



CITIZENS ADVISORY COMMITTEE

Department of Community Development
807 E. Main Street, Durham, NC 27701
Golden Belt Building 2, Suite 200



Minutes - Regular Meeting March 25, 2013

The Durham Citizens Advisory Committee met on the above date and time with the following members present: DeWarren K. Langley (Chairman), SaKoyra L. Bullock (Vice Chairwoman), Anitra Bailey, Alice Cheek, Edward L. Kwon, Roger L. Loyd, Anthony Royster (via phone), and Gregory E. Ward.

Others Present: Reginald Johnson (Director, Department of Community Development), Wilmur Conyers (Federal Programs Coordinator, Department of Community Development) and Lee Worsley (Deputy County Manager, Durham County Government)

Excused Absence: Dilcy Burton, Delvin Davis, Richard Fuqua, Raushan Gross, April Johnson (Secretary) and Will Sutton.

Subject: Call to Order

The meeting was called to order at 6:04pm by Chairman Langley who welcomed everyone.

Subject: Roll Call & Introductions

Chairman Langley called roll and acknowledged the presence of a quorum. He acknowledged the presence of a new member, Edward L. Kwon. Chairman Langley noted that the City Council appointed Committee Member Kwon during their regular session on Monday, March 18, 2013.

Committee Member Kwon explained that he is a student at North Carolina Central University School of Law and retired Administrative Support Assistant at North Carolina Central University. He explained that his primary concern/interest is to ensure all citizens of Durham have equal opportunity living experiences by providing affordable housing and efficient transportation.

Subject: Action on the Agenda

Chairman Langley asked the Committee to review the agenda and make any additions and/or modifications followed by action on the agenda.

Motion by Committee Member Bailey and seconded by Committee Member Loyd to approve the agenda without changes. The motion passed unanimously.

Subject: Action on Minutes

Chairman Langley asked the Committee to review the minutes of the regular meeting held on

February 25, 2013 and make any additions and/or modifications followed by action on the minutes.

Motion by Committee Member Kown and seconded by Chairman Langley to approve the minutes of the regular meeting held on January 28, 2013. The motion passed unanimously.

Chairman Langley asked the Committee to review the minutes of the special meeting held on March 6, 2013 and make any additions and/or modifications followed by action on the minutes.

Subject: Resolution Honoring the Service of Dr. Dorcas Bradley

Chairman Langley explained that Dr. Bradley was appointed to the Committee by the Durham City Council on August 21, 2006 with a term expiration of June 30, 2009 and reappointed her on June 15, 2009 with a term expiration of June 30, 2012. He noted that she resigned on January 10, 2012 due to her declining health.

Chairman Langley asked the Committee to review the Resolution Honoring the Service of Dr. Dorcas Bradley and any suggestions for additions and/or modifications.

Committee Member Kwon suggested grammatical modifications.

The Resolution read as follows:

**RESOLUTION
HONORING THE SERVICE OF DORCAS BRADLEY**

WHEREAS, Dr. Dorcas Bradley is a strong housing advocate committed to making communities safer and more nurturing for young people by creating affordable homeownership and suitable living environments for citizens of the City of Durham, specifically residents of Southwest Central Durham; and

WHEREAS, understanding the value and importance of education, she graduated Hillside High School and later received a Bachelor of Science in Applied Sociology and Masters in Counseling & Social Studies from North Carolina A&T State University and PhD in Counseling Psychology from Kent State University, and

WHEREAS, for many years, Dr. Bradley worked in counseling and organizational development before returning to Durham to care for aging parents, and

WHEREAS, upon returning home, she recognized the economic and housing challenges of Southwest Central Durham; and

WHEREAS, she was a founding member of the Executive Committee of the Southwest Central Durham Quality of Life Project working to develop a road map to improve the quality of life in six neighborhoods - Burch Avenue, Tuscaloosa Lakewood, Lakewood Park, Lyon Park, Morehead Hills and West End with a focus on building safe, stable and secure neighborhoods, wealth creation, improve community relations & education attainment, reduce crime, and increase homeownership; and

WHEREAS, Dr. Bradley served as Chair of the Housing Committee of the Southwest Central Durham Quality of Life Project researching and advocating for improvements in housing by

identifying current housing conditions, assisting in the planning of future development in the area, as well as providing education and training opportunities for residents regarding the laws and rights for tenants and landlords; and

WHEREAS, the West End Collaborative which consisted of the City of Durham, Durham Community Land Trustees, Habitat of Humanity of Durham, Self-Help and the Southwest Central Durham Quality of Life Project partnered to develop Pauli Murray Place, an affordable housing development in Southwest Central Durham named in honor of Pauli Murray, a poet, lawyer, advocate, priest and author of the book *Proud Shoes*; and,

WHEREAS, the Durham City Council unanimously appointed Dr. Bradley to the Citizens Advisory Committee on August 21, 2006 with a term expiration of June 30, 2009 and reappointed her on June 15, 2009 with a term expiration of June 30, 2012; and

WHEREAS, she served on the Citizens Advisory Committee working tirelessly to improve the lives of residents of Southwest Central Durham and other low-to-moderate income communities advocating for affordable home in safe and healthy communities until her resignation on January 10, 2012 due to her declining health; and

WHEREAS, during her service on the Citizens Advisory Committee, Dr. Bradley served as Chair, regularly attended meetings, and served as a leading voice for affordable housing and strong communities.

NOW, THEREFORE BE IT RESOLVED that we, the members of the Citizens Advisory Committee, on this 25th day of March 2013, do hereby resolve to honor the service of

DR. DORCAS BRADLEY

for her service on the Citizens Advisory Committee and commitment residents of Southwest Central Durham and low-to-moderate income communities in Durham through her consistent efforts to create affordable housing to improve the quality of life for others.

Motion by Committee Member Kwon and seconded by Chairman Langley to approve the Resolution Honoring the Service of Dr. Dorcas Bradley. The motion passed unanimously.

Chairman Langley asked the Committee to review the Resolution Honoring the Service of Dr. Charles Recktenwald and any suggestions for additions and/or modifications.

Committee Member Kwon suggested grammatical modifications.

The Resolution read as follows:

**RESOLUTION
HONORING THE SERVICE OF DR. CHARLES RECKTENWALD**

WHEREAS, Dr. Charles Recktenwald is a strong advocate for meaningful citizen engagement in housing and community development for citizens of the City of Durham and Durham County; and

WHEREAS, understanding the value and importance of education, he received a Bachelor of Arts in Social Studies and Masters in Education from the University of North Carolina at Chapel Hill and

PhD in Education from Duke University; and

WHEREAS, for many years, Dr. Recktenwald worked in education administration as a principal and superintendent; and

WHEREAS, he served from 1956 to 1960 in the United States Marine Corps; and

WHEREAS, in January 2006, Michael Easley, Governor of the State of North Carolina awarded Dr. Recktenwald the Order of the Long Leaf Pine; and

WHEREAS, the Durham Board of County Commissioners appointed Dr. Recktenwald to the Citizens Advisory Committee on September 25, 2006 with a term expiration of June 30, 2009; and

WHEREAS, he believes citizen engagement values the right of citizens to have an informed say in the decisions that affect their lives; and

WHEREAS, Dr. Recktenwald urged the Department of Community Development, Durham City Council and Durham Board of County Commissioners to involve the Citizens Advisory Committee in agenda-setting, policy proposals and final decisions as it relates to housing and community development beyond the traditional role of reviewing entitlement funding applications; and

WHEREAS, he was interested in the history of the Citizens Advisory Committee and conducted extensive research of minutes of the Durham City Council, Durham Board of County Commissioners, and Citizens Advisory Committee to author, *A Report on the History of the City of Durham-Durham County Citizens Advisory Committee* with copies provided to the members of the Citizen Advisory Committee, Office of the City Clerk, the Office of the Clerk to the Board of County Commissioners and the Durham County Public Library; and

WHEREAS, for FY 2007-2008, Dr. Recktenwald served as Chair of the Citizens Advisory Committee providing leadership in the review and recommendations on funding allocations of Community Development Block Grant Program, HOME Investment Partnerships Program and Emergency Solutions Grant Program from the U.S. Department of Housing & Urban Development and defining the duties of the Citizens Advisory Committee in fulfilling its advisory role; and

WHEREAS, throughout his service on the Citizens Advisory Committee, Dr. Recktenwald served as Chair, regularly attended meetings, advocated for meaningful citizen engagement in affordable housing and community development in the City of Durham & Durham County, and actively recruited county residents for vacancies on the Citizens Advisory Committee.

NOW, THEREFORE BE IT RESOLVED that we, the members of the Citizens Advisory Committee, on this 25th day of March 2013, do hereby resolve to honor the service of

DR. CHARLES RECKTENWALD

for his service to the Citizens Advisory Committee, efforts to promote citizen engagement to create affordable housing to improve the quality of life for others and authoring the *Report on the History of the City of Durham-Durham County Citizens Advisory Committee*.

Motion by Committee Member Loyd and seconded by Committee Member Bailey to approve the Resolution Honoring the Service of Dr. Charles Recktenwald. The motion passed unanimously.

Subject: Draft FY 2013-2014 Annual Action Plan & Public Hearings Notice

Ms. Conyers explained that the draft FY 2013-2014 Annual Action Plan is available for public review beginning March 15, 2013 through April 15, 2013 for 30 days. She noted that the Annual Action Plan describes how the City of Durham intends to invest its Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and General funds during a specific fiscal year. The Plan also identifies actions that the City of Durham and other local organizations will pursue to further the strategies and priorities in the 2010-2015 Consolidated Plan. She also explained that the goal of the Plan is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment and expand opportunities.

She noted that the U.S. Department of Housing & Urban Development (HUD) had not announced the final entitlement funding allocations thus the draft FY 2013-2014 Annual Action Plan is subject to change. Ms. Conyers explained that the funding allocation recommendations in the draft FY 2013-2014 Annual Action Plan has built in assumptions; however she expects a slight increase in CDBG funds and a slight decrease in HOME funds based on information from the National Community Development Association which is subject to change.

Ms. Conyers explained that if there are reductions in entitlement funds, the Department will reduce the funding allocation to the Department verses sub-recipients. She noted that conversely, if there is an increase in entitlement funds, the Department will increase the funding allocation to the Department verses sub-recipients.

Ms. Conyers noted that the FY 2013-2014 Annual Action Plan is due to HUD no later than May 15 which is a statutory deadline. She explained that subsequent to the Public Hearing and approval by the City Council, the Department will issue award letters to sub-recipients contingent on the final allocation of entitlement funds from HUD. HUD is required to act on the Plan within 45 days of the submission which is around mid-June. If approved, HUD will notify the Department. Ms. Conyers explained that once the approval is received, the Department can proceed with executing funding agreements with sub-recipients to move forward with the projects in the FY 2013-2014 Annual Action Plan.

Chairman Langley noted that the Committee independently evaluated each application for CDBG, ESG and General Funds and voted to concur with the staff funding allocation recommendations during the special meeting on March 6, 2013.

Ms. Conyers announced the City Council will hold a public hearing on Monday, April 15, 2013 and the Board of County Commissioners will hold a public hearing on Monday, April 22, 2013 to receive citizen comments on the FY 2013-2014 Annual Action Plan.

Chairman Langley explained that the Committee will give a statement during the public hearing explaining the evaluation and recommendation process in addition to other recommendations concerning housing and community development during the public hearings.

Ms. Conyers asked members to forward any questions to Chairman Langley for response and disseminate to the Committee.

Subject: Update | James A. Whitted Redevelopment Project

Chairman Langley explained that the James A. Whitted Redevelopment Project is an intergenerational project which will include senior housing and early childhood education in the Whitted building located in the Southside neighborhood. He noted that Lee Worsley, Deputy County Manager for Durham County Government was present to provide an update on the Whitted Project.

Mr. Worsley thanked Chairman Langley for the opportunity to update the Committee. He explained that Durham County Government released a Request for Proposals for the James A. Whitted School and received proposals from Traditional Neighborhood Development Partners, PLLC (Traditional Neighborhood) and Integral Forty/AM (Integral). Mr. Worsley noted that the proposals were reviewed and evaluated by a Staff Team and Community Team. He reported that the Integral Forty/AM Proposal received a total score of 1685 and Traditional Neighborhood received 1280. As a result of the scores, the Staff and Community Teams recommended the Integral Forty/AM Proposal to the Board of County Commissioners.

Mr. Worsley stated that he presented the proposals, process and recommendations of the Staff and Community Teams to the Committee on Monday, October 22, 2012. He noted that the Committee recommended the Board of County Commissioners support the Integral Forty/AM Proposal for the James A. Whitted School Redevelopment Project and urge the developers to the greatest extent feasible, provide job training, employment and contracting opportunities for residents of the Southside Neighborhood and Durham in connection with the project.

Mr. Worsley reported that on Monday, February 7, 2013 the City Council voted 7-to-0 to adopt a resolution granting an expedited hearing for the Zoning Map Change Request for James A. Whitted Building. He noted that the Durham Planning Commission voted 11-to-0 to recommend a change in the zoning designation of the James A. Whitted Building for residential development and a preschool on Tuesday, March 12, 2013. The request was consistent with the future land use designation of the Comprehensive Plan which designates this site as Medium-High Density Residential. Chairman Langley noted that the City Council would hold a public hearing on the zoning map change request on Monday, April 1, 2013.

Mr. Worsley explained that he gave a presentation on the Whitted Project to the City Council on Thursday, March 21, 2013.

Mr. Worsley reported that he has been working on a set of proposed deal points for consideration by the Board of County Commissioners since November 2012 which the Board could consider in early April or May depending on progress. He explained that the Deal Points serve as the foundation for a detailed Development Agreement, which will serve as the legally binding agreement that will set out the obligations and expectations of all parties for the redevelopment of the property. Once the deal points are approved, staff will begin work on the formal Development Agreement. Mr. Worsley noted that the Development Agreement will come to the Board of Commissioners for consideration when it is completed.

Chairman Langley thanked Mr. Worsley for the update on the Whitted Project in addition to his timely responses to email request for information.

Subject: Update | Southside Revitalization Project

Mr. Johnson provided an update on the Southside Revitalization Project.

Chairman Langley noted that the Southside Revitalization Project area encompasses approximately 125 acres located south of the Durham Freeway and just north of North Carolina Central University. Disinvestment in the neighborhood has accelerated in the past decades and today, Southside has one of the City's highest concentrations of vacant lots and vacant homes and one of the lowest homeownership rates. He explained that the City's objective is to stabilize the neighborhood and encourage long term private investment through the creation of new, high quality rental and homeownership units serving a broad range of incomes.

Mr. Johnson noted that overall the Southside Revitalization Project is progressing well.

He explained that the two foundation pads would be turned over to the vertical contractor on Friday, March 26. Mr. Johnson noted that last Thursday, March 21, there was a walkthrough of the site prior to the turn over to the vertical contractor. He mentioned that the Committee may have read that the Department will not have the 132 units ready before December 31. Mr. Johnson explained a plan to complete 92 units if not more by the end of the year which includes the 80 tax credit units to maintain compliance with tax credits which will be discussed with the North Carolina Financing Agency.

Mr. Johnson referenced prior report to the Committee about bad soil on the construction site which was handled in a manner favorable to the City of Durham and the Revitalization Project through a cap and cover plan approved by the North Carolina Department of Environment and Natural Resources. He explained that the cap and cover plan allows for some of the bad soil to remain on site, however homes and other infrastructure cannot be built on the bad soil but does allow for streets and parking. Mr. Johnson noted that the Revitalization Project was the first in North Carolina to be allowed to use the cap and cover plan, which allowed the City of Durham to save \$80,000 to \$90,000. Mr. Johnson noted that removal of all the bad soil could have cost the City of Durham up to \$1,000,000. He explained that the number of items would be on the City Council Work Session agenda for Thursday, April 4 for Southside West which will comprise of 48 homes. Mr. Johnson reported on the incentives program which is designed to make the homes affordable and attractive, with some of the homes to be sold at market rate to achieve the diversity of income in the neighborhood.

He reported that the Department continues to engage residents of Southside through the Southside Neighborhood Association which will receive an update on Monday, April 1 at 7PM.

Chairman Langley asked the Committee if there were any questions and/or comments for Mr. Johnson regarding the Southside Revitalization Project.

Committee Member Kwon asked whether the bad soil issue resulted in a change in the site or construction plans and whether there was any additional cost to the City of Durham.

Mr. Johnson responded that the bad soil did not change the site or construction plans and the City of Durham incurred an additional cost to have the bad soil removed.

Chairman Langley asked for clarity on the reason for the 92 units verses the 132 units begin ready for occupancy in December 2013.

Mr. Johnson responded that there can only be a certain number of construction crews on site to build while maintain the quality of the construction.

Chairman Langley thanked Mr. Johnson for the update and responses to the questions.

Subject: Update | 2012 Continuum of Care Grant Program

Chairman Langley reported that on Wednesday, March 13, 2013, the U.S. Department of Housing & Urban Development (HUD) announced that HUD has awarded \$692,330 to nine programs within Durham's Continuum of Care. He explained that the Continuum of Care grants are awarded competitively to local projects to meet the needs of their homeless clients. The grants fund a wide variety of programs from street outreach and assessment programs to transitional and permanent housing for homeless persons and families. Chairman Langley reported the following organizations and programs that received renewal funding:

- Housing for New Hope's Andover I and II Apartments (permanent supportive housing for individuals): \$50,284
- Housing for New Hope's Community Supportive Housing Program (permanent supportive housing for individuals): \$67,152
- Genesis Home's Family Matters Program (transitional housing for families): \$178,332
- Durham Housing Authority's Home Again Program (permanent supportive housing for individuals and families): \$97,845
- Housing for New Hope's Phoenix and Dove Houses (transitional housing for single adults in recovery from addictions): \$131,313
- Housing for New Hope's Streets to Home Initiative (permanent supportive housing for chronically homeless individuals and families): \$116,096
- Housing for New Hope's William Square I and II Apartments (permanent supportive housing for homeless individuals with disabling conditions): \$51,308

Lastly, Chairman Langley noted that the three projects the Committee reviewed are still being reviewed by HUD with two other renewal applications. He explained that the Department of Community Development awaits further announcements from HUD concerning whether these grant applications will be funded in the 2012 Continuum of Care grant cycle. He assured he would disseminate the information on the HUD determination once received.

Subject: Committee Concerns, Suggestions & Ideas

Chairman Langley asked if members had any questions, concerns, suggestions or ideas.

Committee Member Ward expressed an interest in an orientation session to better equip new members to serve effectively on the Committee.

Chairman Langley agreed and noted that he would work with the staff of the Department of Community Development to finalize the orientation material for dissemination to members in addition to potentially holding an organizational and orientation meeting at the next regular meeting. He encouraged new members to contact him with any questions if necessary. He noted that the City Council was slated to fill the last vacancy on the Committee and would prefer waiting until the new members is appointed prior to determining a definite date for the orientation.

Subject: Announcements

Chairman Langley asked staff and members to make announcements of upcoming affordable housing & community development events which may interest other member or impact the work of the

Committee.

Ms. Conyers again announced that the City Council will hold a public hearing on Monday, April 15, 2013 and the Board of County Commissioners will hold a public hearing on Monday, April 22, 2013 to receive citizen comments on the FY 2013-2014 Annual Action Plan.

Committee Member Loyd shared information on the Affirmatively Furthering Fair Housing: Linking Affordable Housing + Transit Symposium which will be held on Wednesday, April 17, 2013 from 8:30AM to 1:30PM at the Hilton Durham, 3800 Hillsborough Road, Durham, NC 27705. The symposium is free, open to the public, and lunch will be provided to pre-registered attendees. He explained that the Symposium series will feature regional expert panelists in housing, transit, policy, and development that will offer innovative tools and strategies for those public-private partnerships necessary to create affordable housing near transit-oriented development.

Chairman Langley announced the Committee would hold a regular meeting on Monday April 15, 2013 at 6pm.

Subject: Adjournment

With no further business, the meeting was adjourned at 6:42pm.

Respectfully Submitted,
DeWarren K. Langley, Chairman