

**DURHAM CITY COUNCIL WORK SESSION
THURSDAY, JANUARY 5, 2023 @ 1 PM
IN-PERSON & VIRTUAL MEETING
DRAFT MINUTES**

The Durham City Council held an in-person and virtual Work Session on the above date and time in the City Hall Council Chamber, 101 City Hall Plaza in Durham, North Carolina with the following members present: Mayor Elaine O’Neal, Mayor Pro Tempore Mark-Anthony Middleton and Council Members DeDreana Freeman, Monique Holsey-Hyman, Jillian Johnson and Leonardo Williams. Excused Absence: Council Member Javiera Caballero.

Also present: City Manager Wanda Page, City Attorney Kimberly Rehberg and City Clerk Diana Schreiber.

[CALL TO ORDER]

Mayor O’Neal called the meeting to order and welcomed everyone in attendance in the Chamber and virtually. Council Members Freeman and Williams were delayed in arrival.

Council Member Caballero received an excused absence from the January 5, 2023 Work Session at a previous meeting.

[ANNOUNCEMENTS BY COUNCIL]

There were no announcements by Council.

[PRIORITY ITEMS OF THE CITY MANAGER, CITY ATTORNEY AND CITY CLERK]

City Manager Page announced she had no priority items.

Attorney Rehberg requested a priority item consisting of a closed session and read the motion: to hold a closed session pursuant to NCGS 143-318.11a(3) attorney-client consultation concerning the handling or settlement in the case listed below:

- Darryl Howard, Plaintiff-Appellant v. City of Durham, Michele Soucie, Scott Pennica, Defendants-Appellees and Darrell Dowdy, Defendant-Appellee/Cross-Appellant, 22-1684 (4th Cir.)

MOTION by Mayor Pro Tempore Middleton, seconded by Council Member Johnson, to accept the City Attorney’s Priority Item at 1:04 p.m. by the following vote: Ayes: Mayor O’Neal, Mayor Pro Tempore Middleton and Council Members

Holsey-Hyman and Johnson. Noes: None. Absent: Council Members Freeman and Williams. Excused Absence: Council Member Caballero.

MOTION by Mayor Pro Tempore Middleton, seconded by Council Member Johnson, to hold the closed session at the end of proceedings at 1:05 p.m. by the following vote: Ayes: Mayor O’Neal, Mayor Pro Tempore Middleton and Council Members Holsey-Hyman and Johnson. Noes: None. Absent: Council Members Freeman and Williams. Excused Absence: Council Member Caballero.

City Clerk Schreiber stated The City Clerk’s Office had no priority items; and there would be no board, committee, commission and taskforce report at the end of the Work Session.

Mayor O’Neal read the printed agenda items into the record and requested items being pulled by Council for additional discussion. Items 1, 4, and 6.

Council Member Freeman arrived at the meeting at 1:06 p.m.

[CITIZEN’S MATTERS AND PUBLIC COMMENT]

SUBJECT: PHILL REMMERS (ITEM 14/ PR 15959)

Mr. Remmers encouraged Council to support dedicated bike paths with special mention of one being constructed between Duke University and University of North Carolina/Chapel Hill and Durham.

SUBJECT: JONTAE DUNSTON (PUBLIC COMMENT SPEAKER/ NO ITEM NUMBER)

Mr. Dunston addressed the shooting that occurred on January 1, 2023 in Wellons Village; favored hiring additional police officers as deterrence versus funding ShotSpotter; and expressed concerns about shooting from vehicles and youth carrying automatic weaponry.

SUBJECT: DONNA STAINBACK (PUBLIC COMMENT SPEAKER/ NO ITEM NUMBER)

Ms. Stainback made comments regarding future Planning items that lack Fire and EMS coverage; and encouraged more proffers from developers during the transition from former to new Planning Ordinances.

Council Member Williams arrived at the meeting at 1:19 pm.

[ITEMS PULLED FROM THE CONSENT AGENDA]

SUBJECT: RESOLUTION IN SUPPORT OF THE INTERNATIONAL CAMPAIGN TO ABOLISH NUCLEAR WEAPONS (ICAN) CITIEIS APPEAL FOR THE UNITED NATIONS (UN) TREATY ON THE PROHIBITION OF NUCLEAR WEAPONS (TPNW)

Vicki Ryder, Durham resident, spoke in support of abolishing nuclear weapons. Libby Johnson, Durham resident, urged Council consider the children of the global community and called for all nations to disarm.

Erik Johnson, Durham resident, supported abolishing nuclear weapons and stated nuclear threat of annihilation looms ever us all.

Mayor Pro Tempore Middleton appreciated the residents' remarks and expressed support for the international campaign. He also thanked the residents for their effort at the local and international levels.

SUBJECT: AMERICAN RESCUE PLAN ACT (ARPA) PROJECT – TRANSITIONAL AND INDEPENDENT HOUSING (TEM 4/ PR 15943)

Alex Protzman, representing the Life Skills Foundation, spoke as a resource person for the wrap-around services program focused on youth ages 18-24 who were aging out of foster care and/or were homeless; and explained how the ARPA funding would be applied to the organization's various programs.

Council Member Williams supported and appreciated the program.

Council Member Holsey-Hyman spoke to local programs associated with youth aging out of foster care and supported the systems aspect of care.

SUBJECT: CONTRACT AGREEMENT FOR SERVICES WITH MADE IN DURHAM (ITEM 6/ PR 15956)

Council Member Freeman requested baseline number for the opportunities that will be available and see what was happening with the program so far; and noted that many things were on pause and what was the timeline of coming off the pause.

Adria Graham Scott, Manager, Office of Economic and Workforce Development, explained the Bulls Program was currently in progress; indicated the students were moving forward with curriculum and developing a second clean room. She also mentioned the program was focused on youth aged 18-24 along with a DPS student pipeline for biotech studies.

[PRESENTATIONS]

SUBJECT: AFFORDABLE HOUSING DEEP DIVE PRESENTATION ON DURHAM HOMELESS CONTINUUM OF CARE (ITEM 8/ PR 15958)

Council Member Holsey-Hyman presided over Item 8.

Council Member Holsey-Hyman presided over the Item, Affordable Housing Deep Dive on Durham's Homeless Continuum of Care.

Reginald Johnson, Director of the Department of Community Development introduced the item and the work being accomplished in homelessness; made introductory comments and deferred to Colin Davis, Homeless Manager, for presentation.

Director Johnson stated the city, as it relates to white flags, has a contract with Open Table Ministry to provide hotel rooms during the cold weather season for the homeless, it is referred to as 'White Flag' when temperatures move to below 32 degrees. During the cold snap at the end of December, Open Table Ministry provided motel rooms for 24 adults and 18 children, 42 people total. He expressed thanks to Open Table Ministries, Urban Ministries and Families Moving Forward for their efforts. To assist several more households. Staff is working to increase the number of motel rooms open and continue operating overflow spaces for the remainder of cold weather season. Prior to pandemic, the White Flag program was not as large as it is today. The COVID funds we received allowed us to expand the program during the pandemic and we are now sustaining the programs using local dollars. The final thing he did was thank the homeless team that we have with us and introduced the team of Colin Davis, Lloyd, Ruby, Melva and Melissa. There are also two positions that being filled. Ten years ago, when Director Johnson came to the Department there was only one person that worked on homelessness and thanked Council and the City Manager for adding additional staff to meet the work being done in the homelessness community. With that, Director Johnson turned the presentation over to Colin Davis, Homelessness System Manager.

Manager Davis provided an overview of the system, what the city's role is, the public funding that helps staff do what they do, and answered any questions.

HUD (Housing and Urban Development) has required every jurisdiction that received federal HUD funding to have what is called a Continuum of Care Plan. Durham's continuum of care plan is the collaboration of homeless service providers and interested entities and community stakeholders. The ideal continuum of care includes law enforcement, hospitals, jails. So there is representation from our educational systems.

We have a seat on the Homeless Services Advisory Committee which is our governing body for law enforcement and Housing Authority and other stake holders that interact with households that are homeless or at-risk of homelessness. Our homeless services advisory committee is essentially our board of directors. It's kind of an interesting decision-making body as the Homeless Services Advisory Committee (HSAC), itself, does not have any true legal entity. HSAC makes recommendations on approving proposals that would go to HUD for funding or to the state for funding.

Similar to City Council making or similar to the Community Development staff making recommendation to City Council for the City Council to approve a contract going to a service provider for the Mayor and City Manager to sign. HSAC takes the information provided by the scoring committees in advisement and recommends to HUD or to the State, that these are the contracts HSAC recommended staff enter into contracting with providers who provide homeless services in Durham. HSAC has a minimum of 19 members and maximum of 29. Four of the members are appointed by the city and four are appointed by the county. There are several institutional seats comprised of Duke, NCCU, law enforcement and others. HSAC acts as a sovereign board with several sub-committees that do a lot of the leg work. A lot of the work is done in Executive Committee of Policy and Planning Committee that considers decision-making within parameters of the strategic plan, setting benchmarks, trying to find solutions to challenges. Currently, the Committee has been looking at white flag operations in what could we do better, how can we make it larger or is it possible to make it larger. The Performance Management Committee is the Committee that looks at how each individual organization that provides homeless services carries out that work, answering questions of are organizations following best practices, are they hitting the continuum of care's established benchmarks for success and are they in compliance with HUD regulations. The Performance Management Committee is the scoring committee that looks at applications that come in for state and federal funds and helps evaluate some city-funded contracts. Members on that committee assist in evaluating contracts because members have expertise in the field. Staff ensures that anybody on that committee and who is on a Scoring Committee do not have a conflict of interest. For example, if you are a service provider you can serve but if you're applying for the funds you cannot be on the Committee where you're applying for the funds.

Manager Davis explained that Durham has a coordinated entry system required by HUD to create a single point of entry for persons experiencing homelessness or at-risk to come into the system through a single point of entry. What follows is an appropriate screening/evaluation process that assists in referring households to the appropriate resources if and when the resources are available. He continued explaining the homeless support structure in Durham.

There is often talk about diversion in the homeless system and diversion for staff is not the same as eviction diversion. Diversion is trying to assist someone prior to being literally homeless. Staff tries to avoid the persons from having to come

into the emergency shelter. For example, a person who is literally homeless may be able to say they have a grandmother who said they can come live with her but they do not have the funds to get to New York or New Orleans or California. Staff assists in contacting the relative, verify the person can relocate and that this results in the person not entering into the homeless system.

In essence, staff allows the person to connect with family member(s) who can help support the person. Emergency shelters are for those persons who there are no diversion opportunities. There is no way to exit the person from homeless to permanent housing and these are temporary situations ideally set up for 30 days, and extensions can be put in place to continue that 30 days for people who are working towards permanent housing. If a person who comes in and watches TV all day and is not working towards housing goals, when the person reaches their 30th day, since there are 100 other persons out here that want to get into housing, staff would ask the person to leave and find something else. This situation happens on occasion but the case managers in those emergency shelters work hard to engage people experiencing homelessness and work on their housing goals. Everything is tracked and reported to HUD, to report to the HSAC and reported back to City Council and County Commissioners. The HMIS System, the homeless management information system, tracks housing options from temporary to permanent supportive housing. If the homelessness is permanent supportive housing must be used for HUD-defined chronically homeless individuals and/or families. To qualify as chronically homeless, a person must have a disabling condition meaning a qualified professional qualified a person with a long-standing condition, and have been homeless for a continual 12-month time period or homeless for 12 months over the last three years with four breaks in that system. This results in a lot of back-and-forth data tracking and hunting down housing verification to document the permanent supportive housing need necessary to enter into the programs. A lot of funding is spent on Rapid Rehousing, a short to medium term intervention. Rapid Re-housing provides financial assistance such as a security deposit, first month rent, on-going rent and utility assistance. A person must be literally homeless to qualify for this program. It will not qualify for somebody at-risk of homelessness. Rapid rehousing comes supportive services. For example, a case manager will be assigned to work with the family to help with budgeting or whatever is needed to maintain housing stability.

The next category is street outreach. Street outreach is a supportive services program; there are two ways into an unsheltered coordinating agency. Housing for New Hope and Open Table Ministry have small street outreach programs that have been self-funded for years and they also have a state funding due to ESG COVID funds helping the agencies increase their street outreach. The programs are working with our neighbors who are unsheltered in Durham; reaching out to them, trying to get our unsheltered homeless in Durham to be connected to services thus allowing the persons to come out of un-shelteredness and enter into the sheltered system or permanent housing.

Manager Davis summarized that this was a summary of the local homeless system, there are a whole lot of pathways, and everything starts with a coordinated entry point. For street outreach, somebody finds somebody on the street who can be funneled into the coordinating entry system. The process is run through the homeless management information system (HMIS). A street outreach worker is able to take a person's information, by putting them in the portal, and having them prioritized for emergency shelter placement, rapid rehousing placement and/or permanent housing placement. The coordinated entry staff which we call Entry Point Durham is operated jointly through Volunteers of America, Chesapeake and the Carolinas and Durham County Department of Social Services. The program is staffed seven days a week, 365 days a year and has after-hours options. A person who is experiencing homelessness or housing insecurity can call coordinated entry, go through the questionnaire and then may have to decide if it would be necessary to take the diversion assistance route. If so, staff can verify their status and into which program the person would fit. If a person required permanent housing, then staff could get a person connected with a security department for perhaps simply a first-month rent. For a few fortunate folks, all they need is a little hand up for the short-term. For others, the only option is emergency shelter. Manager Davis explained the Entry Point process. Entry Point maintains the waiting list because local emergency shelters are routinely full. When a bed becomes available the emergency shelter sends a note to Entry Point with the vacancy. In this case, the vacancy is for a single male. Entry point refers to its list and responds, here is a single male with the greatest need based on the evaluation scale. The person is contacted and intake is then coordinated at the emergency shelter, the process is begun. As you can see, the goal is to get people to permanent housing because staff's goal is to make homelessness brief, non-recurring and not frequent. Essentially, staff does not want people becoming homeless and if they in fact do become homeless, staff does not want people to stay homeless longer than they need to. Brief and non-recurring are priorities. The city has a dual role: Serve as the lead agency to HUD because as was shared earlier, HSAC does not have legal status to sign HUD contracts. The city serves as the lead agency with the legal authority to sign HUD contracts and to accept HUD funds; for example, Emergency Solutions Grants and CDBG funds. Additionally, HUD offer some contracts directly with our homeless service providers in Durham. As the lead agency, Community Development staff do a lot of the organizing, such as staffing for the HSAC and support for its committees. Staff write a collaborative application every year that goes to HUD and the state, submit required HUD reporting documents and conduct the annual point-in-time count. This year's Annual Point in Time Count will be on January 25th, in partnership with Housing for New Hope. Staff serve as the coordinating entry administrator which means staff oversee that process to make sure policies and procedures are followed under the principles of fairness, transparency and equity. Manager Davis explained that the city is a funder of the homeless system with taxpayer sourced Dedicated Housing Fund, HUD's Emergency Solutions Grant

and Community Development Block Grant Funds (CDBG) that are the basis for RFPs and contracting with homeless services providers. He explained the amounts of funding in each account: ESG, CDBG, HOPWA, and Dedicated Housing Funds. We also pay half of the unsheltered coordinating agency contract; the county pays the other half. Coordinated entry with diversion, that is the entry point that we contract with Volunteers of America, Chesapeake and Carolinas. That's what staff pay annually to have are them do diversion and that money is not just staffing costs, they are also funds to help people reunite with family, to help people get into permanent housing, to use it as what we call barrier busters with landlords. Some landlords require certain conditions be met prior to allowing someone to be accepted into their units. Sometimes staff use that to end somebody's homelessness. The city pays for the HMIS system. Staff has received some one-time funding and this is kind of a breakdown of what we did and how we spent that one-time funding.

Emergency Solutions Grant for COVID which is that first ESG grant of \$2.6 million was spent on rapid rehousing homeless prevention and that was for a subset of people who were facing homelessness but not necessarily eviction diversion. Eviction diversion is totally separate ball game. This is targeted for people who without this assistance, they would literally become homeless and be entering the homeless system. So a lot of this was targeted toward persons who were formerly homeless that ran into a rough patch or persons who may have been doubled-up and the landlord came in and said if you don't both get out of here, the original lease owner would be evicted. So this process was a way of helping doubled-up families avoid homelessness. We also spent \$1.3 million on emergency shelters, and that was a lot of the operation cost of food, staffing for non-congregate shelters during COVID as the County used funds to pay for actual motel rooms. And there is also \$70,000 for HOPWA's short-term rent utility mortgage assistance. Finally, staff use Dedicated Housing Funds -- this is what is currently being used to fund projects that staff started using ESG COVID funds for. Those ESG COVID funds ended, and staff ran out of those dollars June 30, 2022. The Community Development Department found \$1.3 million to continue some of the programs that were identified to help the community. The homeless service community determined funds were needed to continue until later in this year as a bridge while persons were dealing with social distancing requirements in shelters.

Manager Davis explained other public funding. Based on the annual competition funding, roughly \$1.9 million arrives for the HUD Continuum of Care funding, \$900,000 is spent on permanent supportive housing and about \$936,000 on rapid rehousing. A small amount of that helps to offset our required HMIS costs. HUD, in order to ensure that persons experiencing homelessness do not have lapses in services, prioritizes renewing current projects as long as those current projects are meeting benchmarks and goals. In order to do this, the Performance Management Committee does an evaluation twice a year of the HUD-funded projects to evaluate how people are doing. If organizations are falling short of

the goals and expectations, the organizations go through a performance improvement plan and staff help get them back to where they need to be. There are times where non-profit organizations say, this is a little bit more than we can handle right now, and we would like to just stop operating this program. At that point, staff work with them to create a transition plan. Staff then take those funds and reallocate them in the next competition. This competition that was just completed ended in October 2022, staff was able to reallocate two projects allowing new opportunities for new projects to come online. There are also state Emergency Solutions Grant Funds of approximately \$172,000 a year, varying every year by a couple hundred dollars based on state allocation formula. Each year staff go through a procurement process with recommendations; this is how this shook out for the last two years with recommendations that came out of the last two competitions. There was some one-time funding from the state for ESG COVID, which brought in another \$1.2 to \$1.3 million, staff split it between emergency shelter and rapid rehousing programs, trying to move people out of shelter into permanent housing with one-time funding. Durham County does help a significant amount at times with 50% of the unsheltered coordinating agency; they supply coordinated entry workers with DSS, have two dedicated staff and pay for shelter in hotels with their funding sources. It was decided when the city and county were in emergency operations that the bill would be split; the County was to pay the housing, and the City, supportive services. This was a way of working together to meet the needs of homeless services.

This is just a quick glance at our recurring annual amounts that come through the system consisting of ESG, CDBG, HOPWA, Dedicated Housing Fund, along with \$2.2 million coming from the city and \$1.9 from HUD Continuum of Care with about \$172,000 from the state ESG Funds.

Manager Davis explained the annual funding and broke it out over the last two years.

Council Member Johnson inquired if conditions had improved as the pandemic has waned or was the situation the same and were fewer people coming into the homeless system.

Manager Davis noted the money was great but issues continued because that is the situation of the city; he responded that the unsheltered numbers seem to be flat without huge spikes either up or down, although there are peaks/valleys. The number of unsheltered persons on the waiting list rose/fell at entry point on monthly basis; the numbers were self-reported in that there was no third party verification of the statistics. The Point in Time Count in January provides the best snapshot of the conditions for homeless on that day, and does not reflect the total number throughout the year. The actual count is probably three to four times that who come through the homeless system over the course of a year and that number has been relatively stable.

Council Member Johnson posed another question, what if a person were to call coordinated intake today, what is the timeline on which the person might be able to access some sort of housing and how does that differ if the person is a single adult versus a parent with children.

Manager Davis responded that 'it depends' on who was currently being sheltered, who was leaving and who could find a landlord with an affordable place to go. If a person cannot find an affordable place to go to, they end up backlogged in a shelter. Based on statistics from 2017 to 2021, from the time somebody reports being homeless to the time it takes to locate permanent housing, it's taking an average of six months longer, meaning people stay homeless now six months longer than they did in 2017 to find appropriate housing.

Council Member Johnson asked how long would it take someone as a single parent with a child to get into emergency shelter. Manager Davis responded that it could range from a couple days to a couple months depending on the medical vulnerability of the children, their ages; there are many variables. The persons with the most at-risk for a negative outcome of remaining homeless would be entered first into that shelter bed. The situation is fluid and depends on any given day who's on the call, when that bed becomes available and if the person shows up. Sometimes people get called for housing but do not report to the shelter.

Council Member Johnson concluded that it was clear our resources are never going to be enough to meet the entire need, the city just does not have the capacity to operate at that level, but do you have a sense of like how much of the need we are able to meet with our current resources? In other words, how many people are we serving out of the total potential number of people that need services?

Manager Davis stated that roughly 1,600 people came through the system last year out of how many of that achieved permanent housing, i would have to follow up with this figure at a later time.

Council Member Williams asked how do folks document homelessness.

Manager Davis explained that per HUD, HUD allows a person experiencing homelessness to self-certify up to three months of their homeless history. It is up to the case managers working with the person asking where did you live before you became homeless and slowly start working backwards from there. Sometimes people have homeless in multiple states and then it is up to the case manager to determine which county in that state and in which area. Often times staff have to call other counties in North Carolina, and even other counties across the country, and asking if there is a record of this person being homeless in their systems. If there is, what are the dates that that they were in the HMIS

system and can staff document them to get them housed and get them under the permanent supportive housing list. There is a lot of detective work for lack of a better term.

Council Member Williams inquired about the entry point and asked where it was located.

The first point of access could be located via telephone and in-person at the Department of Social Services. There is also a Gilbert Street location, after hours and weekends. Durham One Call is also an option.

Council Member Williams inquired if mental illness is playing a role in some of the community members that we may not be able to serve?

Manager Davis noted that although some of the same folks found sleeping outside, there are struggles with mental health, substance abuse, distrust of the system, distrust of people and government. There are some people who choose to remain unsheltered because they prefer to live by their own rules and living in a community, apartment or town house or neighborhood does not suit their wants and needs. Manager Davis explained that there are many variables when considering human behavior and every homeless situation is unique, even though on the surface it may be like oh it looks like the same. Everyone is unique.

Council Member Williams asked if staff saw any other seasonal trends where the numbers may be higher.

Manager Davis responded that generally speaking, one noticeable pattern is around Thanksgiving to New Year's things slow down a little bit because family members do not ask their family members to leave their homes during that time period. Sometimes in early January there will be an increase in households asking people or friends asking people to leave their homes due to overcrowded conditions, and then the other time there is an uptick is before the school year starts. Right after a school year ends since people tend to look out for children and don't want to disrupt their schooling, as soon as the school year's over, persons can be left unsheltered. He also asked about the impact of the real estate market at the staff level and how did this impact the poverty rates.

Manager Davis admitted the challenge of the market was difficult; the real estate market, landlords, housing providers, they can charge whatever the public will bear to pay. HUD, which funds a lot of our projects sets what they consider the fair market rents. A fair market rent based on HUD is for the Durham, Chapel Hill, Metro statistical area and they say based on 40% of the units in this area, this is what the fair market rent should be.

So the fair market rent is set, and when you look at the number, it's like a person might be able to find a place that they could rent for \$1,200 a month. The \$1,200

a month is not what the lease can say, that is the gross rent. It necessary to take the Durham Housing Authority's Utility Allowance Worksheet and add up what the projected utilities are for that unit and then from \$1,200, the utility allowance is subtracted. For example, for an allocation of \$1,200 for a two bedroom, with \$250 costs for utilities, the lease can only be for that \$1,050 because there is a \$250 utility assistance/allowance. So a person goes out into the Durham area looking for a two-bedroom for \$1,050 and such a unit cannot be found. Additionally, landlords require three months' rent in order to get into a unit. However, HUD does not require that, that's just in order to have qualified candidates, the apartment complexes and home providers in the area are saying this is the criteria, if you can show me you have three times the income to get in. Another challenge staff runs into is when staff come in and are offering a third-party payment, whether short-term or long-term, landlords say they do not want to have a third-party payment. Staff is in the process of working with Housing for New Hope which is the city's new landlord engagement provider, and working with them to try and see what staff can do to try and get creative and incentivize; then staff must ensure that they do not run afoul of Fair Housing Laws. Landlords have rent thresholds and if there is a carve out for a small group, the landlord may violate Fair Housing regulations.

Council Member Freeman thanked the presenters for the information and stated it has been very informative. She stated she had a couple questions and appreciated the Point-in-Time Count on January 25th. She encouraged staff to focus on the interactions between electronic tracking and software systems in coordinated care system, stakeholders and HUD. She asked about software for eviction diversion that was purchased by Reinvestment Partners or Legal Aid and did it help in minimizing the redundancy in paperwork needed to be completed between the two systems.

Manager Davis responded that the systems did not communicate between them; and was a point of frustration. Unfortunately, if a person comes into the homeless system, staff have to use the HMIS system, and one of the things that's frustrating for staff in the homeless side is that even staff use the same exact software provider for HMIS as Orange County and Wake County, staff cannot talk to the other counties. So, Durham staff can see ours, other County staff can see theirs, and persons go back and forth between Wake, and Durham all the time. There is some duplication of data entry. We do try and coordinate when possible and when we can, get consent. A lot of this goes back to consent of the person experiencing homelessness to allow staff to coordinate with other service providers, and when they do that, staff are able to pull the information and call and talk. Staff also have to deal with similar things with the Veteran's Administration. There are persons who are homeless in the Veteran Administration while the city's database doesn't see the veterans and they have access to read ours but they don't have necessarily the ability to pull the reports. Staff coordinate a lot with the VA to make sure that veterans who are in both systems are not duplicating records. There are specific meetings to work

through those challenges.

Council Member Freeman spoke specifically to the fair market rent conversation and stated it would probably be really helpful to get a dated, metropolitan statistical data number tied to one, two and three bedrooms with additional baths, kind of like a chart, in place so that people who aren't as familiar with homeless services understand, or even just housing in general, understand that this is how folks in Durham are having a hard time. She wants to make sure the general public understands that the federal housing HUD standard rate for, like, a three-bedroom unit could be up to \$1,800 and there's a lot of people in this city who could not afford that when working for \$7.25 an hour. She wanted be sure there are updated charts.

Manager Davis asked if Council Member Freeman was asking about what are the fair market rate rents for the year and that depended on the cost of utilities (electric, water, gas, etc.).

Council Member Freeman stated that she was talking about Durham and elaborated about what the \$1,200 will get a person based off of what our federal numbers look like and the subsidies that are available. She continued her line of questioning by asking about whether the guaranteed income program may be expanded by offering stipends to folks who might be able to take them into a new apartment rather than having income coming in via a third-party. She did not know the legalities are around that, but the stipend is probably the best option as opposed to trying to do this third party kind of paternalistic "I'll help you pay your rent" model.

Manager Davis explained that the federal funds that are used do not allow for direct payments to persons experiencing homelessness and all payments using federal funds must by statute go to a third party (to the landlord, utility company, storage facility, etc.).

Council Member Freeman asked if it was possible to get that in writing in a little short paragraph to use during the legislative conversation in March at the National League of Cities and asked about advocating at the federal level for stipends for support to individuals instead of to third-parties.

Manager Davis admitted that he wanted to do his part in advocating at the federal and would pull regulation along with benchmarks specifically around youth with special needs, people with mental health challenges and formerly incarcerated. He stated that some of the populations mentioned fall under different definitions of homelessness. The Department of Education has a definition of homelessness, and it becomes a challenge when we're working with the school system. For example, a household that is double-up with two families living in one house with children meant for one family to be living in, they are not considered homeless by the HUD definition of homelessness until one of them is

told they must be out within 14 days. Then at the Department of Education, it sees that the two households who are doubled up are viewed as homeless and qualify for additional resources.

One of those things if we had one federal definition and enough resources allocated to serve all of them.

Council Member Freeman would appreciate short and succinct information that could be shared with our current legislators in the federal and state level in regard to this because it is important that more than just trying to. She means that the city has thrown everything at homelessness and even the 'ten years to end homelessness' initiative and trying to figure out what homeless prevention looks like. She continued that she thinks the federal guidelines need to change including software components, too. With health care moving to this electronic focus and now doctors can be talking to one another. We have got to figure out how to do the same thing for people who are without homes, or at risk of losing a home.

Manager Davis replied that staff was accomplishing this within the Continuum of Care, in that the HMIS system allows for homeless service providers to see each other's notes and share information in that system. This way people are not having to repeat their stories over and over in the system.

Mayor Pro Tempore Middleton asked Manager Davis about the extension and expansion of Guaranteed Income in the upcoming budget cycle. This is incredibly heartening conversation tonight. He congratulated staff in how far continuum of care has come; spoke to his experiences on HSAC and developing the Continuum of Care system. He points to areas like this when asked what government was doing with the community's tax dollars and admitted that there was no other city in Carolina, I would argue, that based upon tax policy does what Durham does when it comes to spending money in this area. He asked if it was enough; but stated that when one looked at Durham's budget as a moral document with almost \$2 million a year in the Dedicated Housing Fund, the community has agreed to tax ourselves to do things like this. In North Carolina, Durham is at the top of the heap and around the country, when compared to cities of our size nationally, few cities have committed as much resources, actual dollars, to this work that Durham has. He encouraged folk, not only on the dais but watching to participate in the Point in Time Count, it was life changing. Getting out there with teams and actually encountering folk who are perhaps the most vulnerable point in their lives, not the full shot of their lives but a snapshot; the experience will provide perspective and the importance of being a neighbor and citizen and an official in Durham.

Mayor Pro Tempore Middleton addressed the many designations for homelessness and asked for clarification.

Manager Davis explained there are four categories of homeless per HUD. The first category is literally homeless, literally living on the streets, living in an

abandon building place not meant for human habitation, literally homeless but also qualified for persons who are in an emergency shelter. They are considered literally homeless as well because without that emergency shelter they too would be on the streets. The next category is at-risk of impending homelessness which means that there is it verified that within 14 days, a person will literally be homeless: unsheltered or in emergency shelter. The best example he could think of, is that of eviction, when the sheriff is coming to lock the door, and through conversation, you're able to verify that that person when that door is locked by the sheriff, has no financial resources- no family, no friends, no other options but to enter into the homeless system. That's our imminent risk of homelessness or when there is a landlord asking somebody who is not on a lease to exit a property within 14 days and the same conversation verifying that that person has no financial resources, family, friends, other support networks that they would be at imminent risk of homeless within that 14-day period.

The third category is persons fleeing or attempting to flee intimate partner violence, also known as domestic violence. This is a category of homelessness under the HUD definition. The fourth category contains all the other definitions of federal definitions of homelessness. To Health and Human Services, Department of Education, and as a homeless system, staff uses these categories to prioritize how to use resources. The first priority is to assist those who are literally homeless, so resources are geared up for people who are literally on the streets.

Mayor O'Neal addressed a series of emails over the holiday period and shared a heightened awareness of this very critical and crucial area for city government. She asked if homelessness was part of a highly regulated area in terms of how local government interacted with the federal government; would that be a correct assumption or observation.

Manager Davis responded that there were very clear lines to stay within. However, there are some gray within those strict boundaries, and staff tries to maximize the gray areas as best as possible but realize it was necessary to stay within the rules of the law. She requested knowing staff's top three impediments or needs for the upcoming year as the city entered into its budget cycle and there were talks planned with legislators and legislative bodies.

Council Member Holsey-Hyman inquired about supportive services and case management, how much funding was available and how long is staff able to obtain the money for wrap-around services.

Manager Davis responded that it depending on the funding source; if related to rapid rehousing, there is wrap-around case management for that.

Council Member Holsey-Hyman asked about how much was being spent on case management services.

Manager Davis stated that generally speaking it is about a 50/50 ratio, but if speaking about rapid rehousing, the case management supportive services are available for no longer than two years. If speaking about permanent supportive housing, the supportive services allocated with that are allocated for as long as the person is in permanent supportive housing program. If a person who is experiencing homelessness is receiving a housing choice voucher or moves into public housing, there is no dedicated source of funding to provide the wrap-around services to them unless they happen to be enrolled in a rehousing program to assist with housing location and stabilization.

Council Member Holsey-Hyman responded that the reason she was asking, was that years ago, she used to be the program director of a wrap-around program service in New York, and some of the barriers included limited funding, the amount of time, and then what the money could be used for. She also asked about the continuum of care with hospitals and medical facilities being part of that system of care, is there a guideline against using someone that has an Access One diagnosis as a disability for making them priority for the guidelines of getting housing.

Manager Davis responded the guidelines for Access One diagnoses are those persons with mental health diagnoses such as severe depression, bipolar, schizophrenia. These individuals are eligible to be considered for supportive permanent housing placement. The challenge is, there are significantly more people who qualify for permanent supportive housing than slots are available, and people in supportive housing tend to stay in the housing for five to ten years so they're not turning over every month.

He continued saying that the goal right now as a system is to try to help participants in those permanent supportive housing programs to get to the point where they no longer need on-going supportive services to the point where they may need only the ongoing subsidy. If a person has reached the point where they are able to manage medication and doctor appointments and normal life skills without needing a case manager in their lives once, twice, three times a week, once a month; and when they are able to get to that point, staff's goal is that the available housing choice voucher are used to move the person out of permanent supportive housing, get them a housing choice voucher so they remain stably housed, then open a permanent supportive housing slot to the next person who does need the supportive services and the housing. Staff tries to move people through and shift who are paying their bills when it is appropriate. As long as a person has an Access One diagnosis combined with being literally homeless and chronically homeless, they will be given priority.

Council Member Freeman piggybacked off Council Member Holsey-Hyman's comment and asked is there a framework for a study around what it looks like as this population in Durham while considering dementia and Alzheimer's. She stated that this is occurring at a much more rapid pace than before because of the graying of our country, but i actually had a chance to visit a site in Winston-

Salem where they've created like a hub and wondered if there is any type of plan coming out of the homelessness services work that resembles that.

Manager Davis noted that he can talk more about this and that in twenty years, the environment will look much different and local organizations/governments needed to be prepared. Staff is devising a plan for these circumstances.

Council Member Freeman explained that the challenge that is that this is where the homeless system and health care intersect, and nationwide the homeless system and health care system... Have differing priorities and different skill sets and different abilities.

Manager Davis responded that the issues being brought up related to dementia, physical ailments require some sort of assisted living, with perhaps a home health aide or somebody who can assist with daily activities; the homeless system has never been set up and designed for that. The homeless system was established in the early 80s, and was really meant as temporary i.e. staff would shut down the shelters once poverty is ended. The Lyndon Johnson Administration's war on poverty, was based on the belief that once society got through this, the shelters would not be needed anymore. Well we still need them and the homeless system and staff are not adequately trained, compensated, or licensed to do those kind of health care needs. This is where you start getting into the Medicaid expansions and the need for higher reimbursement rates and the more intersection between these elements. There was a good study that was done last year and he would email the study to the Council Member. The study featured a nationwide group pulled together people from different continuums of care from homeless and medical side to talk about intersection between health and homelessness and the needs and how the two systems might better work together in the future.

Council Member Holsey-Hyman thanked her colleagues for the robust conversation around the topic; stated homelessness is a serious macro-level social change movement, reflected on the work of the mother of social work Jade Adams who went to study homelessness in Chicago. She urged creativity and innovation to come up with solutions.

**SUBJECT: DURHAM-CHAPEL HILL-CARRBORO METROPOLITAN
PLANNING ORGANIZATION FY2023-2022 ANNUAL REPORT
(ITEM 9/ PR 15946)**

Mayor Pro Tempore Middleton presided over Item 9.

Doug Plachcinski, Executive Director of the DCHC MPO, reviewed last year's accomplishments and spoke to plans for the new year. A PowerPoint presentation was made that included the following:

DCHC MPO Overview and Structure

Bio- Plachcinski

2021-2022 Highlights of Transportation Planning

Comprehensive Transportation Planning

Metropolitan Transportation Planning

Transportation Improvement Program

Technical

Triangle Regional Model

Congestion Management Process and Mobility Report Card

2022-2023 Current Year Highlights

Transit Planning

Orange County Transit Plan & Durham County Transit Plan Updates

Enhanced Mobility of Seniors and Individuals with Disabilities' Grant

Technical Services

Rapid Policy Assessment Tool (RPAT)

Big DATA

Special Project

Safe Streets and Roads for All Grant Application

Public Engagement

DCHC MPO Public Involvement Policy (PIP)

DCHC MPO LPA Transition from city to TJCOG

Begins July 1, 2023

Aligns: technology, MPO Admin, talent resources, project admin, regionalism

Incremental cost increase will include project indirect rate that city did not capture. City currently contributes circa \$1 per resident for MPO local funding match.

Council appreciated the presentation.

[SETTLING THE AGENDA FOR THE JANUARY 17, 2023 CITY COUNCIL MEETING]

City Manager Page announced the Consent Agenda Items as Items 1 through 7; and General Business - Public Hearing Items 10 through 13.

MOTION by Council Member Hyman, seconded by Council Member Freeman, to settle the Tuesday, January 17, 2023 City Council Agenda was approved at 3:07 p.m. by the following vote: Ayes: Mayor O'Neal, Mayor Pro Tempore Middleton and Council Members Caballero, Freeman, Holsey-Hyman, Johnson and Williams. Noes: None. Excused Absence: Council Member Caballero.

City Council relocated to the Council Conference Room, Second Floor, to conduct the closed session starting at 3:20 p.m.

[ENTER TO CLOSED SESSION – 3:20 PM]

MOTION Council Member Freeman, seconded by Council Member Williams, to enter closed session at 3:20 p.m. by the following vote: Ayes: Mayor O’Neal, Mayor Pro Tempore Middleton and Council Members Freeman, Holsey-Hyman, Johnson and Williams. Noes: None. Excused Absence: Council Member Caballero.

[RETURN TO OPEN SESSION – 3:37 PM]

MOTION Council Member Freeman, seconded by Council Member Williams, to return to open session at 3:37 p.m. by the following vote: Ayes: Mayor O’Neal, Mayor Pro Tempore Middleton and Council Members Freeman, Holsey-Hyman, Johnson and Williams. Noes: None. Excused Absence: Council Member Caballero.

No vote was taken in open session.

Being no additional business to transact, Mayor O’Neal adjourned the Work Session at 3:37 p.m.

Diana Schreiber, MPA, NCCMC, CMC
City Clerk