



CITIZENS ADVISORY COMMITTEE

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



Minutes - Regular Meeting April 22, 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), April Johnson (Secretary), Anitra Bailey, Dilcy Burton, Delvin Davis, Edward Kwon, Roger L. Loyd, Anthony Royster (via phone), Will Sutton, Etienne Thomas, Gregory E. Ward (via phone).

Others Present: Reginald Johnson (Director, Department of Community Development) and Wilmur Conyers (Federal Programs Coordinator, Department of Community Development)

Absent: Alice Cheek, Richard Fuqua, and Raushan Gross.

Subject: Call to Order

The meeting was called to order at 6:07pm by Chairman Langley who welcomed everyone.

Subject: Roll Call

Secretary Johnson called roll and Chairman Langley acknowledged the presence of a quorum. Chairman Langley acknowledged the presence new member, Etienne Thomas. He noted that the City Council appointed Committee Member Thomas during their regular meeting on Monday, April 15, 2013 with a term expiration of June 30, 2013.

Committee Member Thomas explained that she is the Associate Director of Athletics/Senior Woman Administrator with the Department of Athletics at North Carolina Central University. She expressed her commitment to creating opportunities to help make Durham the best it can be and contribute to development while working for the good of others.

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 Vice Chairwoman Bullock and seconded by Committee Member Sutton to approve the agenda. The motion passed unanimously.

Subject: Action on Minutes

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

25, 2013.

Motion by Committee Member Loyd and seconded by Chairman Langley to approve the March 25, 2013 regular meeting minutes with corrections. The motion passed unanimously.

Subject: Orientation

Chairman Langley explained that his original intent was to provide orientation information at the meeting, however, a number of new members were not present. He explained that last year he created an extensive draft Orientation Manual which drew concerns from the staff of the Department of Community Development. Chairman Langley explained that when new appointees are appointed to the Committee, he sends the appointee a congratulatory letter, information about the Committee, specifically, its purpose, duties, attendance policy, annual report, conflict of interest, biographies of current members and an updated directory. He noted the need for an Orientation Manual to ease the assimilation of new appointees who join the Committee at different points in time throughout the year.

Motion by Chairman Langley and seconded by Secretary Johnson to create an Orientation Manual Subcommittee to create orientation material for the Committee. The motion passed unanimously.

Chairman Langley explained that the Orientation Manual was designed to serve as a reference to new members on the history & role of the CAC, entitlement programs of the US Department of Housing & Urban Development and application evaluation and recommendation process for funding allocation. He noted that the Manual is meant to serve as a learning and reference tool; however, it does not fully encompass all rules and regulations governing entitlement programs.

Chairman Langley emphasized that his goal as chairman is to improve the efficiency and effectiveness of the Committee by ensuring members are fully knowledgeable of the Committee's purpose and entitlement programs upon their appointment.

Chairman Langley solicited volunteers to serve on the Orientation Manual Subcommittee. Committee Members Langley, Bailey, Davis, Loyd and Sutton agreed to serve on the Orientation Manual Subcommittee. Chairman Langley explained that the Orientation Manual Subcommittee would review the Orientation Manual for additions and/or modifications prior to submission to the Department of Community Development for feedback.

He asked members for input on the content of the Orientation Manual.

Committee Member Bailey suggested an organizational chart and overview of functions.

Committee Member Ward suggested information on entitlement programs and acronyms.

Ms. Conyers suggested condensing the content of the Orientation Manual.

Chairman Langley asked members to email any additional suggestions.

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

Chairman Langley asked Ms. Conyers to explain the FY 2013-2014 Draft Annual Action Plan & Public Hearing for new members and those who did not attend the last meeting.

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), HOME Investment Partnership Program (HOME), 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 noted that the City Council held a public hearing to receive comments on the draft FY 2013-2014 Annual Action Plan on April 15, 2013 and the Board of County Commissioners were holding a public hearing tonight, Monday, April 22, 2013.

Chairman Langley reported that he spoke on behalf of the Committee to express our support for the draft FY 2013-2014 Annual Action Plan, the role of the CAC, the funding allocation recommendation process and the need for synergy between housing, transit and employment to expand economic opportunity for low-and-moderate income persons during the public hearing before the City Council. He announced that Secretary Johnson had agreed to speak at the public hearing before the Board of County Commissioners to provide the Committee statement.

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

Subject: Update | Southside Revitalization Project

Chairman Langley asked Mr. Johnson to introduce the Southside Revitalization Project for new members in addition to providing an update.

Mr. Johnson explained that the Southside Revitalization Project area encompasses approximately 125 acres located south of the Durham Freeway and just north of North Carolina Central University. He noted that the 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.

Mr. Johnson explained that there are a total of 48 single-family lots in the initial phase of homeownership development. As required by HUD, not less than 51% of the homes constructed on those lots must be sold to and occupied by households with incomes at or below 80% of the area median income. He noted that tentatively the sales prices of the homes to be constructed by the two recommended homebuilders will range from approximately \$145,000.00 to just over \$196,000.00. The maximum sales price in Durham County allowed by the North Carolina Housing Finance Agency (NCHFA) for participation in its programs is \$225,000.00.

He explained that the City Council received a report on the proposed assistance and incentives for low to moderate income homebuyers in the Southside project area; and voted to authorize the City Manager to approve adjustments as necessary to accomplish the project objectives during a regular meeting on Monday, April 15, 2013. Mr. Johnson noted that the program provides the incentives to the buyer in lieu of writing down construction costs in order to further the objective of establishing high market values necessary to attract long term private investment. He specified that there are three anticipated sources of homebuyer assistance of incentives for the Southside project - NCHFA, Duke University and the City of Durham.

Mr. Johnson noted that NCHFA offers 0%, 30 year deferred loans of up to \$18,000.00. Repayment is due upon sale. Eligible homebuyers generally must have a credit score of at least 640; Duke University has pledged to assist its employees with purchasing homes in Southside by offering \$10,000, 0% loans, forgivable over five years. Duke's total commitment is \$100,000.; and as a part of the five-year funding strategy and subsequent Annual Action Plans, the Department has proposed both "assistance" in the form of amortizing second mortgage loans at 2% with a 30 year term and "incentives" in the form of 0% forgivable loans amortized over 30 years. The amount of each loan will be up to \$20,000.

He reported that due to bad soil and weather delays, the Developers will complete 93 units by December 31, 2013 rather than the 132 units. DH Griffin, the contractors working on infrastructure, should be done by May 30, 2013.

Additionally, he reported that the City Council approved the selection of B. Wallace Design and Construction and Andrew Roby General Contractor as the homebuilders for the first 48 lots in the Southside neighborhood redevelopment.

Lastly, Mr. Johnson indicated that the City Council authorized the City Manager to issue to Integral Development, LLC a conditional commitment of construction/permanent finances in the amount of \$500,000.00 with a term not less than twenty years and an interest rate not exceeding 2% for the renovation and expansion of the Whitted School for affordable senior housing.

Chairman Langley thanked Mr. Johnson for the thorough update.

Subject: Affirmatively Furthering Fair Housing: Linking Affordable Housing + Transit Symposium

Chairman Langley provided an update on the Affirmatively Furthering Fair Housing: Linking Affordable Housing + Transit Symposium held on Wednesday, April 17, 2013 from 8:30AM to 1:30PM at the Hilton Durham which he attended along with Secretary Johnson and Committee Member Loyd. He explained that the City of Durham's recent "Analysis of Impediments to Fair Housing" revealed opportunities for Durham to integrate and encourage affordable housing,

affirmatively further fair housing, and facilitate public transportation use to achieve equitable housing and reduce social disparities.

Chairman Langley reported that panelists included General Counsel Bill Rowe with the N.C. Justice Center; Public Policy Fellow Tazra Mitchell with the N.C. Justice Center; Executive Director Tony Pickett with the Atlanta Land Trust Collaborative; Associate Professor Noreen McDonald, PhD. with the University of North Carolina at Chapel Hill; Housing and Economic Development Manager James Alexander with the Atlanta Beltline; and Development Committee Chair Paul Morris with DHIC, Inc. He noted that in addition to a panel discussion, the luncheon keynote speaker was General Deputy Assistant Secretary for Fair Housing Bryan Greene with the U.S. Department of Housing and Urban Development.

Chairman Langley asked Secretary Johnson and Committee Member Loyd to share their assessment of the Symposium.

Secretary Johnson reported that good information was provided at the Symposium by the panelists and the City of Durham has an opportunity to incorporate affordable housing as the regional rail system is created.

Committee Member Loyd agreed.

Chairman Langley concurred with the quality of information shared at the Symposium however, did not express optimism on the inclusion of affordable housing along the regional rail route because many of the rail stops currently lacked sufficient affordable housing and there was no incentive for developers to invest in affordable housing. He emphasized the need for the Committee to take a proactive approach to developing recommendations on increasing affordable housing along the rail route to the City Council and Board of County Commissioners.

Subject: Assistance Policy for Single-Family Rehabilitation Program

Chairman Langley reported that he received an email from Drew Cummings, Deputy County Manager for Special Projects for Durham County Government regarding the revisions to the Assistance Policy for the Single-Family Rehabilitation Program. He noted that he received the email a few hours prior to the meeting and did not have sufficient information to provide to the Committee with respect to the purpose of the review or guidelines for the Committee.

Chairman Langley noted that he would follow up with Mr. Cummings for additional information and disseminate the information to Committee.

Subject: Committee, Concerns, Suggestions & Ideas

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

There were no comments, concerns, suggestions or ideas.

Subject: Announcements

Chairman Langley asked if members had any announcements of upcoming affordable housing & community development events which may interest other members or impact the work of the

Committee.

Committee Member Sutton noted that the next regular meeting of the Committee was on Memorial Day, Monday, May 27, 2013 thus the need to reschedule the meeting.

Chairman Langley explained that he would send a Doodle Poll to establish the best date to reschedule the meeting and will send notification based on the availability of the majority of members to ensure a quorum.

Subject: Adjournment

With no further business, the meeting was adjourned at 7:00pm.

Respectfully Submitted,
April Johnson, Secretary