



CITIZENS ADVISORY COMMITTEE

City of Durham
Virtual Meeting Via Zoom
(Each committee member received a personal secure meeting link)
Monthly Meeting Minutes
June 26, 2023
6:00 PM

CAC Wiki Page - <https://sites.google.com/view/cac-wiki/home>
[\(136\) Durham Citizens Advisory Committee \(CAC\) – June 26, 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, Lea Efird-Green (Secretary), Reshockie Furnace, Alexa Hartenstein, Richard LaBennett, Brian Langloss (Chair), Sherard Johnson, Seth Kandl, Carl Newman (Vice-Chair), Ann Rebeck

Others Present: Bonita Bobbitt (Staff), Terri Porter Holmes (Staff), Reginald Johnson (Staff), Bridgette Stephens (Staff)

Excused: Rachel Eberhard, Amy Jones

Unexcused: None

6:06p – Call to Order

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

6:07 p – Introduction of New Member

- Alisha Curry introduced herself as the newest member of the CAC

6:09 p – Action on Previous Meeting Minutes

- May meeting minutes approved

6:10 p – Contracts and Compliance Division Overview – Ms. Bridgette Stephens

- Objective of the division: oversee the preparation of contracts for affordable housing and community services and ensure compliance with all federal and local funding requirements
- Federal Compliance:
 - NEPA – environmental clearance
 - Davis-Bacon – appropriate wage rates
 - Section 3 – jobs and contracts must be offered to local folks and those that use programs
 - Period of affordability – ensure continuance of compliance for income recertification and housing code for the term of the development contract
- Contract monitoring – for funding applicants, conduct:
 - Risk assessments
 - Financial capacity of the contractor/vendor
 - Review of internal policies and procedures





- File review and audits
- Also ensure compliance with Minority and Women-Owned Business Enterprises goals from the City of Durham (11% minority, 7% women)
 - UMCNC reporting to ensure procurement practices are followed

6:23 p – Community Development Update – Mr. Reginald Johnson

- Housing affordability in Durham:
 - Median listing home price in Durham was \$382,500 in February 2023; median rent is also rising, now over \$1,600 per month
 - There are very few affordable apartments available using HUD fair market rent rates
- Highlights for 2022-2023 fiscal year:
 - Awarded \$16.7 million to create or preserve 681 units
 - Committed \$25.8 million to create or preserve 355 units
 - Department and partners were awarded \$40 million in Choice Neighborhoods Initiative funding, as well as \$10 million in ARPA funding (that is being matched by Durham County) to focus on affordable housing goals
- Forever Home, Durham progress to date (Program ends FY 2026):
 - Have created 1,870 of 1,600 affordable rental units
 - Have preserved 438 of 800 rental units
 - Created 304 of 400 homeownership opportunities
 - Have rehoused 1,481 of 1,700 homeless persons
 - Have stabilized 1,810 of 3,000 low-income households
- Down payment assistance program will re-launch in July 2023
- Challenges for the upcoming year (and beyond):
 - Rising rental prices and lack of landlords that will accept vouchers
 - Increasing costs of for-sale housing
 - Workload capacity of CDD team, developers, and providers

6:50 p – Board Discussion and Other Business

- Executive Committee Elections
 - Lea Efird-Green was elected Chair
 - Robert Brown was elected Vice-Chair
 - Valon Alford was elected Secretary
- Gratitude for Service
 - Rachel Eberhard and Carl Newman complete their CAC terms as of June 30

7:04 p – Public Comments or Questions

- None

7:04 p – Announcements

- None

7:05 p – Meeting Adjourned

- Motion requested by Chairman Langloss; meeting was adjourned at approximately 7:05 PM



Attachments:



Contracts and
Compliance Presentat



Community
Development Update.

