

**Partnership for a Healthy Durham
Health and Housing Committee
ZOOM**

**Minutes
09/21/2021**

Facilitator: Don Bradley

Meeting Outcomes

Present: Don Bradley (Duke), Bria Miller, Reginald Johnson, Brian Goings (DCRI), Melva Henry (City of Durham), Manuel Hyman (Alliance Health), Charlene Reiss (Partners for Impact)		
Project/Topic/Goal	Major Discussion Points	Recommendations & Action Steps
Welcome Don Bradley- 2 minutes	Don Bradley welcomed the group and the speaker Reginald Johnson from Forever Home Durham. He has been with the City of Durham since 2003 and Director of Community Development since 2012.	
Forever Home Durham- Mr. Reginald Johnson, Director, Community Development Department, City of Durham – 18 minutes	<p>https://foreverhomedurham.com</p> <p>Community Development- Foster safe, decent, and sustainable neighborhood.</p> <p>November 5, 2019 Durham residents voted to approve a \$95 million affordable housing bond. Bond funds are combined with \$65 million in existing City and federal funding to make a \$160 million investment now called Forever Home, Durham- in affordable housing and services for low-income Durham residents.</p> <p>Goals of Forever Home Durham</p> <ul style="list-style-type: none"> • Improve housing quality and affordability for renters and homeowners citywide • Serve a range of individuals and families- those experiencing homelessness, renters, first-time homebuyers, and current homeowners • Billions of dollars are needed for Durham to solve the housing problem • Bring partners together, create opportunities in the private 	The Partnership and Health and Housing committee can make sure that health considerations are on the table and support those who are promoting affordable housing

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sector, attract funds and creating jobs

Affordable housing is defined as safe, decent housing that is affordable to low-income households.

- Households should not spend more than 30% of gross income on housing.

Goals

- Build 1,600 new affordable rental homes
- Preserve 800 affordable rental homes
- Move 1,700 homeless persons into public housing
- Help 3,000 low-income renters and homeowners remain in or improve their homes
- Provide 400 affordable home ownership opportunities for first-time homebuyers
- Create at least \$130 million in contracting opportunities for Minority and Women-Owned Business Enterprises (MWBES)

Forever Home provides gap financing when Durham Housing Authority builds housing.

Progress with creation of new units and preservation of affordable units

- Willard Street new construction of 82 rental units for families-dental clinic for those with low income in this building
- JJ Henderson Tower- rehabilitation of 178 rental homes for seniors
- 504 households avoided eviction and preserved tenure
- 36 elderly and disabled homeowners received minor repair assistance
- 562 persons experiencing homelessness regained permanent housing

Construction to be completed in FY22

- Fitts Powell (ACRA)- rehabilitation of 14 affordable rental homes
- Ross Rd (reinvestment Partners)- rehabilitation of 42 rental homes for families

Key homelessness system performance metrics

- 350 persons will exit homelessness to permanent

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	<ul style="list-style-type: none"> • 25% of people experiencing <p>COVID-19 Response</p> <ul style="list-style-type: none"> • Transformed homeless activities, shifting the focus on developing and supporting non-congregate housing options and services <p>Questions and Answers</p> <p>Limited income because of disabilities: Their work is in the construction of housing. They received funding for emergency rental assistance program and gave the money to the county. People with disabilities would go to social services, not necessarily to Forever Home Durham.</p> <p>City/County relationship</p> <p>Cities usually do material projects. Counties normally provide services. Forever Home does housing and maintenance and most majorly gap financing. The county is a service provider to them. They give money for AIDs to the County to distribute.</p> <p>How does this group consider health in the process of building?</p> <p>They don't necessarily look at the health perspective but trust the builders and developers who have good reputations in considering health. One way people can help is by offering their land for building projects. The committee asked if the City could push ideas around health and safe places for exercise during the early stages of designing housing.</p> <p>This department manages money and partners with others to build projects and provide services. Forever Home provides funding for affordable housing projects.</p>	
<p>Introductions and Ice breaker- All- 10 minutes</p>	<p>What is the best thing that has happened to you during the pandemic?</p>	
<p>Previous Meeting notes review- All- 5 minutes</p>	<p>Everyone had an opportunity to review prior to the meeting. No one offered amendments.</p>	

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<p>Connecting health and housing organizations and activities- All- 15 minutes</p>	<p>Would like to explore what this committee could do in the CHIPs that would be useful or helpful. It seems that we can do research on best practices of including a health perspective on housing and provide information to those building affordable housing. Forever Homes seemed open to the health as a priority in housing.</p> <p>Duke did research on creating healthy housing. It is much more affordable to have this consideration early in the process. Be willing to connect them with those who are experts in keeping the health perspective up front in the building and development process.</p> <p>Identify populations that may not get as much attention with housing. In 2019, there were conversations with a national team discussing the types of things needed. It is important to serve specific groups but not group them in a concentrated area to alleviate stigma around that area.</p> <p>Continued advocacy is also needed. We would like to see behavioral health services in some of the housing building.</p> <p>Would like to see more engagement and presence at these meetings. Can reach out to Forever Home Durham to see if more groups want to come to this meeting.</p>	<p>Brian will reach out to Brenda Ruffins from Fitzpowell</p> <p>Don would like to invite Forever Home Durham to a Quarterly Partnership meeting.</p>
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