

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

Committee Members Present: Stella Adams, LeVon Barnes, Laura Betye, Kyle Bostelman, Diane Catotti, Lucia Constantine, S. Nicole Diggs, Tiffany Elder, Courtney James, I. Jarvis Martin, Rita R. McDaniel, Jon Parker, Venice Sanders, Angela D. VickLewis

Committee Members Absent: Timothy Stallmann

City of Durham Staff: Reginald J. Johnson, Karen Lado, Terri Porter Holmes, Juliet Black

City of Durham Council Member: Charlie Reece

Durham Housing Authority: Anthony Scott, Anthony Snell

I. Call to Order

Meeting called to order by Co-Chair Diane Catotti at 6:03 pm. Council Member Reese thanked the committee for their work as he prepares to resign from the City Council.

II. Welcome /Roll Call

The staff clerk took attendance during roll call. Kyle Bostelman introduced himself as the newest member.

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 January 6, 2022, were moved by Stella Adams, and Rita McDaniel seconded the motion. Members voted unanimously to approve the minutes.

V. Community Development Update

Community Development Department Director Reginald J. Johnson reported the Request for Proposal for Affordable Multi-Family Rental Development has closed, and they received 11 applications, totaling approximately \$49M. The next step is underwriting. An announcement would go out to the committee once a couple more steps are completed.

After the presentation, questions were allowed: How was it determined how many affordable housing units would go into Phase III of Southside? There are a couple of things to consider, such as the amount of vacancy – amount of land, cost factors, how high you can build, and the amount of subsidy you can receive for a tax credit project.

VI. DHA Property Updates

Mr. Anthony Scott, CEO, Durham Housing Authority (DHA), and Mr. Anthony Snell, Director of Real Estate Development, updated the committee on the Fresh Start Program Update and the DDNP Projects.

DHA submitted 370 applications for ERAP funds. DHA requested a total of \$679K and has received \$501K for this program. Under the Durham Rental Relief 277 households have applied, \$430K has been requested as of February 23, 2022. They also have 320 agreements executed.

The committee received an update on the DNNP: JJ Henderson Rehab and new construction sites. They are focusing more on J. J. Henderson. To assist with the funding – DHA applied for Choice Neighborhoods Implementation Grant (CNI). **Presentation attached.**

After the presentation, questions were allowed: Do you think it would be a good idea to add security to DHA properties due to some of the shootings? It would be great, unfortunately due to cost, they are unable to fund it. Although there are shootings, it is the responsibility of the Department of the Police Department to provide security. There are a couple of sites where they have community engagements which are visible. DHA has asked residents to report any suspicious activity. **Is DHA still eligible for this grant since you received a downgraded designation from HUD, or did that just apply to McDougald Terrace?** This was from a 2018 report that DHA is considered a troubled housing authority. They are still eligible for the CNI grant. The media jumped ahead of them with as to what would have been done with McDougald Terrace. DHA will provide a plan to remove McDougald Terrace from the housing plan, such as Moreene Road Apartments.

Can we get an update on McDougald Terrace and on the Fayette Place site? DHA will respond to the protest that was filed within the next 24 hours, and they will be able to speak on it more afterwards. **Is street lighting DHA's responsibility or the City of Durham?** Council Member Reese responded some are owned by DHA and others are the responsibility of Duke Energy, and if there are specific streetlights to email him and he would work to get them reported to the respective representative.

City Financial Update

The report is not available, but will be emailed to the Committee on Monday, March 7, 2022.

VII. Committee Engagement & Reviews

Co-Chair Elder led the discussion on Committee Engagement and Review to see how the committee could do more. A summarization of the topic areas/comments from committee members:

- Venice: Single women making \$15-20/hour. Rent has increased since the start of the pandemic. Can afford \$1200/month max
- Stella: 1st time homebuyers and middle-income renters. How can the bond help with this? Rehabbing existing older homes.
- Courtney James - agrees with Stella's comment about buyer options; analysis on what other areas is doing. Policies that have worked elsewhere?
- LeVon: same committee as Stella and Courtney; How much housing stock is available to buy for rehabbing?
- Venice - rent has doubled in the 10- years she has been here.
- Jon - recently helped a tenant to buy the home they were renting; programs like the FHA 203k program and the Fannie Mae Homestyle program for renovations.
- Laura - what about Habitat for Humanity? Can we find out how to participate with them, and/or get residents into the queue?
- Nicole Diggs - Site visits; Courtney likes this idea
- LeVon - if you double/increase rent, what comes with that? What are the added benefits to the tenant? Can we help with this?

- Jon - have a conversation to broaden the lens on topics with leadership
- How to change the narrative and help people to better manage their money?
- Bond programming for 1st time buyers and middle-income renters? (There were bond funds outlined/carved out for these items, but programs haven't yet been created to facilitate. This committee can provide research/guidance/feedback on how to shape these programs).
 - Venice, Stella, Courtney, LeVon (possibly Jon, as he recently helped a tenant to purchase the home he was renting).
- Research/Analysis on what other areas are doing, and policies that have worked elsewhere (possibly combine this with the above group)?
 - Courtney
- Partner/Synergy Opportunities with other Durham Affordable-Housing-Focused organizations
 - Laura was curious about Habitat, and how to link residents to their opportunities. Is this within our scope? Rather than a committee, is there an easy way to list "related resources" on the website for items like this?
- Site Visit Planning
 - Nicole Diggs is interested in site visits (May not need a committee, as DHA will likely schedule these)
- Broadening the lens on topics with leadership (and getting them up to speed on housing issues)
 - Jon

VII. Public Comments

Public Comments were received from Lorisa

Lorisa Seibel: Reinvestment Partners and Urban Ministries of Durham house people who are homeless in hotel rooms, and assist people in getting stable housing. Local funds are needed to continue Hotels to Home programs. FEMA funds for hotels ends on June 30. If you are homeless and need a hotel room, call Entry Point Durham 984-287-8313.

VIII. Wrap Up/Adjournment

Meeting adjourned at 7:27 pm