

DURHAM HOMELESS SERVICES ADVISORY COMMITTEE

**Full CoC Meeting
Wednesday, May 26, 2021
3:00 p.m.
Virtual Conference Call**

The Durham Homeless Services Advisory Committee met on the above date and time.

Committee Members Present:

Chair Ellecia Thompson, (Durham VA Medical Center)
Vice-Chair Angela Vick-Lewis (Formerly Homeless Representative, City of Durham)
Secretary Captain Helen Tripp (Durham County Emergency Medical Services (EMS))
Shiesha Bell (LIFE Skills Foundation)
Dr. Angeloe Burch (Durham County Homeless Subpopulation advocate);
Heidi Carter (Durham County Commissioner)
Jonathan T. Crooms (Durham County Veteran Services Office – *Proxy for Lois Harvin-Ravin*)
Drew Cummings, (Chief of Staff, Durham County Manager’s Office)
Janean Gordon (Assistant Director, Durham County Social Services – *proxy for County Commissioner Heidi Carter*)
Calleen Herbert (NCCU Office of Community Engagement & Service)
Charita McCollers, MSW (Lincoln Community Health Center/Federal Health Care for the Homeless)
Wanda Page (City of Durham City Manager’s Office)
Tracy Stone-Dino (Alliance Behavioral Healthcare)
Vega Swepson (Resource Specialist, Durham Technical Community College)
Ebony Thomas (Durham Public Schools Homeless Liaison)
Chris Toenes, MSW (Non-Profit Representative, City of Durham/TROSA)
Renee Vaughan (Faith Community Representative)
Amber Wade (Assistant to the Mayor - *Proxy for Mayor Schewel*)
Jasmin Young-Bradshaw (Durham Crisis Response Center)

Excused Committee Members:

Michael Best (Formerly Homeless representative)
Natalie Beyers (DPS Board of Education)
Ryan Fehrman (Executive Director, Families Moving Forward)
Director Lois Harvin-Ravin, Durham County Veteran Services Office (*Proxy Jonathan T. Crooms in attendance*)
Regina King (Faith Community Representative for the City of Durham)
Eliza Mathew (Duke University Office of Durham and Community Affairs)
Mayor Steve Schewel

Committee Members Absent:

N/A

Staff Present:

Reginald Johnson, Community Development Director
Karen Lado, Community Development Assistant Director
Colin Davis, Community Development Manager
Lloyd Schmeidler, Senior Community Development Analyst
Ruebe Holmes, Community Development Coordinator

Also Present:

Terry Allebaugh (Durham)
Brooke Anderson (Reinvestment Partners)
Nicole Bagley (Urban Ministries of Durham)
Ashanti Brown (Durham Housing Authority)
Danielle Butler (Triangle Apartment Association)
Kevin Callahan (DHHS)
Shana Carignan (Families Moving Forward)
Donna Carrington (Community Empowerment Fund)
Patricia Dorsey (Family Temporary Transitional Housing)
Julia Gamble (Duke Outpatient Clinic)
Rikki Gardner (Housing for New Hope)
Dionne Holliday (Resources for Human Development)
Manuel Hyman (Alliance Health)
Denita Johnson (Durham Housing Authority)
Peri Manns (Durham County Government)
Katie McCallister (AmeriHealth)
Kristi Page (Housing for New Hope)
Russell Pierce (Housing for New Hope)
Drew Pridgen (TROSA)
Anthony Snell (Durham Housing Authority)
Valerie Uchegbu (Urban Ministries of Durham)
Matthew Walker (City of Durham Community Development)
Malcolm White (Alliance Health)
Laressa Witt (Alliance Health)
Tim Wollin (Step Up Durham)

Subject: Call to Order and Housekeeping

Chair Thompson called the meeting to order at 3:00 p.m. She thanked everyone for attending, read the goals of the HSAC aloud, and reviewed housekeeping rules.

Subject: Minutes Review and Approval

There were no minutes available for approval.

Subject: Public Comments Period

No public comments

Subject: Executive Committee Quarterly Report

Chair Thompson shared information about the work of the Executive Committee. She started by thanking the staff of Community Development for their support and guidance.

- Continue to meet monthly
- Recognized Executive Committee members and Community Development staff
- Receive recommendations on needed areas of training

- Review attendance for HSAC and committee meetings. The majority have been attending consistently. Only one we will have needed to follow-up on who has not been attending since appointed to the role.
- Continues with “boots on the ground” for COVID response, emergency shelter needs, and coordinated entry process. Monitors and ensures processes are fine-tuned as needed.
- Elections:
 - Chair Thompson’s tenure will end soon.
 - Elections will be forth coming with the changing of the guard in August or September.
 - Vice-Chair Vick-Lewis has decided to remain on the board and will move up to the position of Chair.
 - The current secretary can move up to Vice-Chair.
 - Will need to elect a new secretary.
- Encouraged everyone to reflect on what the pandemic has taught you.
- Transitions in April:
 - Shiesha Bell replaced Alex Protzman
 - Natalie Byers replace Javonia Lewis
 - Jasmine Young-Bradshaw appointed for victim services provider
- Some seats are still vacant
 - City of Durham business seat, formerly filled by H.D. Briscoe
 - City of Durham faith/religious organization, formerly filled by Regina King
 - Durham Housing Authority
 - Law enforcement or local jails

Subject: Multifamily and County Development, DHA-RAD Update

All presentations are on the Durham CoC web site at <https://www.durhamcoc.org/board-meetings.html>

Reginald Johnson, Director of Community Development

- What is the City doing for housing for those who are at 30% or below the area median income (AMI)?
 - Affordable Rental Housing
 - Discussed the definition
 - Affordable to low-income households
 - Affordable: No more than 30% of gross household income
 - Low-income: Income at or below 80% of AMI
 - Explained affordable rents based on 2021 HUD Home income limits
 - Explained how subsidies help provide affordable housing for low-income households
 - Discussed the number of low-income households in Durham
 - Nearly 12,000 households pay more than 50% of their income for housing. This does not include persons who are homeless.
 - Forever Home, Durham Program

- Goal: Make Durham affordable, livable, and inclusive
- \$95 million affordable housing bond passed in 2019. Combines with \$65 million in existing City and federal funding.
- Goals
 - Build 1,600 new affordable rental homes
 - Preserve 800 affordable rental homes
 - Move 1,700 homeless persons into permanent housing
 - Provide 400 affordable home ownership opportunities for first-time homebuyers
 - Help 3,000 low-income renters and homeowners remain in or improve their homes
 - Create at least \$130 million in contracting opportunities for MWBEs
 - Support nearly 3,000 jobs through construction, operations, and resident spending
- Over \$10 million is set aside for homelessness through emergency shelter and rapid rehousing, homeless system investments, technical assistance, and HOPWA assistance
- Does not include activities and funding associated with COVID-19 response and HUD Lead Remediation Program
- Discussed current number of units completed and remaining.
- Discussed challenges to creating more 30% AMI units.

Peri Manns, Deputy Director of Durham County Engineering

- 300 & 500 East Main St Redevelopment
 - 300 E. Main St
 - Schedule
 - April 2021 – Parking deck construction started
 - July/August 2022 – Parking deck completed
 - November 2021 – Affordable Housing/Commercial begins
 - February/March 2023 – Affordable Housing/Commercial completion
 - Amenities on Main St side. Housing units will wrap the parking deck
 - Includes a childcare facility for birth through 5 years and two pre-kindergarten classrooms
 - 500 E. Main St
 - Mixture of market rate and affordable housing units
 - Housing units and commercial space wrap a parking deck
 - Amenities on Main St and Dillard St sides. Housing units will wrap the parking deck.
 - Preliminary schedule
 - December 2021 – Begin construction activities
 - 2023 4th quarter – Market rate housing opens

- 2024 1st quarter – Affordable housing opens
 - Durham County will continue to own the affordable housing properties

Rental Assistance Demonstration (RAD) program

Anthony Snell, DHA Director of Development, and

- Durham Downtown Neighborhood Planning (DDNP)
 - 2019: Plan to preserve and expand affordable housing in downtown Durham
 - November 2019: \$95 million affordable housing bond passed. Part of \$160 million Affordable Housing Strategy for City of Durham.
 - \$59 million of bond money is for the DDNP
 - First three phases underway in next couple of months
 - Seven sites
 - DHA Office/County Criminal Justice Resource Center: 290 units
 - Hunt Street Station: 136 units
 - JJ Henderson Site: Rehab and new construction: 258 units
 - Oldham Towers/Liberty Street: 555 units
 - Forest Hill Heights: 575 units
 - Southside III: 102 units
 - Fayette Place: 560 units
 - Preserving public housing units: 1 to 1 replacement
 - May be rebuilt in a different location
 - Mixed income sites included: 30%, 60%, and 80% AMI
 - Market rate development included at Oldham and Liberty St units

Ashanti Brown, DHA Director of Strategic Management,

- Homeless Referral Preference
 - Goal: Up to five percent of Public Housing units available to City of Durham for CoC referrals meeting DHA’s eligibility criteria and the HUD definition of homelessness.
 - Persons currently in permanent supportive housing or rapid rehousing retain their homeless status
 - CoC lead agency and HSAC determine the partnering homeless provider agencies (HPA)
 - HPAs make direct referrals to the CoC lead agency to confirm homeless criteria
 - CoC lead agency makes the referral to DHA for processing
 - Referrals continue in order to maintain the five percent
 - A property converted under RAD will retain the five percent preference

Denita Johnson, DHA Chief Operating Officer

- Housing Choice Voucher Program
 - Mainstream Vouchers – 33 vouchers
 - Non-elderly persons with a disability
 - Transitioning out of institutional or other segregated settings
 - At risk of institutionalization

- Homeless or at risk of homelessness
 - Referring agency: Alliance Health
- VASH – 122 vouchers
 - Veterans Affairs Supportive Housing
 - Rental assistance and clinical services by the VA
- Home Again (PSH) – 10 Vouchers
 - Grant funded
 - Rental assistance
 - Supportive services
 - For hard-to-serve homeless persons with disabilities
 - Referring agency: Alliance Health
- HCV Homeless Preference
 - Up to 225 vouchers available for tenant-based assistance
 - For individuals or families meeting the HUD definition of homelessness
 - Up to 15 referrals for the 225 vouchers may be for formerly homeless persons from PSH programs in the Durham CoC
- HCV Future Homeless Program
 - Emergency Housing Voucher (EHV) – 68 vouchers
 - To assist individuals and families
 - Experiencing homelessness
 - At risk of homelessness
 - Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
 - Recently homeless and need rental assistance to prevent homelessness
 - High risk of housing instability

Subject: Shared Housing Discussion

Definition: Two or more unrelated individuals in a rental unit share the unit and common spaces. Dr. Jamie Taylor, Director of Shared Housing Institute, will present about shared housing on July 9, 2021. She will talk about a CoC-wide commitment to shared housing and what that would entail.

Further discussion about shared housing was delayed due to the time.

Subject: Dedicated Plus Discussion

Lloyd Schmeidler discussed plans to finalize a recommendation for CoC PSH bonus funds anticipated in the 2021 competition. The CoC lead agency is recommending Dedicated Plus units as the priority for these funds. They will send out information about Dedicated Plus to the HSAC for consideration at the June meeting.

Subject: Announcements

No announcements

Subject: Adjourn

Chair Thompson asked for a motion to adjourn the meeting.

Motion: Charita McCollers

2nd: Ebony Thomas

With no further business, Chair Thompson adjourned the meeting at 4:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'HT' with a stylized flourish.

Helen Tripp
Secretary, Homeless Services Advisory Committee