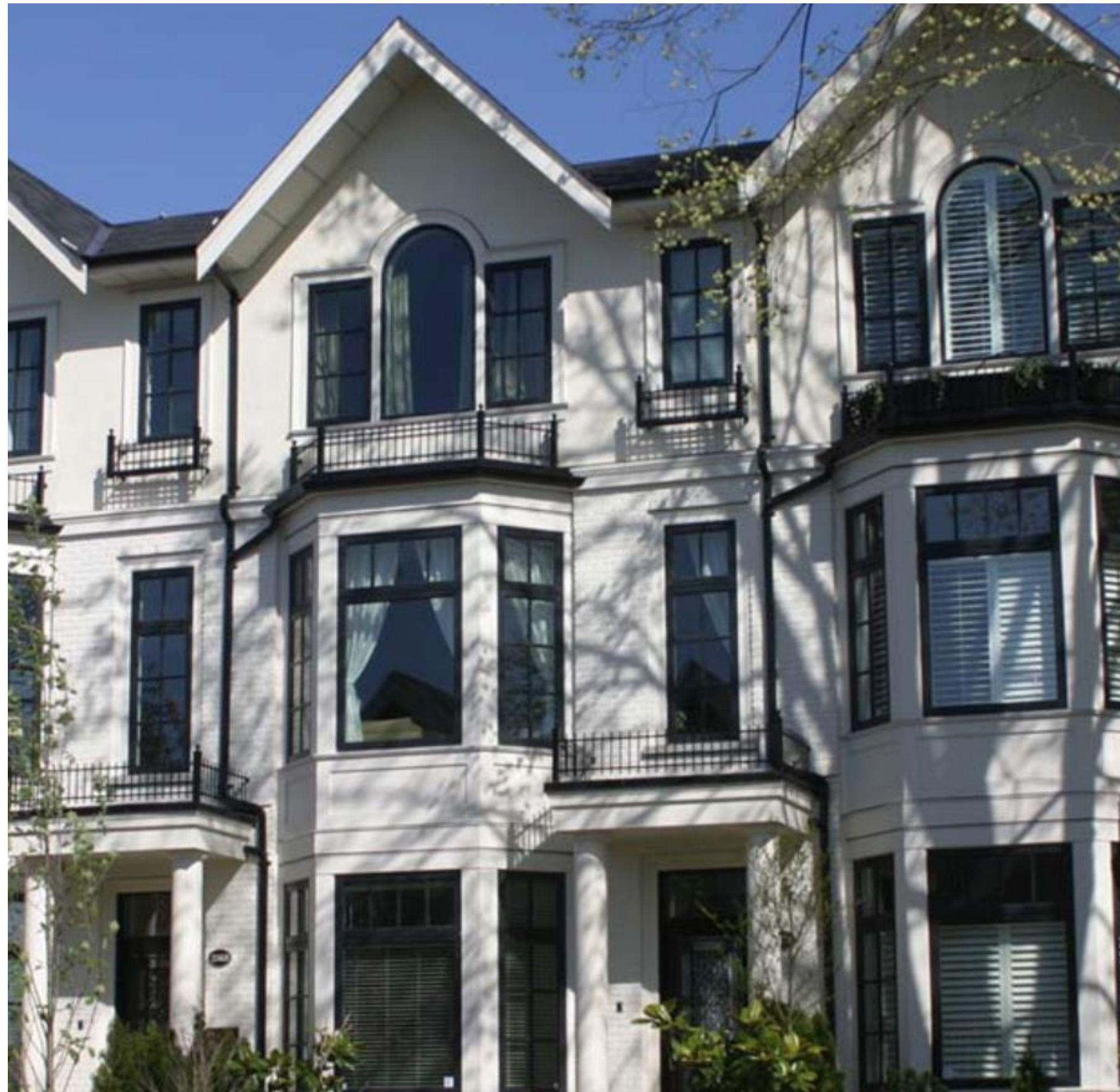


- First-time buyers.
- Families with young children.
- Divorcees.
- Empty nesters.
- Seniors.
- Owner-occupied multi-family.

4. Housing production needs to increase 35% to match projected job and household growth.



5. Choices and Consequences.



1. “No growth” scenario leads to Palo Alto-like homogeneity and pricing.
2. Direct growth to create new and good neighborhoods. This will require superb comprehensive planning and strong community support.
3. Continue project-to-project approach, with continuing controversy, loss of place, and unmet needs.

6. Next Steps

1. Keep your current efforts going.
2. Expand the circles of engagement.
3. Provide detailed information on options.
4. Engage in true civic dialogue before starting detailed long-term planning.