



CITIZENS ADVISORY COMMITTEE

City of Durham
Virtual Meeting Via Zoom
(Each committee member received a personal secure meeting link)
Monthly Meeting Minutes
May 22, 2023
6:00 PM

CAC Wiki Page - <https://sites.google.com/view/cac-wiki/home>
[\(136\) Durham Citizens Advisory Committee \(CAC\) – May 22, 2023](#) (YouTube recording)

The Durham Citizens Advisory Committee met on the above date and time with the following members present: Valon Alford, Ahmed Ali, Robert Brown, Rachel Eberhard, Lea Efird-Green (Secretary), Reshockie Furnace, Alexa Hartenstein, Sherard Johnson, Amy Jones, Seth Kandl

Others Present: Bonita Bobbitt (Staff), Terri Porter Holmes (Staff), Reginald Johnson (Staff), Anthony Scott (DHA), Anthony Snell (DHA)

Excused: Brian Langloss (Chair), Carl Newman (Vice-Chair), Ann Rebeck

Unexcused: Richard LaBennett

6:06p – Call to Order

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

6:07 p – Action on Previous Meeting Minutes

- March and April minutes approved

6:10 p – Durham Housing Authority Update – Mr. Anthony Scott

- Recovery Agreement progress:
 - Increase occupancy to 95% - achieved
 - Remove McDougald Terrace from public housing inventory – achieved
 - Improve unit conditions to passing, or a 60 minimum score – cannot be achieved due to lack of funding (\$48 million over 5 years needed, but only \$15 million available from HUD)
 - Were not able to achieve February 2023 benchmark, but have been working with HUD
 - Must be accomplished within two years
- DDNP update:
 - Current projections are \$662 million for 2,544 units, including housing bond funding
 - J's Senior Campus rehab and new construction:
 - JJ Henderson Building rehab is finished, and so is The Joyce senior building new construction
 - Miracle League Field collaboration has also been completed
 - Liberty Street/519 E. Main Street:



- First phase of Elizabeth Street apartments has had its ground breaking, and Commerce Street should have its groundbreaking this summer
- Fayette Place:
 - Plan revised based on community feedback to include a homeownership component (44 townhomes), as well as mixed use
 - Master Development Agreement (MDA) approved in April by the Board
- Forest Hills Heights:
 - Hoping to have the Board approve MDA in May
- DHA Office and Criminal Justice Resource Center
 - No new updates; current focus is other sites, but negotiating will likely happen later this year
- Overall Affordability
 - Current totals are increase total units by 269 to 2,544, which includes an increase in 30% and 50% AMI but a reduction in 80% AMI
 - Types and amounts of units are decided due to funding levels
- McDougald Terrace Redevelopment update:
 - Planning, which includes Lincoln Apartments, is currently underway
 - Key stakeholders include: McDougald residents, surrounding residents and businesses, DPS, Parks and Recreation, NCCU, Durham Tech, and others
 - Working with DPS to combine two elementary schools and put it in the center of the community, using Burton and a maintenance building as the school space, which would also include net 600 units around the school
 - Proposal currently under review from HUD
 - Maintenance services would be relocated and consolidated with another facility
 - Leasing stopped last year, so as attrition happens the units are not being refilled; residents are being offered moves to a variety of other newly open sites or existing sites to start emptying the current structure
- Homeownership Programming update:
 - 37 lots in Franklin Village and Edgemont Elms built in partnership with Habitat for Humanity, with only one home left to close on
 - Habitat will also be renovating four homes in Birchwood that will be available for first-time homebuyers with a preference for DHA residents
- Choice Neighborhoods Grant implementation update:
 - \$40 million split between housing (70%, Laurel Street); neighborhood (15%, Hayti Heritage Center, Connect Hayti to downtown, environmental remediation, and small business loans); and people (15%, work with families at Laurel Street for at least 5 years)
- Durham Affordability – 2023 AMI was just released, and is \$116,200 for a family of four
 - The jurisdiction includes Chapel Hill
 - Only \$800 behind number one most expensive NC HUD district, Raleigh

6:50 p – Retreat Update – Secretary Efir-Green

- CAC retreat took place on Saturday, May 6th in person and via Zoom
- Recording will be sent to Committee and is below in “Attachments”
- Mr. Johnson discussed the state and structure of the Department, as well as each grant program that the Department manages
- Attendees recommend making it a regularly scheduled event (12-18 months)





7:00 p – Public Comments or Questions

- Mr. Johnson will be presenting the Department budget and Forever Home, Durham update to the Council on Thursday morning

7:02 p – Public Comments or Questions

- None

7:02 p – Announcements

- None

7:03 p – Meeting Adjourned

- Motion requested by Secretary Efird-Green; meeting was adjourned at approximately 7:03 PM

Attachments:



CAC May 2023 DHA
Update.pdf



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