



## CITIZENS ADVISORY COMMITTEE

**City of Durham**  
**Virtual Meeting Via Zoom**  
***(Each committee member received a personal secure meeting link)***  
**Monthly Meeting Minutes**  
**January 23, 2023**  
**6:00 PM**

**CAC Wiki Page - <https://sites.google.com/view/cac-wiki/home>**  
**[\(136\) Durham Citizens Advisory Committee \(CAC\) – January 23, 2023 - YouTube](#) (YouTube recording)**

The Durham Citizens Advisory Committee met on the above date and time with the following members present: Valon Alford, Robert Brown, Lea Efird-Green (Secretary), Reshockie Furnace, Alexa Hartenstein, Amy Jones, Seth Kandl, Brian Langloss (Chair), Carl Newman (Vice-Chair), Ann Rebeck

**Others Present:** Juliet Black (Staff), Reginald Johnson (Staff), Colin Davis (Staff), Anthony Scott (DHA Staff), Anthony Snell (DHA Staff), Monique Holsey-Hyman (Council Liaison)

**Excused:** Ahmed Ali, Rachel Eberhard

**Unexcused:** Donald Hughes, Richard LaBennett

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### **6:04p – Call to Order**

- Meeting was called to order by Chairman Langloss
- Roll call completed by Secretary Efird-Green

### **6:07 p – Action on Previous Meeting Minutes**

- Minutes were approved for the November meeting.

### **6:08 p – Durham Housing Authority Update – Mr. Anthony Scott**

- Recovery Agreement
  - DHA became a “Troubled Housing Authority” because of property conditions last year
  - Executed a Recovery Agreement as of 2/15/22 with two-year goals:
    - Increase occupancy to 95% - currently has been met and exceeded
    - Improve unit conditions to passing (minimum 60) score – according to Physical Needs Assessment, would need about \$40-\$50 million over 5 years to address conditions; budget is about \$15 million
      - Will prioritize health and safety, and then items that would improve score
    - Remove McDougald Terrace from the public housing inventory – required to provide a plan by Feb 2023, and are on track to propose to HUD
- DHA Downtown and Neighborhood Plan
  - Of original 2019 DDNP plan, various properties are under development
    - Not all are beholden to the 9% Low-income Tax Credit, as originally was planned





- Costs have skyrocketed because of the pandemic, inflation, and interest rates
- Completed: full renovation of JJ Henderson Towers
- In progress: at about 90%, The Joyce; Phase I of Liberty/519 E Main St. (demolition for Elizabeth Street Apartments)
- Choice Neighborhoods Initiative
  - Won \$40 million grant – max for which Durham was eligible
  - Three components:
    - Housing 70%
    - Neighborhood 15% - Hayti Heritage Center, connect Hayti to downtown, environmental remediation and small business/neighborhood loans
    - People 15% – work with families over grant period (jobs, education, support)
- McDougald Terrace
  - \$10 million that was needed to resolve carbon monoxide crisis and other emergency repairs wiped out DHA funding reserves, and impaired ability to maintain other sites
  - Repositioning McDougald
    - Will include Lincoln Apartments
    - Have developed bevy of key partners, including residents, surrounding residents and businesses, DPS, Durham Parks and Recreation, NCCU, Durham Tech, NCSU Agricultural Foundation
    - Want to connect to the City, not redevelop in isolation
  - Reconfiguration planning is currently underway, with a variety of density and added park space – first draft plan due to HUD in February
  - Already transferring units to other properties as they come up for re-leasing (no loss of units)
- Home Ownership
  - Fayette Place development will include homeownership opportunities (townhouse units for sale)
  - Habitat for Humanity partnership has helped develop 37 other units

## **6:58 p – HOME and HOME ARP Substantial Amendment Public Hearings – Mr. Reginald J. Johnson and Mr. Colin Davis**

- Two public hearings scheduled for Feb. 20<sup>th</sup>:
  - HOME Substantial Amendment to Annual Action Plan – HOME Investment Partnership funds are being amended (because they weren't spent) from several years' worth of Annual Action Plans – totals about \$4.5 million
  - HOME ARP – HOME American Rescue Plan funds are being amended so that funds can be accessed and used; plan is due to HUD by 3/31/23
    - City of Durham received \$4.3 million from the ARP targeted towards individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations
    - Must be spent by Sept. 30<sup>th</sup>, 2030
    - Four possible categories of use, plus must meet population requirements
    - One-time funds, which could create challenges for ongoing activities (for example, supportive services or tenant-based rental vouchers)
    - Currently working to create a plan that prioritizes projects as well populations and have spoken with a variety of stakeholders (including community feedback at the upcoming hearing and through surveys)



### 7:37 p – Community Development Grant Funds – Vice-Chair Carl Newman

- CAC has received \$1000 to spend on its own initiatives
- This could include purchasing technology to encourage equity, purchase food, etc.
- Executive Committee proposes using the funding at an externally facing Community Development Week event in April (see below), but is not required

### 7:39 p – Board Discussion and Other Business

- Community Development Week (April 10-15)
  - Possible ideas:
    - Tour of subgrantee organizations or CDBG/HOME-funded properties
    - Reception/presentations by subgrantee organizations (sharing and gratitude for their work)
    - Service in the community related to the funding
    - Community forum, door knocking, or other engagement event
  - Please send suggestions to Lea Efird-Green by 2/6; Brian Langloss will compile and send to the group for feedback
  - Group members who expressed a desire to assist with planning: Ann Rebeck, Councilmember Holsey-Hyman

### 7:49 p – Public Comments or Questions

- None

### 7:49 p – Announcements

- Juliet Black's last meeting – she is moving to another position in the Mayor's Office
- City Council has currently been doing deep dives on housing during their work sessions, and Councilmember Holsey-Hyman advises that CAC members watch the recordings to get more information on housing topics

### 7:54 p – Meeting Adjourned

- Motion requested by Chairman Langloss; meeting was adjourned at approximately 7:54 PM

### Attachments:



DHA January Update



HOME ARP  
Presentation

