



COMMUNITY DEVELOPMENT

CITY OF DURHAM

Forever Home, Durham

Affordable Housing Implementation Committee | September 2, 2021

Topics

1. Forever Home, Durham Project Update
2. Eviction Diversion
3. Durham Emergency Rental Assistance Program (DERAP)



Forever Home, Durham Projects

with Affordable Housing Bond funding commitments

| Project | Developer | Total City Funding | 2019 Affordable | |
|--------------------------------------|-----------------------|---------------------|---------------------|--------------------|
| | | | Housing Bond | Other Sources |
| J.J. Henderson New Construction | DHA/LSR | \$3,000,000 | \$1,033,520 | \$1,966,480 |
| Elizabeth Street (Liberty Street P1) | DHA/LSR | \$2,500,000 | \$2,500,000 | \$0 |
| Farrington Road | Laurel Street | \$3,690,000 | \$3,690,000 | \$0 |
| Bryan's Place (2702 N. Duke Street) | CASA | \$2,198,821 | \$2,198,821 | \$0 |
| Ross Road | Reinvestment Partners | \$6,019,073 | \$2,680,947 | \$3,338,126 |
| Fitts-Powell | ACRA | \$356,142 | \$356,142 | \$0 |
| TOTAL | | \$17,764,036 | \$12,459,430 | \$5,304,606 |



Forever Home, Durham All Projects

| Project | Developer | Total City Funding | 2019 Affordable | |
|--------------------------------------|-----------------------|---------------------|---------------------|---------------------|
| | | | Housing Bond | Other Sources |
| J.J. Henderson New Construction | DHA/LSR | \$3,000,000 | \$1,033,520 | \$1,966,480 |
| Elizabeth Street (Liberty Street P1) | DHA/LSR | \$2,500,000 | \$2,500,000 | \$0 |
| Laurel Oaks | DHA | \$800,000 | \$0 | \$800,000 |
| McDougald Terrace | DHA | \$1,417,216 | \$0 | \$1,417,216 |
| J.J. Henderson Tower Rehab | DHA/CCI | \$2,900,000 | \$0 | \$2,900,000 |
| Morreene Road | DHA | \$2,300,000 | \$0 | \$2,300,000 |
| Willard Street Phase 1 | DHIC/Self Help | \$3,600,000 | \$0 | \$3,600,000 |
| Reuse Arts District | Scrap Exchange | \$660,000 | \$0 | \$660,000 |
| Farrington Road | Laurel Street | \$3,690,000 | \$3,690,000 | \$0 |
| Bryan's Place (2702 N. Duke Street) | CASA | \$2,198,821 | \$2,198,821 | \$0 |
| SWCD10 Rehab | DCLT | \$488,000 | \$0 | \$488,000 |
| Ross Road | Reinvestment Partners | \$6,019,073 | \$2,680,947 | \$3,338,126 |
| Fitts-Powell | ACRA | \$356,142 | \$356,142 | \$0 |
| Total | | \$29,929,252 | \$12,459,430 | \$17,469,822 |

Durham Emergency Rental Assistance Program (DERAP) – U. S. Treasury Department

Funding assists low income households that are unable to pay rent and or utilities.

City of Durham - initial allocation \$8.4 million
2nd allocation – ERA2 \$6.6 million

Durham County - initial allocation \$1.2 million
2nd allocation – ERA2 \$984,919.90



Durham ERAP-Single Program

City of Durham entered an Interlocal Agreement with the County of Durham in the amount of \$8,414,809.00 effective March 25, 2021, for the Department of Social Services to administer rental/utility assistance to tenants residing in the City. This allows the City and County to operate a single program.



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DERAP Application Support Community Partners

The City of Durham has contracted with five community partners to provide application assistance/support in an effort to reach high barrier tenants. Each contract was in the amount of \$45,000 for services from April 2021 until December 31, 2021. Partners include:

- Church World Service
- Community Empowerment Fund
- El Centro Hispano
- Healing with CAARE, Inc.
- The Centre for Homeownership and Economic Development Corporation



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Applications and Disbursement Amount

As of August 27, 2021 a total of 6,015 applications were received and \$5.3 million dollars were paid out in rental and utility assistance from City and County funds.

Complex reporting is required for grantees to keep U. S. Treasury abreast of locality spending and programming. National to local level program data is accessible at [Emergency Rental Assistance Program | U.S. Department of the Treasury.](#)



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Durham's Eviction Diversion Program with Legal Aid of North Carolina (LANC)

Legal Aid of North Carolina has contracted with the City of Durham to provide legal assistance to tenants facing evictions and administered a successful program in Durham since 2019.

On June 21, 2021, City Council approved a Three-Year contract with LANC in the amount of \$1,545,450.00 in Dedicated Housing Funds. The term of the contract starts January 1, 2021 and ending December 31, 2023.



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Eviction Diversion Resources

This grant funds 5 attorneys, 2 paralegal positions 1 approximately $\frac{3}{4}$ community resource coordinator salary, fringes and \$50,000 in indirect costs to support low income households facing eviction in Durham.

FY2021 = \$500,000.00

FY2022 = \$515,000.00

FY2023 = \$530,450.00

The project budget increases by 3% each year of the grant.



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Summary of LANC Eviction Diversion Activities January 1 to May 31, 2021

| | |
|-------------------------------------------------------|-------|
| Number of New Cases Closed as of May 2021 | 296 |
| # of pending cases working at the start of each month | 843 |
| Number of closed case with no eviction judgement | 246 |
| Percentage of cases closed that preserved tenancy | 80.9% |



QUESTIONS?



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