



CITIZENS ADVISORY COMMITTEE

City of Durham
Virtual Meeting Via Zoom
(Each committee member received a personal secure meeting link)
Monthly Meeting Minutes
February 28, 2022
6:00 PM

CAC Wiki Page - <https://sites.google.com/view/cac-wiki/home>
<https://youtu.be/iQILSueSue0> CAC meeting (YouTube recording)

The Durham Citizens Advisory Committee met on the above date and time with the following members present: LeVon Barnes (Chair), Lea Efird, Monique Holsey-Hyman, Donald Hughes, Seth Kandl, Richard LaBennett, Carl Newman, Alicia Smith-Freshwater, Ebony West

Others Present: Reginald J. Johnson (Staff), Matt Schnars (Staff), Leonardo Williams (Council liaison)

Excused: Shaneka Bynum, Rachel Eberhardt, Monique Holsey-Hyman, Brian Langloss, Adam Satta

Not Excused: N/A

1. Call to Order/Roll Call (Secretary on behalf of the Chair/ Vice Chair)

The meeting was called to order at 6:05 p.m. by Alicia Smith-Freshwater, Secretary (in the absence of Vice Chair Langloss and late arrival of Chair Barnes). The attendance and minutes were approved after the presentation from NC Data Works (John Killen and Mad Bankson)'

2. Minutes Review & Approval – October 2021 & January 2022 (Chair)

5 minutes

Corrections were made to the January meeting minutes (Donald Hughes was in attendance; but had been omitted from the roll call). Acceptance with correction: Moved by Ebony West; seconded by Carl Newman; motion passed by consensus. October minutes were also reviewed. Acceptance moved by Donald Hughes; seconded by Lea Efird; motioned passed by consensus.

3. NC Data Works (John Killen and Mad Bankson)

30 Minutes

NC Data Works provided an insightful overview of housing trends and eviction rates in the Durham area. The following charts were included in the overview. Overall increases in eviction rates are trending higher than the national average. Links to websites with more information on housing and growth in the RDU area.

<https://compass.durhamnc.gov/en>

<https://wraltechwire.com/2022/02/24/investors-are-buying-1-in-4-homes-in-raleigh-1-in-5-in-durham/>

more info on home sales here: <https://compass.durhamnc.gov/en/compass/RESIDENTIAL-SALE-PRICE/blockgroup>



How is Durham Changing?

We'll be sharing data we're seeing around four areas of change facing Durham County right now:

- Population and demographic changes
- Increasing rental costs
- Evictions
- Housing supply and corporate investment

Demographic changes

- Durham's population is growing
- White, not Latina/o/x population is increasing much more than state/national average
- Most people (73%) moving to Durham County have incomes 500% above the poverty level and higher
- *But* a large number of people are also leaving Durham County every day

Evictions In Recent Time and Displacement



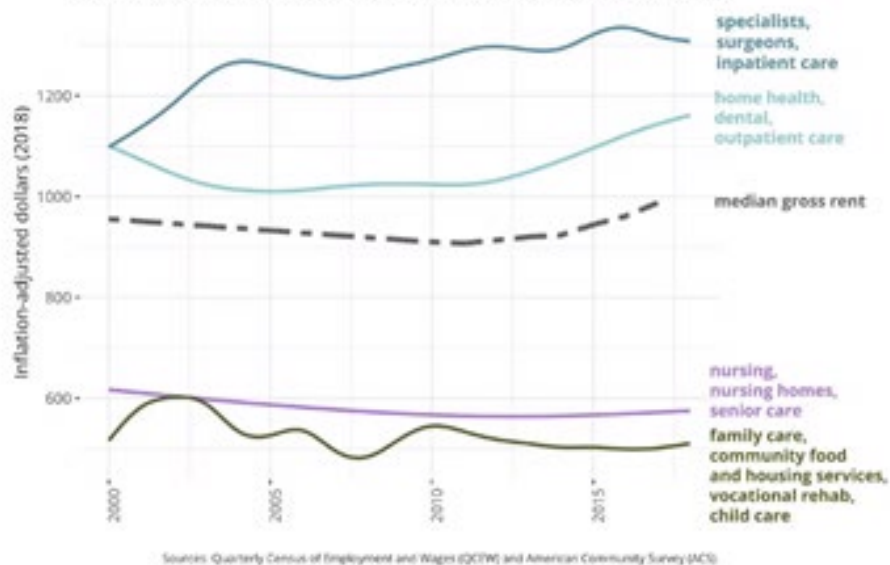
Rental costs have skyrocketed during COVID



Wages haven't kept up with rent growth

Health Care & Social Assistance accounts for more jobs than any other sector in Durham (more than 42,000)

Avg. Weekly Wages in Health Fields & Median Rents Durham County 2000-2018





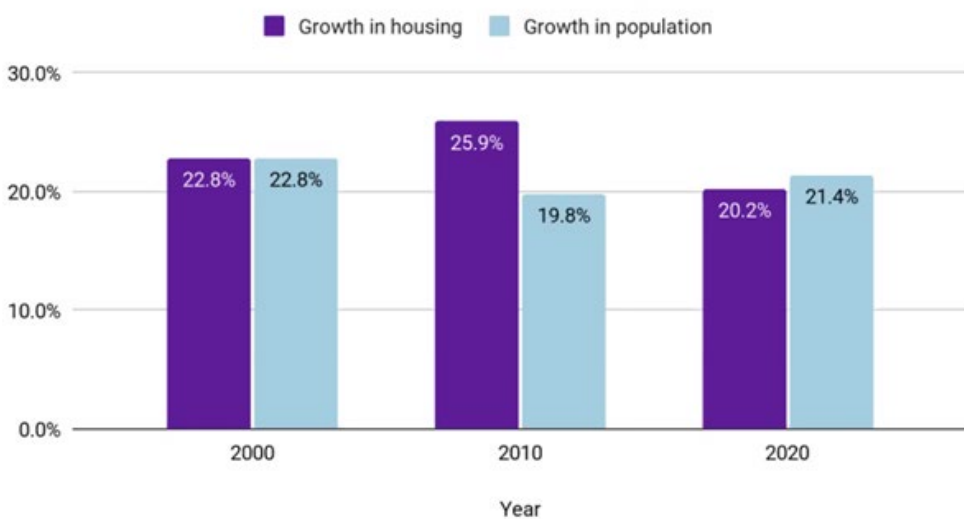
What do rents in affordable housing properties look like?

% of AMI	DURHAM-CHAPEL HILL (HUD AMI)		DURHAM COUNTY		BRAGTOWN	
	Area Median Income	Affordable Monthly Housing Costs	Median Household Income	Affordable Monthly Housing Costs	Median Household Income	Affordable Monthly Housing Costs
100%	\$86,400	\$2,160	\$58,190	\$1,455	\$33,683	\$842
80%	\$69,120	\$1,728	\$46,552	\$1,164	\$26,946	\$674
60%	\$51,840	\$1,296	\$34,914	\$873	\$20,210	\$505
30%	\$25,920	\$648	\$17,457	\$436	\$10,105	\$253

- * HUD AMI cited here rely on ACS 2014-2018 estimates, as do the Durham and Bragtown median incomes.
- * Affordable here means "costing 30% of monthly income", which is widely acknowledged to be a maximum.
- * HUD AMI is for a 4-person household.
https://www.huduser.gov/portal/datasets/il/il2020/select_Geography.odn
- * Durham County and Bragtown median income estimates are sourced from <https://compass.durhamnc.gov>

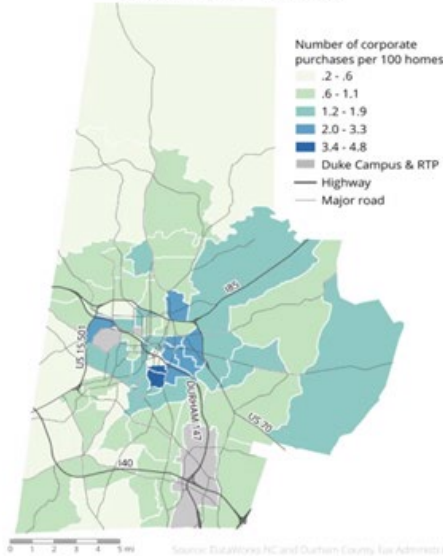
How has housing supply changed?

Durham changes in housing units and population, 2000 - 2020



Corporate investment makes Durham less liveable

Durham County Home Purchases by Corporate Investors
September 2020 – August 2021



- 15% of all homes sold were purchased by investors
- Mostly corporations purchasing homes for use as rental properties; also flippers, iBuyers (Zillow/OpenDoor), and
- Corporate investment concentrates in most predominantly Black neighborhoods near NCCU

Reflections and Discussion points:

- To what extent is there a housing shortage?
- Who owns rental property/housing in Durham now? Who should own it?
- What is a more appropriate measure of affordability than Durham Chapel Hill AMI?
- What can Durham do to stop evictions and address underlying issues driving unaffordability?

Questions for CAC members:

- Hughes: Is there a chart/map of evictions layered with % change in rental rates? This will help us piece together what is causing the increased eviction rates. Data Works replied yes, that data is available and can be shared with us via email. Hughes also questioned how we as a city are using this data to inform policy and address housing affordability challenges.
- Newman: Investors are buying single family homes and selling them after two years. Are there policies and tools that can be leveraged to minimize/reduce the impact on soaring home prices?
- Efirid: Former multi-family unit where she resided had three different out of state companies who sold/bought/managed the property. Tactics experienced where residents were lured by low rental rates that rapidly increased... indicative predatory leasing. Are there policies to control such practices?
- West: How is this data shared with salary decision makers to ensure frontline/essential workers have livable wages...and can afford to live in this area?

Excellent dialogue exchanged on this topic can be reviewed via the YouTube recording.



4. Community Development Week (Subcommittee Update- Ebony West)

10 Minutes

Potential Ideas:

- Virtual meeting highlighting the impact of CDBG + HOME programs/projects
 - Highlight grantees who have received funds - and their impact
 - COVID Recovery
 - Affordable Housing
 - Homelessness
 - Food Insecurity
 - Services for Seniors and Youth
 - Representative from Durham City Council or Congressional Representation (Rep. David Price?)
- Pitch a local newspaper (INDY, Herald, or N&O) to do a story about projects
- Proclamation from Durham Mayor
- Social Media Blitz
- Tour of Affordable Housing in Durham (DH)

Comment

- Cautious around events that are in-person but moving towards great comfortability to do in-person events. Good for community and CAC advisory crnte to see the impact of the work being done (DH)
- Beneficial to look at Durham County Commission meeting for recommendations on in-person meetings and masking requirements (LW)
- For in-person event - consider several location for members to split and cover additional ground [2-3 locations at differing times] (LB)

NEXT STEP:

- Straw poll of advisory of in-person vs. virtual vs. hybrid
- Think through potential grantee organizations

5. Needs public hearing (R. Johnson)

10 Minutes

Mr. Reginald J. Johnson provided a summary of the Needs Public Hearing held earlier in the month. Twenty persons shared initiatives and projects that should be submitted with the Annual Action Plan for CDBG ESG, HOPWA... for FY22. The Plan is due to HUD in May. Key categories were as follows: 1) Evictions; 2) Tax relief due to rising home prices; 3) Rental rates; 4) Preservation of affordable Housing; 5) Hotel for Medical Respite care for homeless residents; 6) Use of funding for Open Space in Durham; and 7) Renovation of housing for disabled residents (to enhance accessibility/safety). The plan will be developed and then shared for 30 days with residents to provide feedback.

6. Public Questions/Comments (Chair)

5 Minutes

7. Other Business (Chair)

5 Minutes

Follow-up progress update on desired focus areas/topics from August 2021

8. Announcements

5 Minutes

- a. Next meeting: March 28, 2022 at 6:00pm
- b. Chairman Barnes shared exciting news about the arrival of his first child in July 2022.

9. Adjourned meeting at 7:21pm

