

Council to End Homelessness in Durham • September 18th, 2014, 10:00-11:30am

Location: Genesis Home, 300 N. Queen St, Durham, NC 27701

Attendance: Lloyd Schmeidler (City of Durham), Ryan Fehrman (Genesis Home), Janet Xiao (CEF), Matt Schnars (City of Durham), Catherine Pleil (DIHN), Tiana Terry (VoFA), Maria Davis Dorsey (DDI), Carolyn Schuldt (OTM), Collins Crowe (OTM), Zenobia Hatcher-Wilson (DPS), Alex Herring (UMD), Alma Davis (DCRC), Brenda Tillman (DHA), Clara Sanders Marcus (GH – CoS intern), Lanier Blum (Self-Help), Rev. Ernie Mills (DRM), and Meredith Holden (DCRC intern)

Welcome and Call to Order: Ryan Fehrman called the meeting to order at 10:00am.

Approval of May Minutes: Alexander motioned to approve the August minutes, seconded by Alma.

Lanier Blum presenting on Affordable Housing Efforts in Durham

- Lanier brought two handouts: a New Yorker article about rapid rehousing & map of Durham-Orange LRT stations
- How did this get started?
 - Conversation in 2012 started about raising tax for purpose of \$1.7bn light rail transit between Durham and Chapel Hill
 - It would improve bus service starting immediately
 - Also would set up light rail line from Alston → S Square; end-to-end is only 34 minutes
 - Timeline: starting in ~10 years
 - Need high ridership; we lost competition of cost per rider.
 - City has rezoned in order to increase development, in hopes of ridership. Rezoned 9th St area.
 - 2500 new apartments have been developed (between West Village and Ninth Street). None are affordable. No provision in the plan or zoning for affordable housing.
 - When the new transit referendum came up, folks supporting the referendum spoke up about affordable housing, and formed the Durham Coalition for Affordable Housing
 - Worked for 1+ year to develop a referendum for a 15% affordable housing bill. However, affordability in this referendum is for 60% AMI, which is normally the market, “just under” affordable, and will not serve the very low-income population that CEHD serves.
- What can we do?
 - Planning is beginning again for all stations – including South Square, Buchanan, Dillard, Alston etc, where there may already be affordable housing. Affordable housing there might not be preserved, as property values increase.
 - Key issue: preservation of organic, market-provided affordable housing; they are going to be tempted to sell or tear down and build something more “luxury”
 - Speaking to planners: would be great to articulate the needs of very low income people
 - This year, city is going to start updating annual 5 year plan for housing development. Pension for housing funds, CDBG etc.
 - Lanier is hoping that we can keep a strong consciousness on the part of elected officials of the needs of lowest-income people.
 - There isn’t, except among a few of the council members, a dedication to this.
 - What can we do? Go to public hearings; responding to the numbers that come up; highlighting the ones that say, “Durham’s most urgent needs are for homeless families, chronically homeless etc.” who can’t be served by the market

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- About the Coalition:
 - Open to any organization/individual
 - Meet on 3rd Mondays at noon at First Pres
 - Event coming up: Sept 23rd 6:00pm meeting about hub that surrounds downtown and Buchanan @ Immaculate Conception Church
 - Durham CAN is also a leading member of the Coalition, and they will have 4 items on their general assembly list for elected officials in October meeting
- Strategies:
 - **1:** Low-income housing tax credits: enable developers to go out to capital markets and pitch a gov't tax credit (7 years) worth more than the investment. Handed out to developers on an extremely competitive basis (NC Housing Finance Agency). Durham is behind in the number of low-income housing tax credits we've been able to win. If we can begin to put projects together and get them supported by the neighborhood & city, we could win as many as 2 a year.
 - There is no guarantee, but we can advocate for that, by saying we want to see the maximum set aside that this property can pay for. There are also special financing programs through NCHFA to make it possible. Need housing to be under 30% AMI.
 - **2:** We need to increase the development capacity of our low-income housing providers, eg. DCLT and Self-Help. Need community support
 - eg. Vermilion family housing development: developer spent 1 year getting total community support, needed \$7-8,000 per unit of city gap financing, and the city balked (because saw costs increase)
 - **3:** Environmental Review: There is recognition by Fed transit administration that transit projects can cause displacement and harm low-income/protected communities. Haven't heard people think strategically about how we can use community justice aspects of environmental review to
 - In response to building highway in Crest St community: Durham sued the DoT and won the largest civil rights suit. Every person in Crest St was housed, either in a home that they owned or permanent affordable rental, or in senior housing.
- 1st city meeting to put out strategy:
 - Announcement to start area planning, looking overall at unified development ordinance to see if there were ways to incentivize affordable housing development & doing a needs assessment (Housing and Community Dev. Dept). Coalition is advocating that they include affordable housing as one of the infrastructure costs.
 - They are mostly looking at streets, sidewalks, parks etc.
 - Analysis: will not only say what the needs will be, but will also look at funding strategies
 - Lacked mention of getting land & money
 - City will continue to host meetings
- Are there any future meetings already planned? How can we participate?
 - **1:** City will be presenting infrastructure analysis and hub plans – we all can and should participate
 - **2:** Sept 23rd, 6pm: meeting about hub that surrounds downtown and Buchanan @ Immaculate Conception

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- Presentation from transit and city. There will be opportunity for community input.
- Just as Rapid Rehousing & Housing First eventually saved money, if we can get zoning/land now that supports affordable housing in station areas, it makes these programs possible. If not, it will be impossible to get that land.
- Qs & Comments:
 - Q: Ernie Mills, Durham Rescue Mission owns property there. How can we prepare and plan? What can I do?
 - Key thing for Durham is to make sure that existing resources are financed in such a way that property can be preserved.
 - What will happen: the City will be creating a community plan for that hub
 - There will be community-oriented and potentially expensive standards – preparing for dense, high-rider env't
 - As these things roll out, you'll have a big chance to participate. Would be great to get as much support as you can in each of these areas, to keep it preserved and encourage other development around it be compatible with *your* needs.

Lloyd Schmeidler presenting on Community Health Priorities:

- Invitation to participate in the planning process for 2015-2017
- Access to Care Committee – part of Partnership for a Healthy Durham, a group of organizations and community members working together to improve health in Durham county.
 - The Community Health Assessment is a process done by the Durham Community Health Dept every 3 years to help with health program planning. The current CHA will be completed by the end of this year
 - Next step = to approve health priorities
 - The Partnership's Access to Care Committee makes plans to improve access to medical and dental care
- Brief Report on progress:
 - Goal: to design program for sub-acute care for homeless people.
Action: Funding for pilot identified, and pilot program is underway.
 - Goal: expand dental care access.
Action: opened clinic, 14 dentists in community are now providing dental care.
 - Goal: healthcare reform information.
Action: Worked with partners to ensure that community was informed and distributed materials.
- Snapshot:
 - Health insurance rates: 23% all adults in Durham County uninsured in 2012; with much higher rates in Hispanic & Other.
 - High rates of poverty: 20% in 2012 – impact on physical and mental health
 - 19,506 Hispanic/Latino uninsured in Durham county
 - ACA does not include undocumented people

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- 2013 Community Survey Priorities: poverty, homelessness, violent crime, theft, gang involvement, lack of/inadequate health insurance, discrimination, lack of care for children/youth, pollution, drug/medication abuse
- Our Input: What should be done to improve the health of Durham's people without homes?
 - Medical respite: is there a link between health/homelessness here?
 - There is a pilot study off the ground, coordinated through LATCH with Duke Community Health
 - County funded \$1,000 through the health dept.
 - Seeking to serve 20 people July 2014-June 2015
 - Identifying sustainable funding for this resource in our community?
 - Using TANF funds for rehousing?
 - Being identified more and more as a best practice
 - We need multiple funding streams for Rapid Rehousing
 - People put into permanent supportive housing: not getting enough support
 - People not getting support when they are discharged from hospitals
 - eg. A man in ICU for 10 days, then on floor for 5 days, discharged with prescriptions to be filled, and total cost \$400 at CVS. Lack of care and money for prescription resulted in 4 return visits to hospital.
 - eg. Lincoln now requires copay, even for those who have no income.
 - Funding not available for these services. Eg. Man who was discharged had no funding for bandage changes.
 - Communication across the systems of care: when someone is homeless or on the verge of becoming homeless. All services across systems of care keep each other in the loop, so that barriers can be removed:
 - Privacy issues: information was only released to those who were directly in contact with the client; eg. Dept. of Social Services → alerted school & school board → homeless liaison at the school entered the picture to connect the family to resources
 - As providers in Durham, we run into barriers trying to get access to other services
 - For those transitioning from homelessness into housing: the removal of barriers for support in terms of crises, for holistic and preventative health:
 - More effective when rehoused through rapid rehousing (ie. when the housing crisis is resolved), because might have energy and are able to focus
 - Gap in health services for youth, needs to be represented and addressed
- Questions?
 - Mel Downey-Piper, mpiper@dconc.gov, 919-560-7761
 - Find the SOTCH report and Community Survey reports at www.healthydurham.org

Resolution Supporting the Reauthorization of the Runway & Homeless Youth Act

- Two bills: Runaway Homeless Youth Act & Homeless Children and Youth Act of 2014 (new legislation to address this issue)
 - Ryan passed out a handout containing links to these bills
 - If you & your agency can support

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- Lloyd is supportive of section A (to reauthorize the Runaway and Homeless Youth Act), but brought up a concern in section B around HUD's definition of homelessness—given HUD's limited budget (\$2bn), HUD funding would need to serve those with the deepest needs. Lloyd is worried that category 3 is imposing complex restrictions on our ability to serve homeless youth.
 - Ryan pointed out that the def'n listed here (“amend HUD'S definition of homelessness to include youth who are verified as homelessness by other federal programs, including RHYA programs, VAWA programs, and school homeless liaisons, without complex restrictions”) seems to already be included by the HUD definition
 - Catherine clarified that the intent of this clause: to be able to reach children, youth and families who are living in motels or temporarily with others.
- Alexander moved to support these two bills, seconded by Carolyn
- LGBT community meeting on these issues on Sept 30th, 6-8pm @ 114 S Buchanan
 - Alexander will email Ryan the flyer in order to forward to the CEHD

Topic Ideas: Brainstorming Session around Topics for Future Meetings

- Landlords and property managers
 - If landlords and property managers are not willing to be more lenient on income, evictions etc. then we can't do anything around funding
- Diaper Bank of NC
- Transportation access
 - Potentially Access to Care committee, Julia Gamble – nothing recently
- Rise in 18-30 homeless population
- Accessibility to childcare
- Durham Housing Authority
- Homeless program at the VA
- Medical supportive services – ways to reduce return to hospital
- Consistency in Police Dept's enforcement of new solicitation ordinance
- Mental health
 - CTI in Chapel Hill (Janet)

Agency Announcements:

- Tiana: the Bull City Stand Down is tomorrow, 8:30am-2pm @ the National Guard Armory. Everyone can ride the bus for free if you say you're going to the stand down.
- Matt: Project Homeless Connect takes place on October 10th
 - If service provider: please register on the website
 - Want to get the word out: team has been handing out flyers, but there was an error about bus tickets. Three WILL BE bus tickets at the event to hand out to get to appointments.
- Catherine: DIHN's annual gala is Friday, Oct 3rd @ Hope Valley Country Club. \$60 per ticket.
- Lloyd: Continuum of Care application process has opened in Durham. Applications are due to Community Development Dept 1/22, priorities for potential new projects in Durham are for rapid rehousing for homeless families & supportive housing for chronically homeless people.
- Alex: Mckinney's Battle of the Bands on Saturday @ Tobacco District. This year's recipient is UMD.

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- Open Table: Shrimp jambalaya dinner on December 1st @ Yates Baptist Church
- Alma: October is Domestic Violence Awareness month. Alma will be sending out events in community.
- September is Nat'l Recovery Month. On September 25th, there will be an all-day event held at Alliance BHC.

Ryan adjourned the meeting at 11:31am.

Respectfully submitted by Janet Xiao (janetx@communityef.org)