

Affordable Housing Implementation Committee Meeting Minutes
November 3, 2022
Community Development Department
Via ZOOM
Personalized Participant ID: Delivered via email

Committee Members Present: Laura Betye, Kyle Bostelman, Diane Catotti, Lucia Constantine, S. Nicole Diggs, Tiffany Elder, Rita R. McDaniel, Jon Parker, Prince R. Rivers, Venice Sanders, Angela D. VickLewis

Committee Members Absent: None

Excused Absence: Courtney James, I. Jarvis Martin, and Timothy Stallmann

Council Member: Council Member Monique Hyman

City of Durham Staff: Reginald J. Johnson, Karen Lado, and Juliet Black

Durham Housing Authority: Anthony Scott, and Anthony Snell

I. Call to Order

The meeting was called to order by Co-Chair Diane Catotti at 6:00 pm.

Prince R. Rivers was introduced as the newest Affordable Housing Implementation Committee member.

II. Welcome /Roll Call

The staff clerk took attendance during the roll call.

III. Review Agenda and Ground Rules

Co-Chair Catotti reviewed the agenda and ground rules for the meeting.

IV. Approval of Minutes

The minutes from September 1, 2022, were moved by Rita R. McDonald, and Lucia Constantine seconded the motion. The committee unanimously approved the minutes.

V. DHA Property Updates

Mr. Anthony Scott, CEO of Durham Housing Authority (DHA), thanked everyone who could attend the Durham Housing Authority bus tour to see the work they had been talking about for over three years.

Mr. Anthony Snell updated the committee on the Downtown Durham Neighborhood (DDNP) Projects: JJ Henderson Rehab, The Joyce – JJ Henderson/Morehead Seniors New Construction, 519 E Main/Liberty; DDNP Phase II and CNI.

Mr. Snell stated most of the projects they are working on are controlled by DHA; however, they are in partnership with the City of Durham on the Southside and Hunt Street Station Projects. They are also in partnership with the County of Durham with the

redevelopment of the Durham Housing Authority Office space, including the County Criminal Justice building.

JJ Henderson Rehab – Q4 2022 completion date met, and approximately 177 units are completed. The grand re-opening ceremony was held on October 28, 2022.

The Joyce is expected Q1 completion in 2023. The project is at 75% construction completion.

CNI Site –519 E Main/Liberty – they are under construction on Liberty Street. The committee is invited to attend the site's groundbreaking on November 15, 2022. The goal is to begin construction by February 2023. The first phase of CNI is on Commerce Street, including a senior and family phase.

Durham Housing Authority was awarded a \$40 Million Grant from the United States Department of Housing and Urban Development (HUD). The Lead Participants are Durham Housing Authority – Lead Applicant, City of Durham – Co-Applicant, Downtown Durham, Inc. – Neighborhood Implementation Entity, Laurel Street Residential – Housing Implementation Entity, and Durham Children’s Initiative – People Implementation Entity.

The funds will be allocated to Housing Strategy 519 E Main/Liberty - \$22.6 Million; Neighborhood (Critical Community Investments - \$6.0 Million, People Strategy \$6.0 Million and Administration/Fees and Costs & Relocation \$5.4 Million.

Mr. Scott stated the \$500,000 would go to Hayti Hertigate for restoration, \$250,000 to connect Hayti to Downtown, \$4 Million would go to loans for small businesses through the Workforce Development Center (City of Durham), and \$1 Million would go to environmental mediation. **(Presentation attached).**

Question asked to DHA:

What does Choice Neighborhood mean? It is a HUD program; it replaced the Hope VI program, and is a significant development for housing authorities to undertake massive redevelopment of their housing stock. The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation.

VI. Community Development Update

Community Development Department Director Reginald J. Johnson stated that two of the department’s key partners are in attendance and they were UMNC and moss+ross. Mr. Johnson mentioned that the Consolidated Annual Action Plans (CAPER) had been submitted to HUD. It’s the HUD report card. Juliet should send out a link to the presentation given to Council Members regarding the Deep Dive at the October Worksession. Regarding the projects that are underway, some projects received additional funding to complete their projects without additional funding requirements. He has reviewed the next iteration of the Forever Home Durham with the City Manager. This will be discussed at the next meeting.

VII. Moss+ross

Susan Ross (moss+ross) introduced everyone in attendance -Jeanne Murray (moss+ross) and Jenny Pilewski (French West Vaughan). Ms. Ross stated we need to be very clear on what is being spent out of bond money.

Jeanne stated that the website is very specific about the progress of the \$160 million investment program. She stated the website is updated regularly with the program outcomes and wants to ensure that accountability is what the FHD website is showing.

Jenny Plewski stated they are doing more storytelling on the City of Durham website. They are evaluating ways to make residents aware of Forever Home Durham and drive traffic to the website.

Communications to date have included:

- 1. Owned:
 - a. City website, newsletter, Bull City Today, etc.
- 2. Earned:
 - a. Local media coverage of events, announcements, progress
- 3. Shared:
 - a. Social
 - b. Partner Relations
 - c. Committee/council meetings
 - d. On location at development sites

Opportunity for further amplification:

- 1. Paid campaign through transit, television and targeted digital display ads (**Presentation attached**).

Question asked to Moss+ross:

What metrics can be shared with people visiting the website? What is the status of highlighting the residents that are being affected, some case studies? Susan did not have the metrics on the number of people visiting the website. Jenny stated the storytelling to highlight future residents in their shared pieces. They welcome any help in finding residents. Had a resident speak at the JJ Henderson. She stated it was hard to find residents. Mr. Stallman would love to see the video on the webpage.

DHA does surveys of residents on living conditions. Are there any surveys being done? None in this respect, but they have done some of what their needs are. This was a great suggestion, and they could look into doing something similar to what was mentioned.

VIII. MWBE Presentation

Renee Jones and Brenda Pollard gave an update on the MWBE from their last visit. They have started calling construction-related HUB Certified firms in Durham and Orange County to introduce them to UNMC and the Forever Home Program. They provided the committee with a breakdown of their spending thus far. (**Presentation attached**).

IX. Public Comments

The clerk allowed two residents into the meeting, Racquel Williams Jones and Christopher Thomas.

Raquel asked the following questions: **What is the agency doing about allowing residents to access the equity in the redevelopment deal for any of the communities that will be demo/dispo?** Residents have a first right to purchase.

How are residents placed in the center of this plan outside of receiving vouchers, new stoves, and "choice neighborhoods?"

There are millions that are about to go to the hand of developers and big businesses. **What is the role of the resident council?**

What is the role that residents will play in sharing in the profits in the form of equity as a partner in the redevelopment deal?

What are the plans for Section 3 contracts and capacity building for resident-owned businesses?

How will resident businesses play a role in this project?

Two websites were shared with the group - <https://canilive.org/robi/> (resident-owned business incubator) – Racquel Williams Jones and <https://www.coramhouses.org/> - Christopher Thomas.

X. Wrap-Up/Adjournment

Meeting adjourned at 7:36 pm