

**Affordable Housing Implementation Committee Meeting Minutes**  
**June 10, 2021**  
**Community Development Department**  
**ZOOM**  
**Personalized Participant ID: Delivered via email**

**Committee Members Present:** Stella Adams, Diane Catotti, Lucia Constantine, S. Nicole Diggs, Tiffany Elder, Tammy Ferrell, Courtney James, Rita R McDaniel, I. Jarvis Martin, Jon Parker, Venice Sanders, and Timothy Stallmann

**Committee Member Absent:** LeVon Barnes, Laura Betye (EA), Nicole Furnace (EA), Angela D. VickLewis

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

**City of Durham Council Member:** Charlie Reece

**Durham Housing Authority:** Anthony Scott

- I. Call to Order**  
Meeting called to order by Co-Chair Tiffany Elder at 6:00 pm.
- II. Welcome /Roll Call**  
The staff clerk took attendance during roll call. The following members asked for excused absences: Laura Betye and Nicole Furnace.
- III. Approval of Minutes**  
The minutes of May 6, 2021 were moved to approval by Rita McDonald, and Stella Adams seconded the motion. Members voted unanimously to approve the minutes.
- IV. Review Agenda and Ground Rules**  
Co-Chair Elder reviewed the agenda and ground rules for the meeting.
- V. Affordable Housing Update**  
Director Reginald J. Johnson gave a presentation of the Government Roles in Affordable Housing, based on questions received from the May meeting. **(Presentation attached).**

**Questions were allowed after the presentation:** Asked about the Longtime Homeowners Grant Program – can the county or local government make decisions? How much of the affordable housing bond has been spent, committed and is under contract? Is there a time frame the housing bond is to be spent? How do we handle the increase in cost of building supplies? Can Durham ask for another housing bond? Will we purchase cheaper products? Process and dashboard on the Forever Durham website?

**VI. DHA Property Updates**

Anthony Scott, CEO of Durham Housing Authority (DHA), updated what has occurred since the May meeting. DHA received 68 vouchers which will be used for homeless people or people who are about to become homeless. They have hired temporary employees to backfill vacancies. Mr. Scott said the backlog of work orders should decrease since they have some contractors onboard. **(Presentation attached).**

**Questions were allowed after the presentation.** With the cost of building supplies going up, how will it affect receiving accurate RFPs? What is the typical development percentage cost? Are DHA residents not eligible for Durham Emergency Rental Programs (ERAP)? Is ERAP for all DHA residents or those in arrears before COVID? How do we get the information to our residents? What is the cost of the third party contractor that will take work orders?

**VII. Discussion**

No discussion – questions were asked after each presentation.

**VIII. Public Comments**

Co-Chair Elder opened the floor to allow questions from the public. Four people raised questions.

**Question - What is affordable housing, what is the dollar amount?** Mr. Johnson answered the question – a previous chart was shared. It was said it is based on the number of people in the household, and the dollar amount earned based on this information. No one's income can exceed 80% AMI to be considered for affordable housing. The AMI depends on the program they are applying for as well.

**IX. Final Thoughts**

- Co-Chair Catotti stated we would discuss the possibility of returning to in-person meetings at the September meeting.
- Public Comments will be allowed at the next meeting.
- Expect an email from the Community Development Department regarding the launch of the Forever Durham new website.
- Juliet added the link to the CDD Affordable Housing Implementation website.

**X. Wrap Up/Adjournment**

Meeting adjourned at 7:18 pm