

Affordable Housing Implementation Committee Meeting Minutes
February 2, 2023
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, Lea Efird, Tiffany Elder, Courtney James Rita R. McDaniel, I. Jarvis Martin, Jon Parker, Prince R. Rivers, Venice Sanders, Timothy Stallmann, Angela D. VickLewis

Committee Members Absent: None

Excused Absence: None

Council Member: Council Member Monique Hyman

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

Lea Efird was introduced as the newest Affordable Housing Implementation Committee member. Lea is serving as the Citizens Advisory Committee representative.

II. Welcome /Roll Call

The staff clerk took attendance during the roll call.

III. Review Agenda and Ground Rules

Co-Chair Tiffany Elder reviewed the agenda for the meeting.

IV. Approval of Minutes

The minutes from November 3, 2022, were moved by Jon Parker, and Timothy Stallmann seconded the motion. The committee unanimously approved the minutes.

V. DHA Property Updates

Mr. Anthony Snell, Director of Development of Durham Housing Authority (DHA), 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 519 E. Main Street is a priority and is part of the Choice Neighborhood Initiative (CNI). The Joyce is almost completed and is scheduled to be turned over to the developer in March. DHA is looking at a ribbon cutting in April.

CNI Site –519 E Main/Liberty –The goal is to begin construction by February 2023. Elizabeth Street Apartments is scheduled for financial closing in Q1 2023. DHA is looking to have a Groundbreaking in March, and the financing process should be completed in March, also. The first phase of CNI is on Commerce Street, including a senior and family phase projected for financial closing in the first phase, Q2 2023, and they applied for a 9% tax credit.

The Master Development Agreement Process Underway are Fayette Place, Forest Hill Heights, and the DHA Office/ County Criminal Justice Center. **(Presentation attached).**

Question asked to DHA:


With the CNI Grant, does it ease some of the burdens of the high cost of material that you faced six months ago? The grant dollars do help. The high-interest rate will still have an impact on their availability.

What is Duke’s role, and what department is assisting? Will they be involved once the resident moves in? Duke’s role would be more case management for seniors, and the Durham Children’s Initiative will focus on the family. Mr. Scott could not think of the department's name now. DHA has a people’s lead person involved with the process.

What is the percentage of units at each project to be subsidized and not market rate? Mr. Snell will provide the information to Reginald J. Johnson.

Is there a slide of each project, and how many units per project?

DDNP Affordability



Original Projections	Projects under development/RAD conversion Process								Proposed projects by future DDNP Partners				IS/519		Current Totals		Net				
	DDNP		JH Rehab		JH Seniors		ESA		LS/519 Ph 2-3		DHA/CJRC		Fayette Place		Forest Hill Hghts			Phase 4 & 5			
Affordability	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units		
0-30% AMI	447	18%	33	19%	20	25%	21	29%	45	26%	87	34%	257	33%	0	0%	39	13%	502	20%	55
50% AMI	746	30%	144	81%	32	40%	27	38%	84	49%	87	34%	270	35%	55	8%	88	28%	787	31%	41
80% AMI	502	20%	0	0%	28	35%	24	33%	0	0%	0	0%	0	0%	50	7%	82	26%	184	7%	-318
Unrestricted	580	23%	0	0%	0	0%	0	0%	43	25%	84	33%	247	32%	595	85%	102	33%	1071	42%	491
Totals	2275		177		80		72		172		258		774		700		311		2544		269

- Net 96 more units than originally projected at 50% AMI and below
- Project 318 fewer units at 80%, mostly in phase II of DDNP, still to be determined
- Overall, spiraling construction costs are causing significant delays

VI. Community Development Update

Community Development Department Director Reginald J. Johnson said he had three things to share this evening.

1. On February 20, 2023, at the City Council Meeting, Community Development will have two Public Hearings. The public hearings are the HOME Substantial Amendment – Annual Action Plan going back to 2016. The funding that has not

been spent will be combined and reallocated. Most of it will go into multi-family and Commerce Street. The second public hearing is for the HOME ARP Fund, is focus on persons that are currently homeless. The HOME ARP is approximately 4.3M.

2. The department is working on the next Forever Home Durha spreadsheet. The spreadsheet will be presented to the City Manager in March, and Mr. Johnson should be able to present it to the committee at the next meeting in May.
3. Mr. Johnson will get with the co-chairs to work on a draft for the City Council Annual Report.

VII. Moss+ross

Jenny Pilewski (French/West/Vaughan) updated how they plan to make residents aware of Forever Home Durham and drive traffic to the website. Jenny gave an overview of the Awareness Campaign, a paid campaign by paid campaign through transit, television, and targeted digital display ads. The goal is to reach voters and take advantage of the program. The campaign will begin this month for approximately four months. **(Presentation attached).**

Question asked to Moss+ross:

What metrics can be shared with people visiting the website? Jenny remembered the question from the last meeting but did not have the information. It will be part of the benchmark. Will follow up to make sure they get the information to the committee.

What are your goals for the campaign? Trying to reach 60% of the audience of adults 18 and older. The metrics will be set as goals.

VIII. DataWorks Presentation

John Killeen gave a very detailed presentation on housing. Datawork is a nonprofit based in Durham, North Carolina. They democratize data to facilitate an empowered, productive, and equitable community. They prioritize benefiting Durham's communities of color, low-income, and historical disinvestment. They do it through collaboration with neighbors, communities, nonprofits and local agencies that share racial equity and community power goals. **(Presentation attached).**

IX. Public Comments

The clerk allowed 12 residents into the meeting. Lorisa Seibel, Elbert Avery, and Council Member DeDreana Freeman spoke.

X. Wrap-Up/Adjournment

The meeting adjourned at 7:58 pm