

Affordable Housing Implementation Committee Meeting Minutes

June 9, 2022

Community Development Department

Via ZOOM

Personalized Participant ID: Delivered via email

Committee Members Present: LeVon Barnes, Laura Betye, Diane Catotti, Lucia Constantine, S. Nicole Diggs, Tiffany Elder, Courtney James, I. Jarvis Martin, Rita R. McDaniel, Jon Parker, Venice Sanders, Timothy Stallmann, Angela D. VickLewis

Committee Members Absent: Kyle Bostelman

Excused Absence: None

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

Durham Housing Authority: Anthony Scott, Anthony Snell

I. Call to Order

Meeting called to order by Co-Chair Diane Catotti at 6:01 pm. Co-Chair Catotti told the committee Stella Adams resigned due to health reasons.

II. Welcome /Roll Call

The staff clerk took attendance during roll call.

III. Review Agenda and Ground Rules

Co-Chair Catotti reviewed the agenda and ground rules for the meeting.

IV. Approval of Minutes

The minutes from March 3, 2022, were moved by I. Jarvis Martin, and S. Nicole Diggs seconded the motion. The minutes from May 5, 2022, were moved by I. Jarvis Martin, and Courtney James seconded the motion. Members voted unanimously to approve the minutes.

V. DHA Property Updates

Mr. Anthony Scott, CEO of Durham Housing Authority (DHA), and Mr. Anthony Snell, Director of Real Estate Development, updated the committee on the Fresh Start Program and the DDNP Projects.

Under the ERAP I program administered by Durham County Social Service, as of May, DHA has received all funds. Under ERAP II, administered by Durham Legal Aid, they applied for an estimate of \$437K; 277 households applied and received as of the beginning of May the same amount as in April - \$37K. The households not qualifying for either program have entered into a repayment agreement for \$729,123. An update was given on the DDNP. DHA will schedule a ribbon cutting, and committee members will be invited to attend and tour the JJ Henderson Rehab project.

DDNP Meeting for the community was held on May 19, 2022, discussing the proposed site and receiving information from the community. The community engagement started in 2016.

DHA is one of the top five finalists for the HUD Choice Neighborhood Initiative. They applied for \$40M, where the City of Durham is a co-applicant. This would be allocated to Housing Strategy – 519 E Main/Liberty) - \$22.6M, Neighborhood (Critical Community Investments) - \$6 M, People Strategy - \$6M, and Administration/Fees (Durham and Costs & Relocation- \$5.4M. **(Presentation attached)**).

Question asked to DHA: Speak a little more about neighborhood and people strategy. Mr. Scott gave some background history. The components will provide ongoing assistance to the families on the site for at least six years. Durham Children’s Initiative is the lead partner. There are five components to the neighborhood and community. Mr. Scott would like to discuss this more at the next meeting.

VI. Special Recognition

Co-Chair Catotti acknowledged City Council Member Monique Holsey-Hyman was appointed to the committee. She dropped into the zoom meeting to say hello to the Implementation Committee.

VII. Community Development City’s Financial Report

Community Development Department Director Reginald J. Johnson reviewed the Financial report, which was shared with the Durham City Council members on April 28, 2022. He explained how to read the report and detailed the \$159,956.028. **(Presentation attached).**

Questions asked to Community Development:

Have we spent more than the budget allowed since COVID, or is it the same amount of money allocated since COVID? The categories are impacted by COVID and will be impacted more in the future. **With the cost of living rising, will it cost it more?** Yes. The more things cost, the less amount of items you can purchase. **Would we need to borrow money from somewhere else to keep the budget the same?** No, we will not need to borrow. We may do less than we originally planned. **If we need to do less, how do they get paid in the future?** We might need to ask for another bond. This amount of money is fixed. It will not go up or down. **Will the SouthSide Project continue?** Mr. Johnson did not recall the project being on hold due to parking. The project is on hold due to the tax credit application.

What is the status of the CDD/OEWD/DHA Employment Pilot? Has training started? Are these still the target figures for this initiative: \$2,468,00 for FY 20-24 and 40 low-income residents trained and finding employment? Karen Lado clarified that the budget for training remains at \$2,468,000. It has been moved in the file to FY24 and FY 25 (\$836,800, and \$1,604,200, respectively.) (See line 19 CDD/OEWD/DHA Employment Pilot Total under the category of Multifamily Rental.) That said, the City is contracting with the State of NC to begin workforce training this fiscal year (FY23, starting July 1). Training is planned for two workshops per year with 16 participants. Work in this area previously had been delayed because of COVID. **Can AMIs be lowered?** The Federal Government sets the AMIs.

VII. Subcommittee Engagement

Co-Chair Elder gave an update on the subcommittee engagement. All sub-groups are voluntary and not required. They must meet requirements for public meetings, advertise through the Clerk’s office, take minutes, and report back to the committee. Staff assistance is limited, if available at all.

VIII. Public Comments

Philip Azar gave comments. He would like to know if the metrics Mr. Johnson shared could show units coming on line but units rolling off as well and the expected cost of affordability. His understanding of the bond was to assist lower AMI African American residents. He would assume we are tracking costs.

VIII. Wrap-Up/Adjournment

Meeting adjourned at 7:52 pm