



---

# **2010-2015 Consolidated Plan**

**City of Durham  
Community Development Department  
807 E Main Street, Suite 2-200  
Durham, NC 27701  
Mike Barros, Director  
(919) 560-4570**

**For submission to the U.S. Department  
of Housing and Urban Development  
by May 15, 2010**





## Table of Contents

<b>Executive Summary</b>	
<b>Community Overview</b>	iv
<b>Local Housing Market and Needs</b>	vi
<b>Identification of Priority Needs</b>	xiii
<b>Part 1 Community Profile</b>	
<b>Overview of Durham</b>	1-1
<b>Demographics</b>	1-2
<b>Income &amp; Employment</b>	1-18
<b>Part 2 Housing Market Analysis</b>	
<b>Housing Stock and Condition</b>	2-1
<b>Housing Types</b>	2-2
<b>Condition &amp; Occupancy</b>	2-3
<b>Public and Assisted Housing</b>	2-5
<b>Condition of Public Housing</b>	2-7
<b>Other Assisted Housing</b>	2-7
<b>Low Income Housing Tax Credit</b>	2-8
<b>Part 3 Housing Needs Assessment</b>	
<b>Overall Needs</b>	3-1
<b>Housing Affordability</b>	3-2
<b>Disproportionate Needs</b>	3-8
<b>Lead Based Paint Hazards</b>	3-12
<b>Barriers to Affordable Housing</b>	3-14
<b>Impediments to Fair Housing</b>	3-15
<b>Part 4 Homeless and Special Needs Assessment</b>	
<b>Overview</b>	4-1
<b>Services for Subpopulations</b>	4-3
<b>Housing for Homeless</b>	4-4
<b>Prevention, Outreach &amp; Supportive Services</b>	4-7
<b>Continuum of Care Gap Analysis</b>	4-9
<b>Objectives and Strategies</b>	4-12
<b>Discharge Planning and Policies</b>	4-13
<b>Foster Care &amp; Health Care</b>	4-13
<b>Special Needs Assessment</b>	4-15
<b>Mental Illness, Disabilities and Substance Abuse</b>	4-19
<b>Domestic Violence</b>	4-21
<b>HIV/Aids</b>	4-23

<b>Part 5 Non-Housing Community Development</b>	
Public Facilities	5-1
Parks and Recreation	5-2
Health Facilities	5-4
Solid Waste Disposal	5-5
Historic Preservation	5-6
Public Conference Facility	5-7
Infrastructure	5-7
Public Services	5-7
Health Services	5-9
Employment Training	5-10
Public Safety Programs	5-11
Youth Programs	5-14
Senior Programs	5-14
Economic Development	5-15
Planning	5-16

<b>Part 6 Five Year Strategic Plan</b>	
Organization and Anti-Poverty Strategy	6-1
Identification of Priority Needs	6-5
Revitalization Areas	6-7
Affordable Housing & Neighborhood Revitalization	6-13
Institutional Structure & Coordination of Resources	6-16
Annual Action Plan	6-20
Proposed Activities & Projects	6-20
Home Ownership/Homebuyer Programs,	6-24
Anti-Displacement Plan	6-27
Citizen Participation Plan & Consultation	6-27

**Attachments**

- A- Listing of Proposed Projects
- B- Home Rental Monitoring Schedule
- C- Citizen Participation Plan
- D- Citizen Comments & Public Notices
- E- Certifications & Standard Forms 424s

## Executive Summary

In 2006, Durham County and the City of Durham proposed a unified development ordinance to coordinate City and County Planning and Development services and resources for an increased range of effort. The City/County Planning Department develops long range plans and policies to target growth and coordinate services to provide a comprehensive development effort targeting transportation, economic development, land use and historic preservation with increased quality of life as the end goal. It is in coordination with these goals and resources that this combined County/City Consolidated Plan is prepared for approval by the US Department of Housing and Urban Development (HUD).

Submitted in six parts, this plan provides all of the information required in the Consolidated Plan Checklist. Part 1 provides an overview of the Community of Durham and Parts 2 and 3 provide Housing Market Analysis and Housing Needs. Part 4 outlines Homeless Needs and Special Needs and Community Development Needs are addressed in Part 5. The Strategic and Annual Plans are addressed in Part 6 providing our coordinated goals and strategies for the next 1 to 5 years.

The City of Durham is an entitlement jurisdiction for the following entitlement programs with the US Department of Housing and Urban Development (HUD).

- Community Development Block Grant Program
- Home Investment Partnership Program
- Emergency Shelter Grant

The City of Durham is the lead agency responsible for the County/City Combined Consolidated Plan.

Based on the input of the community, capacity of the program and data analysis, the City has identified the following areas of critical importance:

- Community overview
- Affordable housing
- Homeless and special needs
- Community development
- Anti- poverty strategy
- Identification of priority needs
- Institutional structure and coordination of resources
- Sustainability and energy conservation

## Citizen Participation Plan

The City of Durham's Department of Community Development is the lead agency responsible for overseeing the development of the Consolidated Plan. However, the

Durham City Council is responsible for enacting the strategies for managing the Consolidated Plan process. In March of 2010, a new Citizen Participation Plan was drafted to broaden participation. The updated Citizen Participation Plan was drafted by the City's Department of Community Development and was approved by the Citizen Advisory Committee (CAC) on April 26, 2010. The complete Citizen Participation Plan is included as Attachment C. The CAC is a 15 member, appointed board of citizens whose purpose is to advise and facilitate citizen participation in the planning of the five year and annual action plan.

As the lead agency, the department plays an oversight role in helping all agencies and organizations that receive funds administer the programs included in the Consolidated Plan. In developing the plan, the City of Durham worked closely with each entity to insure that strategies were developed to address the needs for affordable housing as well as non-housing community development needs. These actions were included in the City's efforts to insure that community residents and other stakeholders are involved in the citizen participation process.

The City of Durham used several means of soliciting citizen participation which included consulting with community stakeholders, public and private partners, as well as faith-based organizations. The process included advertisements in the Herald Sun and Carolina Times, public meetings, surveys, and publications of the Department of Community Development's website, e-mails to various stakeholders, community groups, and advocates as well as stakeholder consultations. To insure the greatest level of public participation, the City held a series of meetings designed to discuss the planning process and to solicit input on community needs. Notification for these meetings was made to insure the maximum level of participation. Meetings were held at times and locations convenient for residents and stakeholders. Both the public meetings and the hearings were held at the City and County Office Buildings. The dates, times, and locations of the public meetings and hearings are listed below:

- October 13, 2009 – Application Workshop and Release of Application
- January 4, 2010 – Needs Public Hearing – City Council Chambers
- January 11, 2010 – Needs Public Hearing – Board of County Commissioners
- February 22, 2010 – Meeting to Identify Community Development and Housing Needs – City Office Building
- February 22, 2010 – Citizen Advisory Council Meeting – City Office Building
- March 25, 2010 – Five Year Consolidated Plan Meeting – City Office Building
- May 3, 2010 – Second Public Hearing, City Council Chambers
- May 10, 2010 – Second Public Hearing, Board of County Commissioners

The City of Durham also used a list serve for all persons attending any of the meetings to send certain sections for the five year plan for additional, on line, comments. Generally, every Friday the director would do a summary of suggestions. The results of these suggestions were turned over to the consultant to consider for inclusion in the plan. This method of additional citizens' input allowed for specific advocates to examine issues that concerned their constituency.

The citizen participation process yielded the involvement and input of a host of individuals and groups. Additional comments on the draft consolidated plan were solicited from the public during a 30-day comment period. Copies of drafts of the plan were made available to all parties interested in making comments and participating in the process.

Extensive efforts were made to broaden public participation in the development of Durham's consolidated plan. Outreach was made to insure the inclusion of minorities and non-English speaking persons, as well as those with disabilities. Notifications were sent to local agencies, service providers, and non profits that serve these populations to allow participation in the Consolidated Planning process.

To further broaden the public's participation residents, stakeholders, and interested agencies are given a 30 day comment period to comment on the consolidated plan. All meetings that are held are open to all segments of the community with accommodations being made for those with disabilities and careful consideration given to those who are employed. Time and accessible locations for meetings are key factors that are considered for insuring the maximum level of citizen involvement in the planning process. Several media venues were used and the local newspaper is a primary source for publishing advertisements about public meetings and the consolidated planning process.

While not every project recommended can be funded due to the vast amount of community needs and limited funding, all comments have been considered for inclusion in the final document. Priority is given to those activities which serve the greatest number of needs through the coordination of resources and collaborative efforts. Staff reviews proposals and makes recommendations for funding to the CAC. The CAC also reviews proposals and provides staff with their assessment and recommendations. This committee has taken into account the comments generated as a result of the citizen participation process. Several issues emerged during the citizen participation meetings. Issues cited included the following:

- Increased affordable housing production
- Job creation and entrepreneurial training
- Increase the number of rental subsidies
- More housing opportunities for those with special needs
- Preservation of housing stock through rehabilitation and renovation
- Demolition of abandoned and dilapidated buildings
- Increased code enforcement efforts
- More housing and services for the homeless
- Improved transportation with emphasis on elderly needs and low income
- More services for the elderly and youth
- Address lead- based paint problems
- Energy retrofitting in rehabilitation projects
- Address infrastructure needs
- Focus attention on neighborhood decline and revitalization

- More child care services needed
- Transitional housing for youth
- Credit Counseling for those with bad credit
- Crime reduction programs

The following is a list of some of the stakeholders who participated in the consolidated planning process: Habitat for Humanity, Housing for New Hope, Durham Affordable Housing Coalition, Community Alternatives for Supportive Abodes, Partnership Effort for the Advancement of Children’s Health, Self-Help, Lewis & Clark Community Developers, Durham County Government, Housing Authority of the City of Durham, Urban Ministries, and the Preservation Society.

## Community Overview

Once referred to as “The tobacco capitol of the world” Durham is known today as the City of Medicine. With over 300 medical firms and practices, healthcare is the area’s leading industry. The Research Triangle Park has continued to fuel Durham’s evolving economy since its inception in the 1950’s. The City has experienced a reduction in crime over the past decade, and boasts lower rates than peers in its region and the nation as a whole<sup>1</sup>. Durham continues to seek solutions to challenges experienced in many American cities such as curbing the effects of sprawling settlement patterns and steering the built environment towards more human-scaled sustainable development remains a priority for Durham. Durham also works to ensure that those at the bottom of the socioeconomic ladder are not left behind in the constantly evolving high-tech economy.

Both the City and County of Durham lie in the heart of the greater North Carolina Piedmont Area. As of 2009, an estimated 225,000 people reside in the City of Durham, with an additional 40,000 persons living outside the City limit, bringing the area population to approximately 265,000.

The Durham area is expected to continue to grow over the next five years at a rate of 9.05% which is slightly higher than the projected North Carolina state wide growth rate of 8.2%.

Durham residents are slightly younger than the North Carolina statewide population. Within Durham, a larger percentage of the population is under 18 and a higher percentage is within the workforce age range of 18-64. However, only 9.63% of Durham residents are 65 or older compared to 12.61% of the statewide population. Females slightly outnumber males in Durham, 51.19% to 48.81%.

Durham continues to become a more racially diverse community. The 2009 population was comprised of 49% whites. Based on the past decade of growth, the 2014 projections maintain a majority white population of 48% and 35% African American. Between 2000 and 2009 the area has seen a significant increase in the number of individuals identifying themselves as “some other race”, from 9,369 in 2000 to a projected 23,299 individuals in 2014.



Hispanics are the fastest growing racial demographic in the area. The Hispanic population has grown from just over 1% in 1990 to 12.4% in 2009, and is projected to reach 15% of the total area population in 2014. These population trends follow both North Carolina and Southeastern United States regional growth patterns.

Historically, the Durham County/City communities have experienced some of the lowest unemployment rates in North Carolina and the Southeast. Strong growth in the Educational Services and Health Care industries has helped to offset the decreasing manufacturing sector. Educational and Health Care Services employ 31.07% of the area’s labor force. Table 1-14 displays data on employment by major industry sector.

Industry	Percentage of Area Employment
Educational Service Industry	13.67%
Health Care & Social Services	17.30%
Manufacturing	10.85%
Professional, Scientific & Technical Services	9.12%
Retail Trade	8.32%

*Source: NC. Employment Security Commission: North Carolina County Labor Market conditions: December 2009*

Duke University is the largest employer in the Durham community, employing more than 31,000 people. Fall 2009 numbers show an undergraduate, graduate, and professional student population of almost 14,000. Duke is a major economic engine for the area and is rated as one of the top research universities in the nation. The latest economic impact study conducted in 2008 estimated that the university had an annual impact of \$3.4 billion on the Durham community.<sup>1</sup>

Founded in 1910 as the first liberal-arts university for African-Americans, North Carolina Central University (NCCU) plays a key role in the life of the Durham community. Today NCCU has a student population of nearly 9,000. Capitalizing on its key location in the heart of the Research Triangle, NCCU has developed a distinguished bio-technology program and research institute. The latest economic impact study conducted in February 2010, estimated that the university had an annual impact of \$304 million on the Durham community (using 2007 numbers). The study further estimates a value-added impact of \$181 million to the regional economy.<sup>2</sup>

Even with this strong educational base to the local economy, the Durham community has not been able to escape recent national economic trends. In each of the past two years

<sup>1</sup>

<http://stimulus.ors.duke.edu/sites/stimulus.ors.duke.edu/files/Duke%20Economic%20Impact%20Statement%209-2-09-1.pdf>

<sup>2</sup> <http://www.nccu.edu/aboutnccu/index.cfm>

(2008-2009), the study area has suffered significant job losses in the Construction and Manufacturing Industries. See table 2 below.

Industry	Jobs Created/Lost	Over the Year Change
Education & Health Services	1000	1.70%
Government	800	1.40%
Information	-200	-5%
Financial Activities	-600	-4.50%
Trade, Transportation & Utilities	-900	-2.70%
Natural Resources, Mining & Construction	-1,100	-11.60%
Professional & Business Services	-2,400	-6.80%
Manufacturing	-3,700	-9.40%
Other Services	-1,000	-5.20%

*Source: NC. Employment Security Commission: North Carolina County Labor Market conditions: December 2009*

Furthermore, reflective of the national economic downturn in 2008 and 2009, the area has seen a reduction in Professional & Business Services jobs. These losses have been offset slightly by the growth in other sectors; however, area unemployment rates have risen significantly over the past three years.

During 2009, there were five mass lay-off actions in Durham County totaling over 2,200 jobs lost. The electronics/technology industry had with three of the five mass lay-off events.

The recession downturn was not felt as deeply in Durham as in the rest of the state partly because of the Educational and Health Industry that provides employment to a high percentage of Durham residents.

## Affordable Housing

### Local Housing Market and Needs

Single family detached homes, which comprise 57% of all housing units, continue to be the most prevalent housing option in Durham with small apartment complexes providing 28% of the remaining housing units. Housing sales are down in Durham as they are across the nation.

<sup>3</sup> NC. Employment Security Commission: North Carolina County Labor Market conditions: December 2009

According to the American Community Survey three year estimates (2006-2008), Durham has 100,830 total housing units. Of these units, 51,188 or 50.7% were built before 1980.

As of 2009, Durham had a total of 105,309 occupied housing units. , of which, 57,389 units (54.5%) were owner occupied households.

Table 3. 2009 Durham County Households by Occupancy		
	Units	Percentage of Units
Owner Occupied	57,389	54.5%
Renter Occupied	47,920	45.5%
<i>Source: Claritas via Policy Map</i>		

In the past 18 months, Durham has seen a slight decline in the number of vacant housing units; from a high of 7,548 in the first quarter of 2008 to a low of 6,708 in the fourth quarter of 2008.

Table 4. Durham County Vacancy Rates (Housing Units)							
	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
Number Vacant	7,548	7,246	6,779	6,708	6,773	6,896	6,988
Percent Vacant	5.53%	5.31%	4.93%	4.86%	4.88%	4.96%	4.99%
<i>Source: Claritas via PolicyMap</i>							

“Housing Problems” are defined as substandard units, living without adequate facilities, overcrowding which indicates more than one person per room, and cost burdened which is defined as paying more than 30% (28% for home owners) percent of a family’s income for housing. Table 5 indicates the number of households in Durham with housing problems.

Table 5. Households with housing problems			
	Number	Percentage of Occupied Units	Occupied Units with Housing Problems
Occupied Housing Units	100,830	100%	36,440
Owner Occupied	56,510	55.5%	15,955
Renter Occupied	44,320	45.5%	20,485
<i>Source: 2009 Comprehensive Housing Affordability Strategy Data Set</i>			

In Durham, 55.5% of all occupied housing units are owner occupied while 45.5% are renter occupied. Of the 56,510 owner occupied households, 15,955, or 28%, have one or

more housing problems. Of the 44,320 renter occupied households, 46% or 20,485 face one or more housing problems.

Owner occupied households facing housing problems are less likely to be low income than renter occupied households with housing problems. Of the 15,955 owner occupied households facing one or more housing problems, 56.3% are at or below 80% AMI, while 92.6% of all renter occupied households, with housing problems, are at or below 80% AMI.

Housing problems are not only experienced by small (less than 3 members), single parent families and the elderly. Over 30,000 small families, in Durham, are experiencing housing problems, as are nearly 45,000 large and small families.

“Housing Affordability” is another issue. Even with housing prices falling the very low income families find housing prices out of their range for affordability both in rental or homeownership.

## **Barriers to Affordable Housing**

In considering the barriers to affordable housing, two major factors emerge. First is a household’s ability to afford housing based on its income, and second is the price of housing. Durham recognizes the government’s role in reducing barriers to affordable housing and has implemented the following to combat the barriers in Durham.

- Continue to provide effective enforcement of Fair Housing Laws
- Develop print and media campaign to provide education and outreach to a variety of groups on the Fair Housing Ordinance
- Continue to work with other governmental and nonprofit agencies to develop programs to alleviate discrimination and further Fair Housing
- Increase support of financial literacy, first time homebuyer programs and anti-predatory lending campaigns in the community
- Conduct Lender’s, Realtor’s, and Landlord Training with a Fair Housing component
- Distribute Fair Housing information with all First time Homebuyer’s applications<sup>4</sup>
- Enable housing counseling programs for low-income residents

## **Local Affordable Housing Programs**

In response to these housing needs, there are several local affordable housing programs. The Durham Housing Authority (DHA) and the City of Durham, among others play a role in providing resources.

DHA currently provides 1,851 units of traditional public housing as well as funding for 2,749 Section 8 Housing Choice Vouchers for area low-income families. DHA 2008

---

<sup>4</sup> Durham Housing Authority Annual Action Plan FY 2009 -2010

numbers show 93.7% of tenants as Black/African-American and 5.8% as White, with all others making up the small remainder. A Community Survey conducted by DHA in 2008 reports that the average family size for the overall community was 2.5, while the average family size for Section 8, Public Housing and Affordable Housing was 3, 2.2, and 2 respectively.

Program	Units	Current Wait List
Public Housing	1,851	1,930
Housing Choice Vouchers	2,749	684
<i>Source: Durham Housing Authority: Annual Action plan 2009 -2010</i>		

In recent years, DHA has been declared a “troubled housing authority” as defined by the Public Housing Assessment System (PHAS); currently the authority’s performance is rated as “standard”. Through goals and action plans set forth in the 2010 Five Year Strategic Plan, DHA plans to soon achieve “high performer” status.

The City of Durham and Durham County have largely combined their housing and community development efforts under one umbrella organization now referred to as the Durham Consortium. The Consortium funds are administered by the City’s Department of Community Development. In addition to the Consortium’s HOME funds, the City of Durham also receives Community Development Block Grant (CDBG) and Emergency Shelter Grants (ESG) funding from HUD on an annual basis.<sup>5</sup> The Consortium operates the following programs:

- *Elderly and Disabled Housing Rehabilitation Program* - The Consortium offers elderly or disabled, very low-income families (at or below 50% AMI) a maximum loan of \$35,000 to provide for owner-occupied home rehabilitation to provide a safe environment for the owner-occupant. Each loan has a deferment and forgivable amortization up to 10 years.
- *Urgent Repair Grants* - The City also provides Urgent Repair grant funds to elderly or disabled families at or below 50% AMI. These funds are administered in cases where the occupants’ health and safety are at risk. Individual grant awards may not exceed \$7,500.
- *Owner-Occupant Housing Rehabilitation Program* - Similar to the elderly and disabled program, the City also provides low interest (currently 2%) loans for low income (80% AMI or less) owner-occupants. The loan amount may not exceed \$50,000 and is repayable over 20 years.
- *Energy Efficient/Weatherization Program* - Utilizing a portion of CDBG funds, the City has partnered with Operation Breakthrough to provide energy efficiency and weatherization repairs to low income households.

<sup>5</sup> Durham Housing Authority Annual Action Plan FY 2009 -2010

## Homeless and Special Needs

The greater Durham community organized in 2006 to prepare a 10-Year Results Plan to End Homelessness (TYP). The preparation of this plan involved a wide range of public, private and non-governmental organizations, and conducted a series of community forums that discussed homeless issues. The TYP provided a list of very specific goals, targets and strategies. The TYP and the yearly Continuum of Care Plans are closely linked. Between the TYP and the Continuum of Care Plan, there is coordination of homeless services and planning for future homeless projects.

The purpose of the TYP partnership is to increase the level of self-sufficiency among the homeless and ameliorate the underlying causes of homelessness. A major goal is to assure that available services were not unnecessarily duplicated and that outreach, assessment, emergency shelter, transitional housing, supportive services, and permanent supportive housing were available in a coordinated, seamless fashion

When the TYP was produced in 2006, it was estimated that over 2,500 people were homeless<sup>6</sup>.

Homeless families have somewhat different characteristics than individuals, and these characteristics and the causes of family homelessness have become more severe with the recession. In 2010, homeless family characteristics included individuals in families that make up 24% of the homeless population. The TYP reports that 13% of all of the homeless families have a chronic substance abuser as part of the family, and 11% of those who are homeless in families are homeless because of domestic violence.

The characteristics of homeless individuals in the 2010 Point-in-Time report are as follows:

- 18% are veterans
- Over 15% have severe and persistent mental illness
- 46% have chronic substance abuse and addiction
- 24% are chronically homeless (homeless for over a year, or repeated incidences of homelessness) compared with a national average around 10%<sup>7</sup>

The recession has caused more families to become homeless because of economic conditions or losing their home to foreclosure. The 2010 “point-in-time count” found that the homeless population on the street on January 27 to 28 was up 26 percent over a year ago, and the number of homeless families increased from 34 to 51 over the same time frame<sup>8</sup>. Several people interviewed for the article tied the increase in homelessness to the local unemployment rate that increased from 3.9 percent in December, 2007 to 7.9

---

<sup>6</sup> The 10-Year Results Plan to End Homelessness, p 7.

<sup>7</sup> Durham Point-in-Time Count Reporting Form, January 27, 2010.

<sup>8</sup> Durham Homeless Increase in Tight Times. News & Observer, March 12, 2010.

<http://www.newsobserver.com/2010/03/12/383603/durham-homeless-increase-in-tight.html>

percent in December, 2009. The director of the Durham Affordable Housing Coalition, Anita Oldham, said that “fewer people are now in emergency shelters and more in transitional housing moving toward independence. In 2007, 60 percent of the homeless counted were in emergency shelters such as Urban Ministries of Durham or the Durham Rescue Mission. That fell to 43 percent this year.”<sup>9</sup> Ms. Oldham also commented that “our continuum of services for homeless people is really working.”<sup>10</sup>

There have been some changes in the data on subpopulations in Durham. The number of chronically homeless people increased 35 percent from 105 in 2008 to 142 in 2009, and the number increased 49 percent over the 95 persons recorded in 2007<sup>11</sup>. The chronically homeless represent 26 percent of the total number of homeless. A large Emergency Shelter provider noted that 51 percent of a sample of 500 consumers was from locations outside Durham, and this change may be due to the recession.

The number of persons with a history of domestic violence increased 42 percent to 74 people, which may reflect the increased stress in households caused by the recession. Homeless veterans increased 13 percent to 93 persons.

Other subpopulations decreased significantly. The number of persons with a severe mental illness declined by 11 percent to 93 total persons. Persons with a substance abuse disorder declined 12 percent to 341, and the number of persons with HIV/AIDS declined 21 percent to 56.

An Analysis of the Special Needs Community was performed. Estimates on the frail elderly and elderly population, disabled sub populations and substance abuse, domestic violence and aids were addressed as housing problems and as demographics.

## **Community Development Needs**

Quality of Life is one of the highest draws any community has for future residents. Libraries, Neighborhood facilities, Schools, proximity to parks, impact of traffic and congestion are all factors often into account when deciding where to live. Durham is known for a high quality of life. Durham maintains the reputation of having the best medical care in the Country, which is another plus in drawing new citizens. Durham has been coined the City of Medicine, and has the nation’s largest regional University medical research park and a physician to population ratio that is four times the national average. There are more than 2,200 licensed physicians in Durham and each year more than 15,000 people receive hospital care. More than \$600 million is spent in medical research each year and over 42,000 people are employed by the health care industry, representing almost 30% of the population. Durham has a nursing ratio of 43 to 1, when

---

<sup>9</sup> Durham Homeless Increase in Tight Times. News & Observer, March 12, 2010.

<http://www.newsobserver.com/2010/03/12/383603/durham-homeless-increase-in-tight.html>

<sup>10</sup> Durham Homeless Increase in Tight Times. News & Observer, March 12, 2010.

<http://www.newsobserver.com/2010/03/12/383603/durham-homeless-increase-in-tight.html>

<sup>11</sup> 2009 Continuum of Care, Exhibit 1, p. 32.

the state average is 125 to 1. Durham is home to the Duke University Medical system and six hospitals.

It is estimated that the population of Durham will increase by 70,000 to 100,000 residents over the next two decades. That steep growth rate will demand an increase for park and recreation facilities. The community desires and expectations of quality demand a comprehensive system of parks, trails and recreations centers. Funding is crucial to expanding the network of parks and currently. There are currently insufficient resources to maintain parks and recreational facilities at a desired level. Standards for maintenance and policies for increasing park safety are key policies of the Durham Comprehensive Plan for Parks and Recreation.

The City provides water to residents and business through two City owned reservoirs. They provide a yield of 43 million gallons per day and the treatment plants can treat up to 52 million gallons per day. The City anticipates the need for more capacity.<sup>12</sup> The County and City planning department currently prohibits extensions of the water distribution system outside the Urban Growth Area (UGA).

The City County Planning Department acknowledges in their Comprehensive Plan (Transportation Element) that transportation planning must be integrated with the planning of the region. This requires coordination and communication between the triangle regions' planning organizations and with that of the State. Reducing transportation demand is an element of this plan. But the current demand for travel is growing faster than the facilities, and congestion is a quality of life issue. Impact fees are the current mode for transportation developments but new development further strains the current infrastructure. New funding sources may need to be identified to pay for future improvements.

Durham can celebrate many accomplishments. The Durham Department of Community Development in concert with the Durham Association of Realtors in coordinating their planning and management of services has been recognized as best practice collaboration for the planning of an annual Home Buyer's fair.

## **Anti-Poverty Strategy**

The City of Durham has an asset building strategy to address HUD's requirement for an anti-poverty strategy. This strategy helps coordinate the housing, homeless, public housing, and non-housing community development strategies together as one comprehensive plan for affecting changes in the lives of those of low wealth. The strategic plan which includes the priorities and strategies outlined in this section promotes self-sufficiency and empowerment. The City of Durham's Community Development Department, as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts through residents, health and human service agencies, members of the private sector, members of the faith based community, and for-profit and non-profit

---

<sup>12</sup> 2005 – 2010 Durham Consolidated Plan, page 67.



developers. Self sufficiency and empowerment for low and moderate income individuals will be strengthened through the City’s strategies to increase economic wealth and promote job creation through projects and activities included in the strategic plan.

*A. Improving the Quality and Availability of Affordable Housing*

The City’s affordable housing, public housing, and community revitalization initiatives work toward reducing the signs of poverty in many neighborhoods. Significant resources are focused on the creation of affordable housing utilizing the federal CDBG and HOME programs, working with the community, enlisting the support of partners, and coordinating the efforts of local nonprofit and for-profit providers. Efforts will focus on increasing housing choice and options, insuring that fair housing remain a primary focus, eliminating overcrowding, increasing homeownership, decreasing sub-standard and inadequate housing as well as increasing the opportunities for investment of additional public and private resources in the community.

*B. Provide and Improve Public Facilities and Amenities*

Equally important in the strategy to eliminate the conditions caused by disinvestment in targeted neighborhoods is providing adequate infrastructure, public facilities, and amenities. The objective of this focus is to support the development of neighborhood stability, stronger connections with surrounding communities, and greater opportunities for economic growth.

Greater pedestrian access, sidewalk improvements, new streets, the development of additional parks and green space are other services and amenities needed to improve the overall quality and character of neighborhoods.

*C. Revitalize neighborhoods*

Another component of the anti-poverty strategy includes goals and objectives for improving the living and business environments in neighborhoods throughout the City of Durham. The consolidated plan includes strategies to demolish or reuse vacant properties, encourage businesses to invest in Durham and redevelop properties to improve the overall character of the area’s neighborhoods. Resources will be targeted in order to have a visual impact in these targeted areas, Rolling Hills/Southside, Northeast Central Durham, and Southwest Central Durham. The targeted strategy approach is being pursued as a means of encouraging private investment in the neighborhood revitalization process. Specific targeting is planned for Rolling Hills/Southside.

## **Identification of Priority Needs**

As a growing community, the City of Durham is challenged with successfully balancing a diverse array of housing and community development issues. Given the range of competing needs, the community must invest its scarce public resources wisely. Therefore, as a general principle, the City of Durham will attempt to expend public funds

in a way that leverages the commitment of private sector support whenever possible. Through the public participation and consultation process, the City of Durham has identified the community's priorities which will focus on neighborhood revitalization and housing for persons with special needs.

### **Priority A: Neighborhood Revitalization**

Revitalizing and stabilizing communities has always depended on identifying resources, creating partnerships, and mobilizing the capacities and assets of residents and neighborhoods. As has been the case in many of its housing and community programs, the City will continue to work with community groups and stakeholders to develop and implement plans for the revitalization efforts planned for the Rolling Hills/Southside neighborhoods and the ongoing efforts for neighborhood stabilization in Northeast and Southwest Central Durham. Various sources of funding will be sought to continue neighborhood redevelopment efforts, including the exploration of establishing a revolving loan fund for affordable housing or housing trust fund.

#### *Strategies*

##### *1. Continue efforts to eliminate blight and increase homeownership in Northeast Central Durham*

Northeast Central Durham is a community of challenges faced with issues of crime, deteriorated housing conditions, declining population, and the lack of employment opportunities. It is estimated that nearly 75% of the housing units in the neighborhood are renter occupied and only 25% are owner occupied. The population is comprised of 75% African Americans, 18% Latino, 6% White, and 1% other. As resources permit, the City will continue to pursue code enforcement efforts, address environmental issues, eliminate blighted conditions, and the demolition of dilapidated properties. Continued efforts will be made to stabilize and revitalize this area of the City by targeting resources and mobilizing partners to eliminate blighting influences, increase the rate of homeownership, and reduce crime.

##### *2. Continue efforts to eliminate blight and increase homeownership in Southwest Central Durham*

Efforts to revitalize and stabilize Southwest Central Durham will be similar to those for Northeast Central Durham. The Department of Community Development will work to ensure that every citizen has access to adequate, safe and affordable housing by reducing the number of substandard and unsafe structures, decreasing the number of persons occupying substandard housing, and increasing the number of homeowners. With assistance from partner organizations that include Self-Help, Habitat for Humanity, Builders of Hope, Durham Community Land Trustees, and other partners, the City will provide additional rental and homeownership opportunities. Homeowner Rehabilitation and Homebuyer's Purchase Assistance Programs will be used to support revitalization

and neighborhood stabilization efforts. Land banking options can be explored for this neighborhood as well as Northeast Central Durham.

*3. Implement strategic and focused investments in Rolling Hills/Southside to reverse disinvestment and create a sustainable mixed income community*

The Rolling Hills/Southside area encompasses nearly 125 acres and contains concentrations of vacant houses and a homeownership rate as low as 13%. The vacancy rate continues to increase and the rate of homeownership has spiraled. A City consultant's, Mc Cormack Baron Salazar, revitalization plan calls for targeted and strategic investments by the public sector which will help create the "Tipping Point" for private investment. The tipping point is considered the point in the real estate market where private investment becomes economically viable without significant public subsidy.

Smart growth and higher density strategies will be used to create a mixed-use and mixed income community. Along with the development of rental and homeownership affordable housing options, the City is exploring a number of project funding sources and options that include: equity from the sale of tax credits, financing from the North Carolina Housing Finance Agency, conventional mortgages, and subsidies. New sources of funding are being sought for this initiative which will allow continued funding support for other targeted areas. The City may use housing entitlement funds to borrow against future entitlement amounts along with housing bond program income funds to start the initial phase of development in an effort to achieve the tipping point. The City is also investigating the possibility of Neighborhood Revitalization Strategies.

The City of Durham's goal is to stabilize and revitalize neighborhoods for existing homeowners in neighborhoods and communities throughout the City while simultaneously increasing opportunities for homeownership through rehabilitation and/or new construction. This goal is specifically targeted to existing homeowners and first-time homebuyers since homeownership is the most effective way to sustain and preserve neighborhoods and, where necessary, rebuild communities.

Reducing home energy bills in NECD and SWCD is another important element in making home ownership in these neighborhoods more accessible and sustainable.

Housing analysts maintain that energy bills in excess of 6% of household income are an unaffordable burden, yet a recent study estimates that in the over 24,000 households in Durham County with income less than 185% of the federal poverty level, household energy bills during 2009 ranged between 10% and 67% of household income, as shown in the table below.\*

Even with expanded energy assistance due to federal stimulus funding, the Weatherization Assistance Program in Durham will not be able to educate and provide technical assistance to every household in the two target neighborhoods within the next five years. Coordination with new and existing energy efficiency programs will be

necessary in order to dramatically reduce the energy burden experienced in these neighborhoods.

	Number of Households In Durham County	Energy Bills as % of Household Income
Less than 50% Federal Poverty Level	6,547	67.0%
50% - 74% of Federal Poverty Level	2,541	26.8%
75% - 99% of Federal Poverty Level	2,810	19.1%
100% - 124% of Federal Poverty Level	3,436	14.9%
125% - 149% of Federal Poverty Level	3,874	12.2%
150% - 185% of Federal Poverty Level	4,888	10.0%

<sup>[1]</sup> Fisher, Sheehan & Colton, *The Home Energy Affordability Gap* (2010), [www.homeenergyaffordabilitygap.com](http://www.homeenergyaffordabilitygap.com) (accessed March 29, 2010).

### Priority B: Housing for Persons with Special Needs

Addressing the needs of populations with special needs is the second goal for the City of Durham. Recognizing the complexity of housing needs of the elderly, persons with disabilities and substance abuse problems, homeless individuals and families, and persons with HIV/AIDS, the City will continue its efforts to coordinate and aid in the delivery of adequate and affordable housing with services to adequately address these needs.

#### *Strategies*

#### *1. Coordinate with institutional partners to increase the supply of permanent housing for persons with special needs*

The City will continue to work with its subsequent partners in the implementation of Ten-Year Plan to End Homelessness (TYP). The City will lend support through Emergency Shelter Grants (ESG), Community Development Block Grant (CDBG) and/or HOME CHDO funds. All projects will be reviewed for consistency with the Consolidated Plan and the City’s continued support will be given to Durham’s Continuum of Care.

#### *2. Enhanced coordination among service providers to ensure ongoing case management and effective management information systems*

The City will support the Continuum’s efforts to improve the HMIS tracking system and work with service providers to make sure that documentation and recordkeeping requirements are met.

The homeless priorities by the City of Durham are consistent with those outlined in (TYP). The Housing Education and Advocacy Results Team (HEART), a special advisory committee of the Durham Affordable Housing Coalition (DAHC) has been very instrumental in keeping the issues that face the homeless and special needs populations as a top priority. The four specific outcomes identified and proposed are as follows:

- Homeless people will have access to permanent housing
- Those who become homeless will move quickly into permanent housing
- Homeless people will have the income necessary to obtain and sustain permanent housing
- Individuals and families most at risk of homelessness will maintain permanent housing through comprehensive prevention activities

Supporting data documenting Durham’s housing needs comes from a review of HUD’s 2009 CHAS Data sets. Priorities and strategies for neighborhood revitalization are driven by the need to address the housing needs of those who are cost burdened, who lack adequate facilities, who are overcrowded, and who live in dilapidated housing. The needs assessment conducted as a part of the strategic planning process reflects that there is a very large portion of the community’s population who are experiencing housing problems of this nature. Nearly 50% of the 100,830 occupied housing units in Durham face housing burdens. The need for some form of housing assistance for these households ranks as a high priority. Priority will also be given to owner occupied, special needs housing, and homeownership units.

## **Institutional Structure and Coordination of Resources**

The City of Durham has an effective working relationship with many community partners in the implementation of its housing and community development programs. The City’s neighborhood revitalization strategies require the leveraging of resources from all areas of the community. This process of community involvement helps to strengthen the existing partnerships with housing, community development, and social service providers. These partnerships are important for several reasons, including the ability to gain new insight into problem solving, to build upon successful efforts and to leverage scarce resources. By continuing to strengthen the network of residents, faith based organizations, service providers, lenders, for-profit and non-profit developers, and state and federal agencies, the City of Durham will achieve the goals included in the consolidated plan. One strategy that will be examined is providing development and resource enhancement training and support for local non-profits with a particular emphasis to reach out to corporations located in the Research Triangle. This is particularly important as a significant percentage of the current entitlements will be devoted to the revitalization of Rolling Hills and Southside. Non-profits and other partners that operate on a larger citywide basis will need to shift some of their utilization of city funding to philanthropic sources.

The Annual Plan outlines the projects proposed for the coming year. Citizens are encouraged to refer to that document to better understand the specific steps to address these needs in the coming year.

## Part I. Community Profile

### I. Overview

Durham is located in the northern corner of North Carolina's Piedmont region - with The Great Smoky Mountains approximately 130 miles to the south and the Atlantic Ocean an almost equal distance to the east. As a major hub in the famed Research Triangle, Durham boasts a robust high-tech economy, the renowned Duke University, and a bustling healthcare industry.<sup>1</sup>

Centuries before becoming a major research hub in the modern economy, Durham was inhabited by the Eno and the Occaneechi Native American tribes. European colonists later settled the area and Durham served as a backdrop for many key events in the shaping of America – including the Revolutionary War, the Civil War, and the early industrialization of the nation.

The City of Durham began as a railroad station and settlement named for Dr. Bartlett Durham. While the official birth date is April 26, 1853 when the U.S. Post Office was established, the town was not incorporated until April 10, 1869. The tobacco manufacturing industry focused worldwide attention on the area after the Civil War. As a result of that thriving business, Durham grew and prospered tremendously.

### A. Durham Today

Today Durham is known as the City of Medicine. With over 300 medical firms and practices, healthcare is the area's leading industry. The Research Triangle Park has continued to fuel Durham's evolving economy since its inception in the 1950's. The City has experienced a reduction in crime over the past decade, and boasts lower rates than peers in its region and the nation as a whole.<sup>2</sup> Amongst Durham's many community and economic positives, the area continues to seek solutions to challenges experienced in many American cities. Curbing the effects of sprawling settlement patterns and steering the built environment towards more human-scaled, sustainable development remains a priority for local officials. Ensuring that those at the bottom of the socioeconomic ladder are not left behind in the constantly evolving high-tech economy continues to command attention as well.

### B. Government Structure

**Durham County** - Durham County is governed by a five-person Board of Commissioners, elected at-large to four-year terms. The City acts as the lead HOME administration entity for the Consortium, and is responsible for the Consolidated Plan.

---

<sup>1</sup> [http://www.durham-nc.com/about/overview-facts-history/durham\\_facts.php](http://www.durham-nc.com/about/overview-facts-history/durham_facts.php)

<sup>2</sup> [http://www.dcvb-nc.com/ct/2008\\_Crime\\_Comparative\\_Summary.pdf](http://www.dcvb-nc.com/ct/2008_Crime_Comparative_Summary.pdf)

**City of Durham** - The City of Durham operates under a council-manager form of government, under which the elected council appoints a city manager to serve as chief administrator for the city. The seven-member council consists of the mayor – who serves as presiding officer and has an equal vote – and six council members elected every two years on staggered terms. Three council members are elected at-large and three are elected from residence wards. The city council is vested with legislative and policy-making authority. The city manager is charged with executing the city’s policies, programs, and ordinances.<sup>3</sup> The Department of Community Development administers the city’s housing and community development programs. Its mission “is to foster safe, decent and sustainable neighborhoods and to enhance housing quality and affordability for the citizens of Durham.”<sup>4</sup> The department manages HOME, CDBG and ESG entitlement program funds from the US Department of Housing and Urban Development (HUD), and is responsible for the development and implementation of the Consolidated Plan for the Durham Consortium.

## II. Demographics

### A. Population

Both the City and County of Durham lie in the heart of the greater North Carolina Piedmont Area. As of 2009, an estimated 225,000 people reside within the City of Durham – with an additional 40,000 persons living outside the City limit – bringing the area population to approximately 265,000.

The area as a whole has experienced significant population growth over the past two decades. Table 1.1 details the growth of just less than 10% per decade for the past two decades within the study area.

Table 1.1 Historical City/County Population

Year	City of Durham	Outside the City	Durham County
1990	139,589	42,265	181,854
1995	147,471	45,043	192,514
2000	187,847	36,771	224,618
2005	204,845	37,509	242,354
2009	225,093	40,577	265,670

*Source: PolicyMap*

This growth can be attributed to a number of factors, including the expansion of the Research Triangle, a rapidly expanding Health and Social Services Industry and major downtown revitalization efforts in the City of Durham.

<sup>3</sup> <http://www.ci.durham.nc.us/council/>

<sup>4</sup> <http://www.durhamnc.gov/departments/comdev/>

Over the past two decades the rural population (those living in unincorporated Durham County) has declined slightly, while the numbers of those living within the City have steadily increased since 1990. See table 1.1 above.

The Durham County area is expected to continue to grow over the next five years at a rate of 9.05% which is only slightly higher than the projected North Carolina state wide growth rate of 8.2%. See Table 1.2 below.

	2000	2009	2014	% Change
Durham County	223,314	262,864	286,649	9.05%
North Carolina	8,049,313	9,302,373	10,065,461	8.20%

Source: PolicyMap

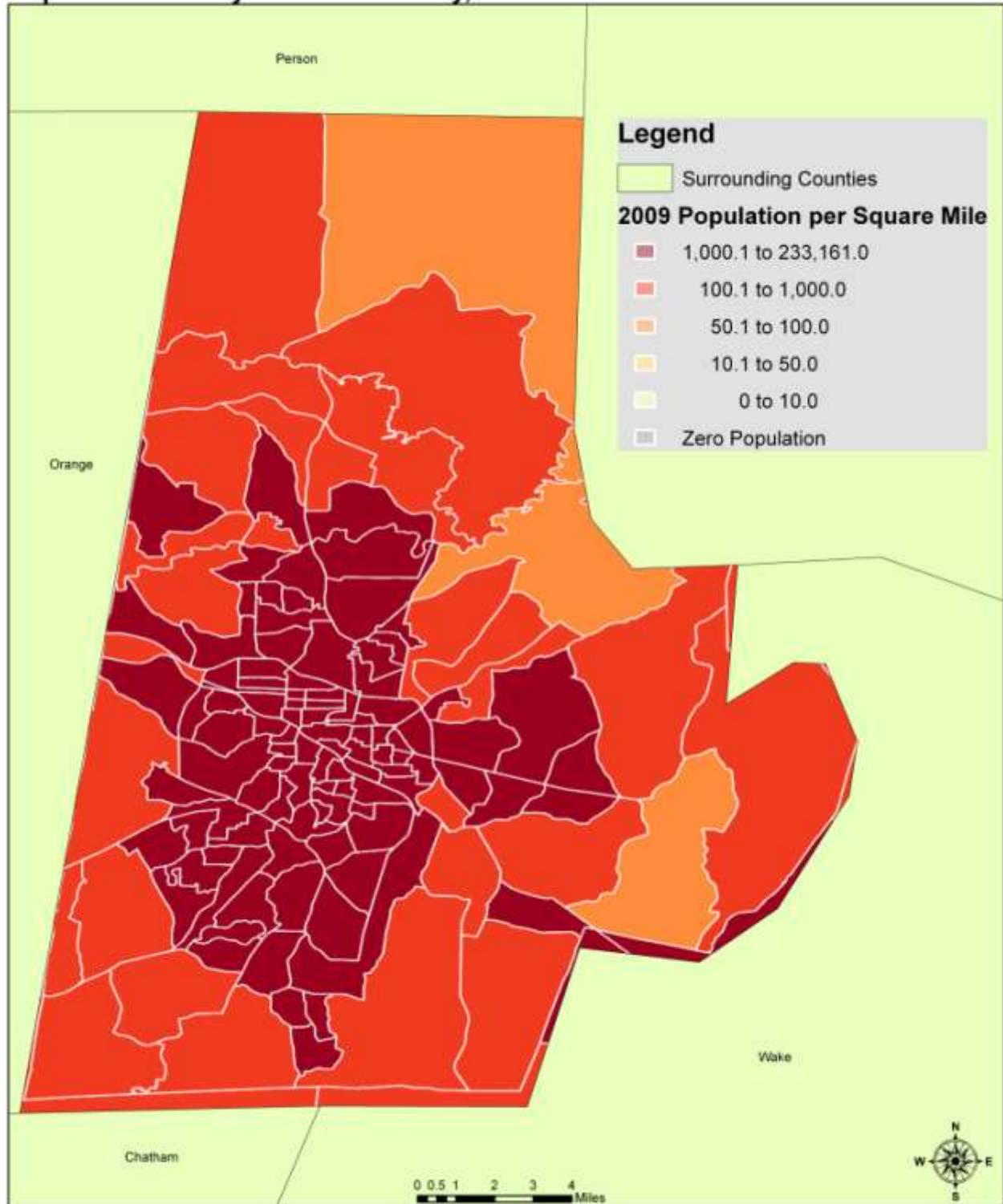
The patterns for projected growth over the next five years largely follow the patterns from the previous decade, with only slight variations. The rate of decline seems to be slowing in some of the urban areas of the city, while some of the census tracts in northeast Durham are projected to experience higher growth than before.

<sup>5</sup> PolicyMap



Map 1: Population Density

Population Density - Durham County, NC

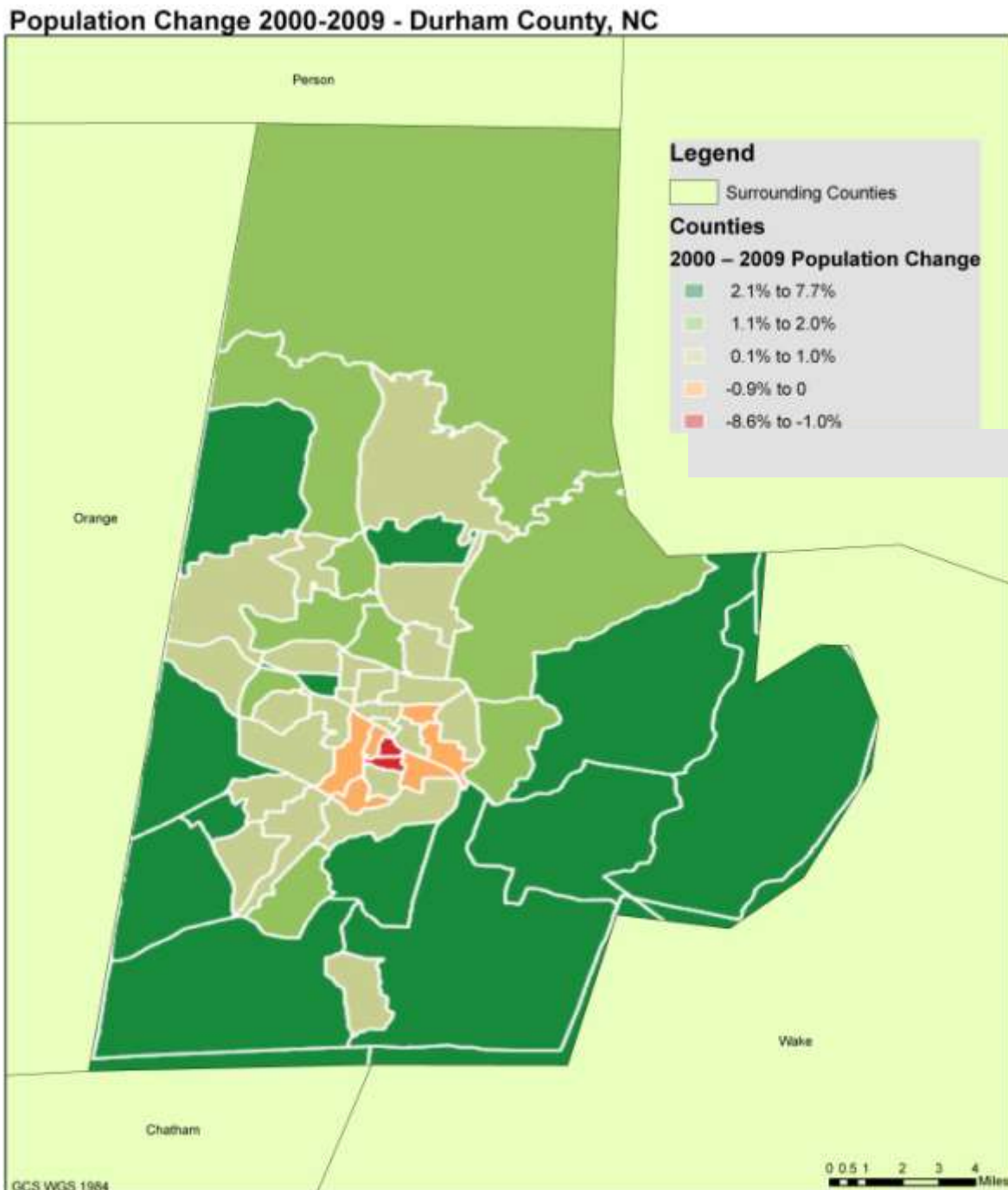


GCS WGS 1984

This map displays the population density in Durham County. Source: ESRI 2009 Demographic Update

02/25/2010  
by Jimmy Ardis

Map 2: Recent Population Change 2000

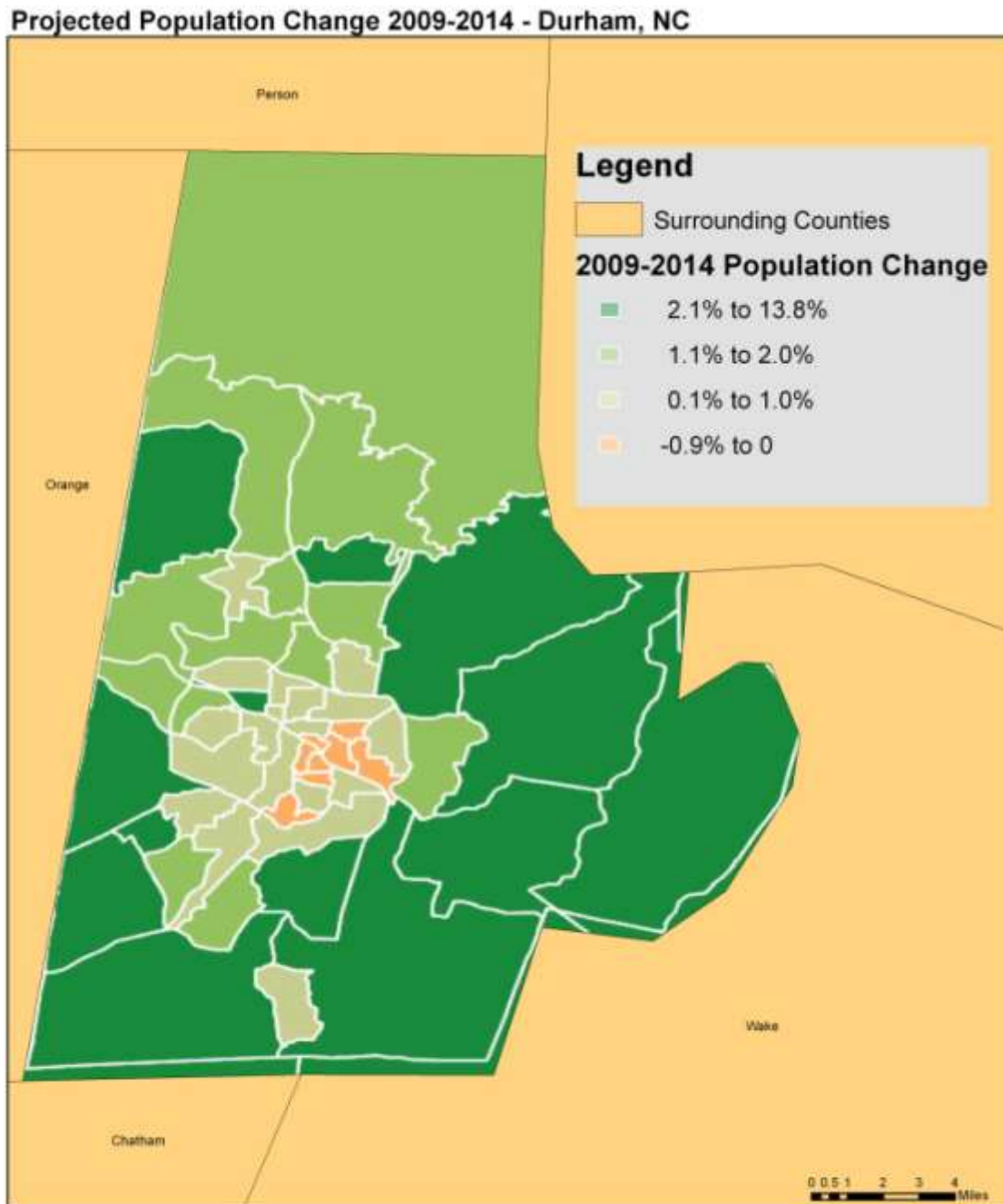


This map indicates the annual compound rate of total population change in the Durham County from 2000 to 2009. Total Population is the total number of residents in an area. Residence refers to the "usual place" where a person lives. Total Population for 2000 is from the U.S. Census 2000. Total Population for 2009 comes from ESRI's 2009 Demographic Update.



Map 2 displays population changes throughout the County from 2000 to 2009. The areas to the south of the city have experienced the largest portion of the population growth. Urban areas closer to the city’s core have experienced significantly less growth, with some areas even losing people.

*Map 3: Projected Population Change*



This map indicates the annual compound rate of total population change in Durham County from 2009 to 2014. Total Population for 2009 is estimated with ESRI's 2009 Demographic Update. Total Population for 2014 is ESRI's five year projection.



02/25/2010  
by Jimmy Andis  
GCS WGS 1984

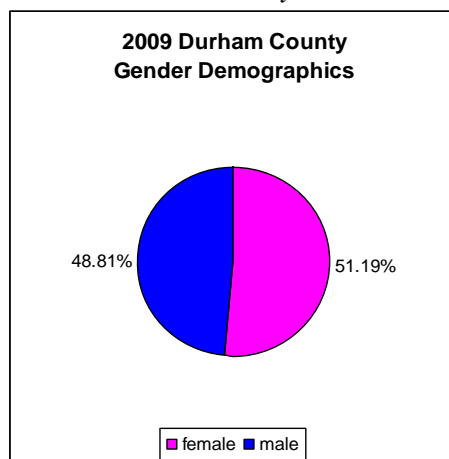
## C. Gender Demographics

Claritas 2009 demographic estimates show 128,292 males (48.81%) and 134,572 females (51.19%) residing within the Durham County. As seen in Table 1.3, there has been very little change in the male-female ratios since 2000 – with males only slightly increasing in proportion to females. See map 4 below.

	2000		2009		2014	
	Number	Percentage	Number	Percentage	Number	Percentage
Male	107,789	48.27%	128,292	48.81%	149,231	48.92%
Female	115,525	51.73%	134,572	51.19%	146,418	51.08%

Source: 2009 CHAS Data Sets: Durham County

Figure 1.1 2009 Durham County Gender Demographics



Source: 2009 CHAS Data Sets: Durham County

## D. Age Demographics

Age Group	Number of People in Age Group	Percent of People in Age Group (Durham County)	Percent of People in Age Group (North Carolina)
Under 5	20,685	7.87%	7.0%
Under 18	64,641	24.59%	24.3%
18 – 64	172,906	65.78%	63.09%
65 +	25,317	9.63%	12.61%

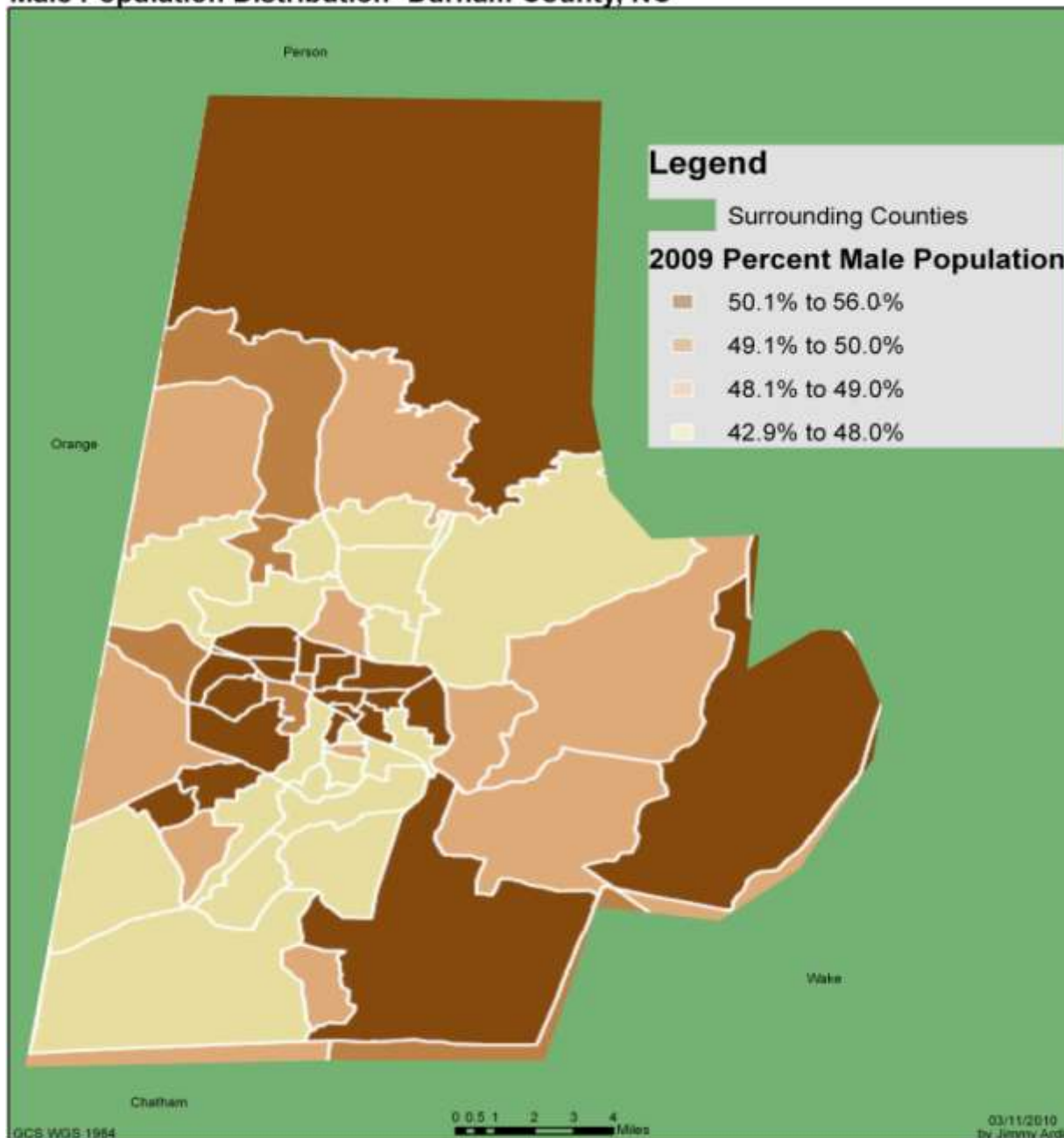
Source: 2009 CHAS Data Sets: Durham County

Durham County residents are slightly younger, as a whole, than the North Carolina statewide population. Within Durham County, there are larger percentages of the population under 18 as well as a higher percentage of residents within the workforce age range of 18-64. However, only

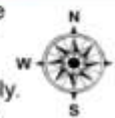
9.63% of Durham county residents are 65 or older compared to 12.61% of the statewide population. See maps 5 & 6 below.

Map 4: Male Population Distribution

**Male Population Distribution- Durham County, NC**

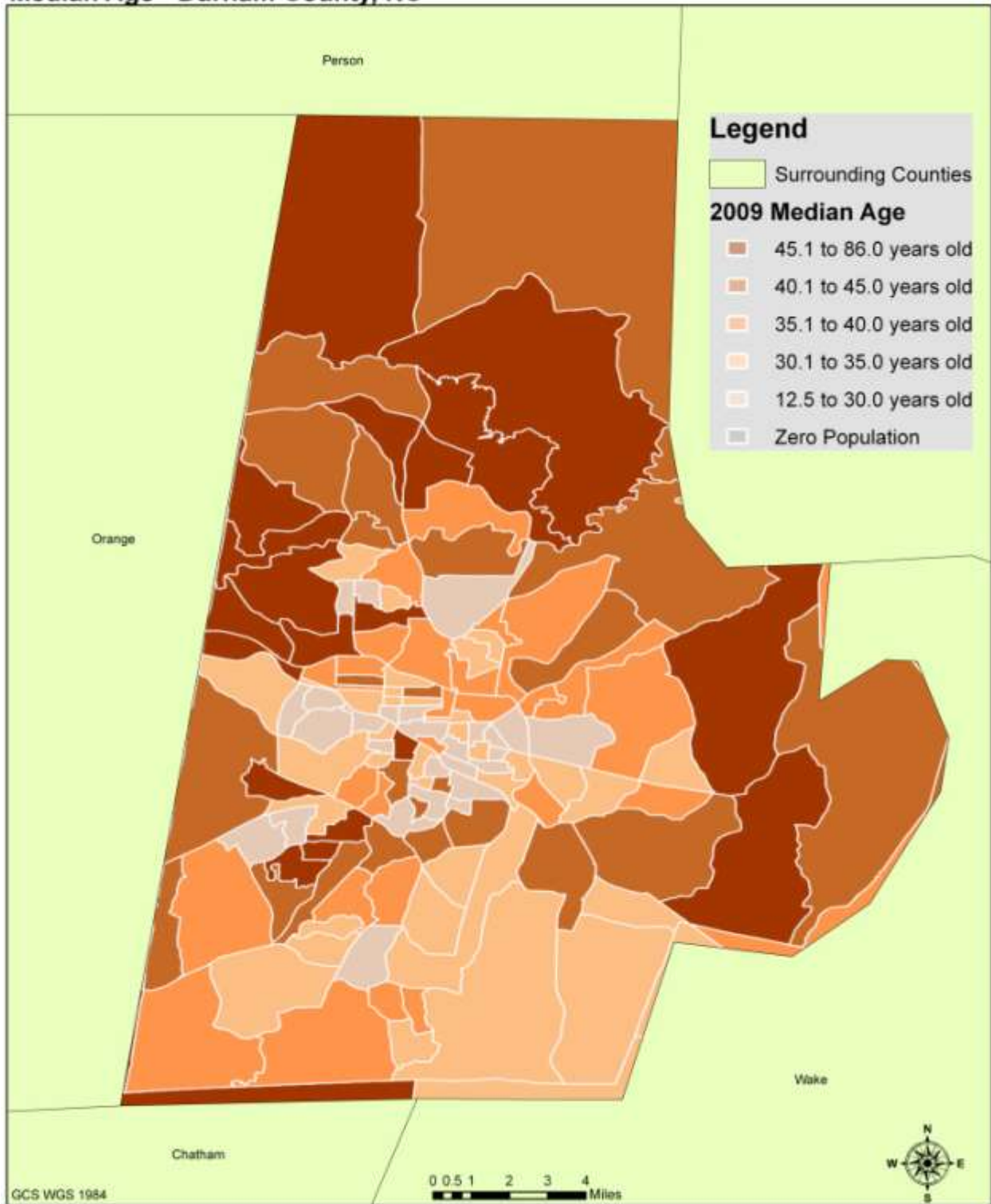


This map displays the percentage of males in Durham County in 2009. Percent male is defined as the number of male residents in an area, as a percent of the total number of residents. The proportion of males in a population changes by age, beginning from 50 or more percent at birth through the mid-twenties, when the proportion of males commonly decreases to less than 50 percent progressively. Areas with above-average male populations tend to be younger/or the site of a military base or select group quarters facility. Source: ESRI 2009 Demographic Update



Map 5: Area Median Age

Median Age - Durham County, NC

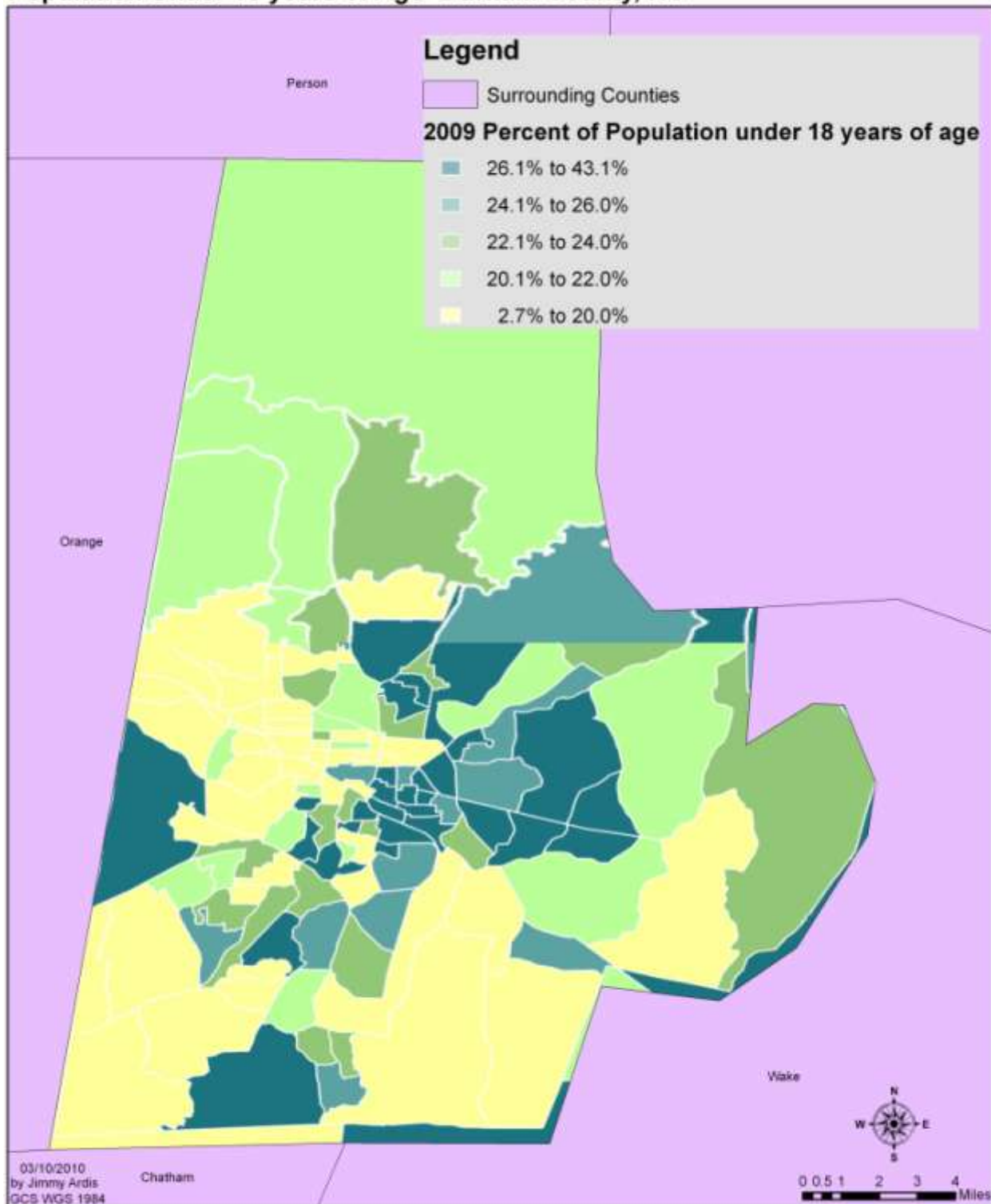


This map displays median age distribution throughout Durham County, NC. Data source: ESRI 2009 Demographic Update

02/25/2010  
by Jimmy Ardis

Map 6: Population under Age 18

Population Under 18 years of Age- Durham County, NC



This map summarizes the population under 18 years of age in Durham in 2009. Population under 18 years of age identifies areas where there are concentrations of children. Source: ESRI 2009 Demographic Update

### D. Racial Demographics

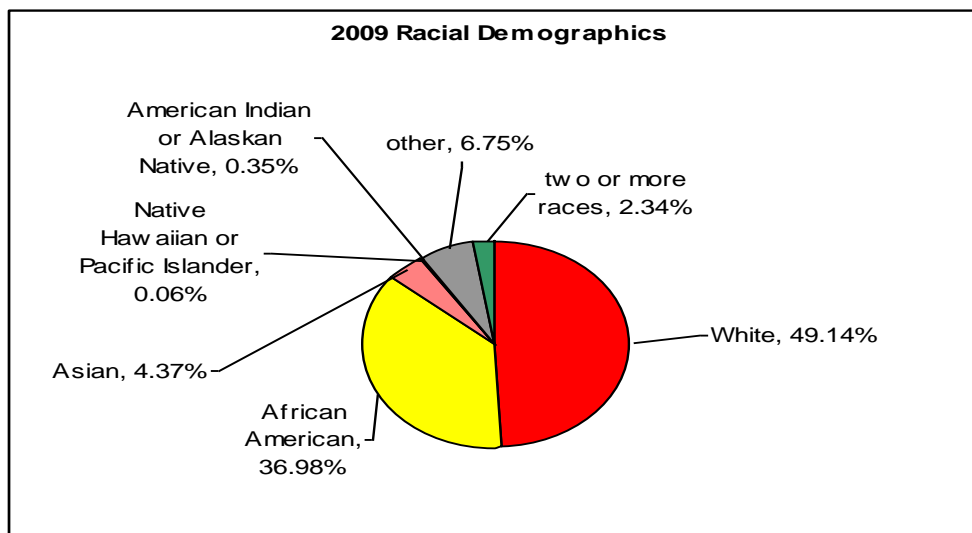
Durham County continues to become a more racially diverse community. The 2009 population was comprised of 49% whites. See figure 1.2 below. Based on the past decade of growth, the 2014 projections maintain a majority white population of 48% and 35% African American.

Category	2000	2009	2014
White	114,070	129,180	138,114
African American	87,424	97,206	102,151
Asian	7,052	11,494	14,215
Native Hawaiian or Pacific Islander	67	150	199
American Indian or Alaskan Native	778	929	1,104
Some other race	9,369	17,745	23,299
two or more races	4,554	6,160	7,567

Source: PolicyMap

Between 2000 and 2009 the area has seen a significant increase in the number of individuals identifying themselves as “some other race”, from 9,369 in 2000 to a projected 23,299 individuals in 2014.

Figure 1.2 2009 Racial Demographics<sup>7</sup>



<sup>6</sup> PolicyMap

<sup>7</sup> PolicyMap



Overwhelmingly, Hispanics are the fastest growing racial demographic in the study area. As a percentage of the total area population, the Hispanic population has grown from just over 1% in 1990 to 12.4% in 2009. Furthermore, the Hispanic population is projected to reach 15% of the total area population in 2014. See table 1.6 below. These population trends follow both North Carolina and Southeastern United States regional growth patterns.

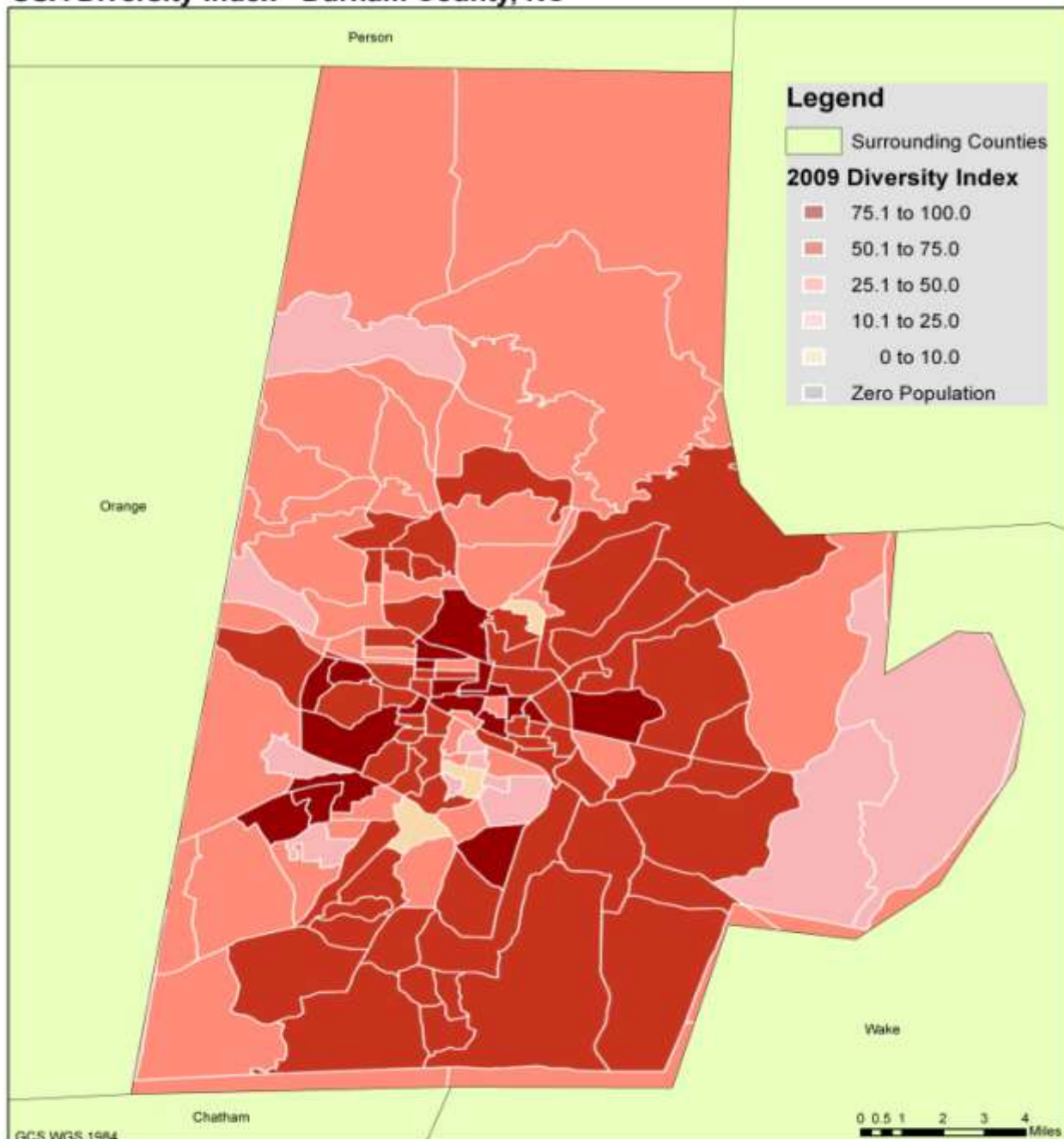
1990	2000	2009	2014
1.1%	7.6%	12.4%	15.1%
<i>Source: PolicyMap</i>			

Map 7 is a visual summary of diversity throughout Durham County. The index displays the probability that two people chosen at random from a given area will be of different races or ethnic backgrounds. The national Diversity Index average is a score of 60. Durham scores relatively high in many places throughout the county – especially within the City of Durham.

<sup>8</sup> PolicyMap

Map 7: Diversity Index

USA Diversity Index - Durham County, NC



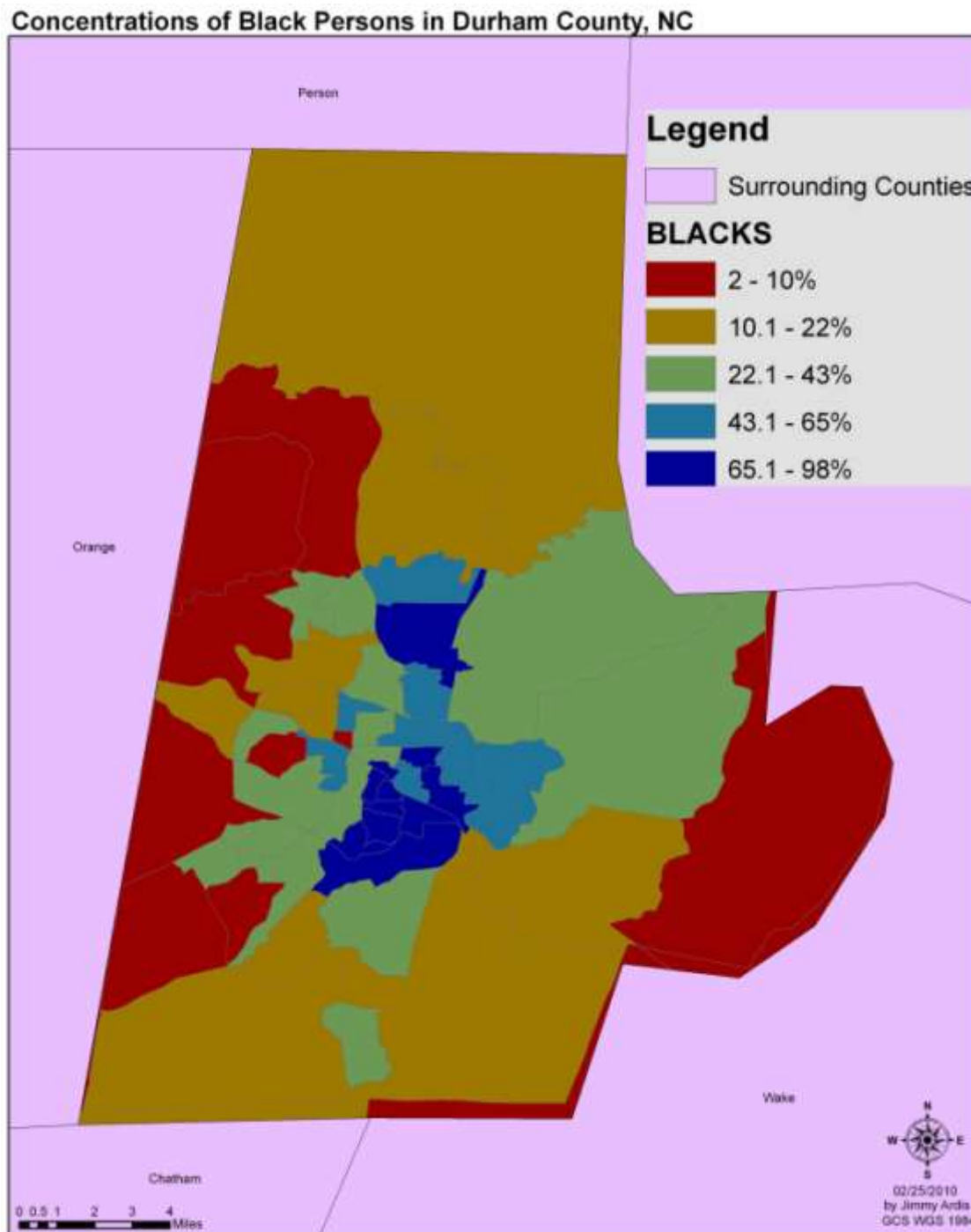
This thematic map summarizes racial and ethnic diversity in the Durham County. The index shows the likelihood that two persons chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity). For example, the diversity score for the U.S. is 60 which means there is a 60 percent probability that two people randomly chosen from the U.S. population would belong to different race or ethnic groups. Source: ESRI 2009 Demographic Update



02/25/2010  
by Jimmy Ardis

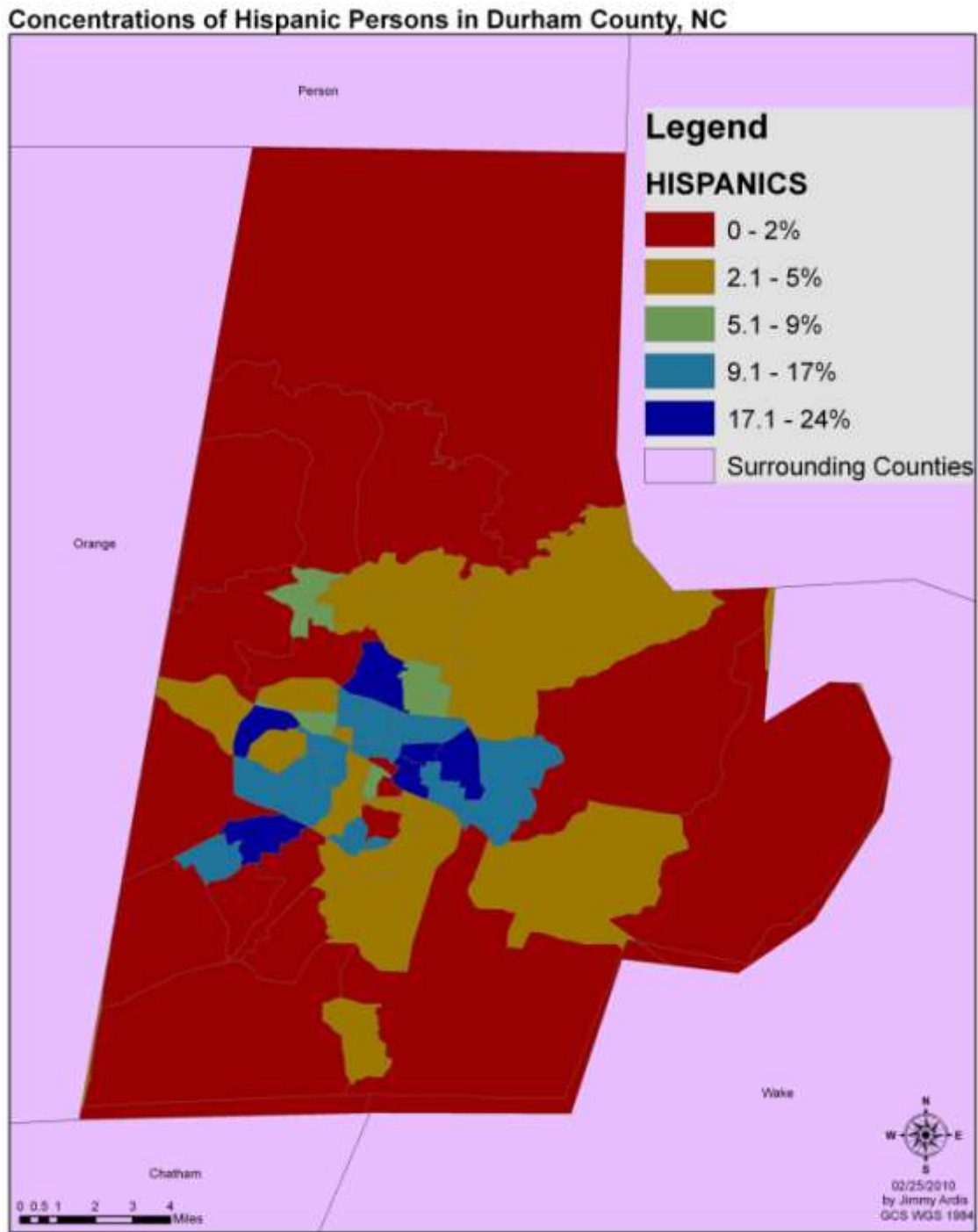
Maps 8 and 9 illuminate areas of minority concentration within Durham. Map 8 shows heavy concentrations of blacks in the central and northern areas of the City.

*Map 8: Concentrations of Black Persons in Durham County, NC*



This map displays the concentrations of blacks throughout Durham County using Census 2000 data.

Map 9: Concentrations of Hispanic Persons in Durham County, NC



This map displays the concentrations of hispanics throughout Durham County using Census 2000 data.

## E. Households and Family Status

As of 2009 the average household size in the study area was 2.4 persons.<sup>9</sup> Following national trends, Durham County has simultaneously experienced an increase in the number of households accompanied by a slight decrease in the average household size.

Year	Population	Households	Persons per Household
2000	223,314	89,015	2.4
2005	232,573	99,196	2.34
2009	265,670	105,309	2.4

*Source: US Census Bureau: American Fact Finder: Durham County, NC.*

Durham's trends in household size largely follow that of the nation. Durham is slightly lower than the North Carolina state average of 2.46%.<sup>11</sup> Table 1.8 displays data on the household makeup throughout Durham County.

Category	Number of Households	% of Households
All Households	105,309	100%
Married with Children	20,969	19.91%
Single w/ Children	13,002	12.35%
Single Female w/ Children	10,662	10.12%
Other Households	60,676	57.62%

*Source: PolicyMap*

Map 10 visually displays average household sizes throughout Durham County. Generally speaking, households closer to the urban center of the city and those in proximity to Research Triangle Park tend to be smaller than those in the more rural areas of northern Durham County.

<sup>9</sup> PolicyMap

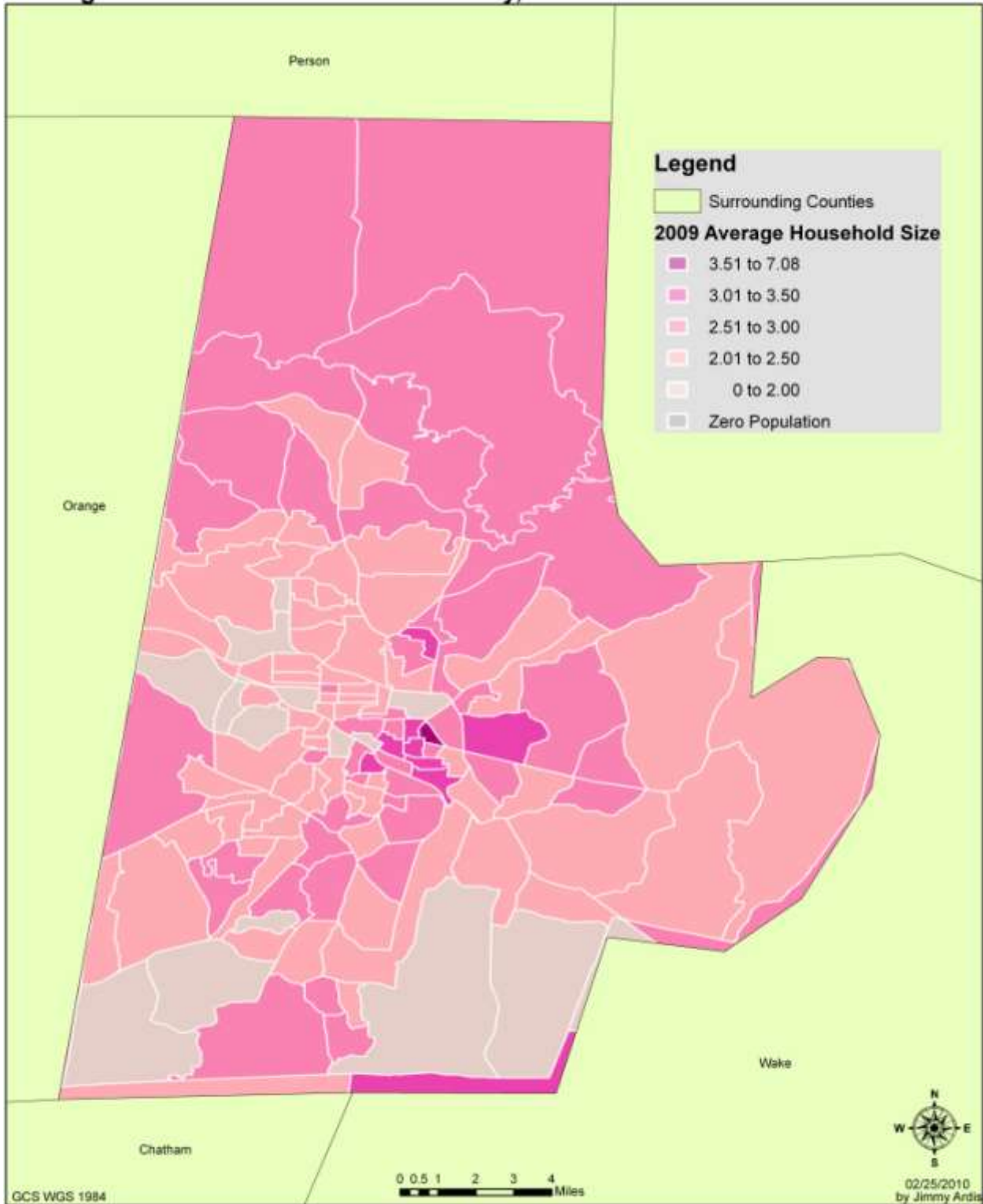
<sup>10</sup> US Census Bureau: American Fact Finder: Durham County, NC.

<sup>11</sup> PolicyMap

<sup>12</sup> PolicyMap

Map 10: Average Household Size

**Average Household Size- Durham County, NC**



This map presents the average household sizes throughout Durham County in 2009. Source: ESRI 2009 Demographic Update

### III. Income and Employment

#### A. Income and Poverty

The area median household incomes are reflective of the growing industry sectors: Education, Health Services, and Governmental employment as well as the large student/academic population in the Research Triangle Area. High growth sectors, while continuing to provide more jobs in the community, offer very few salaries above \$75,000.

Year	Income	% Change	Households w/ income below \$15,000
1989	\$30,526	-	16,599
1999	\$43,337	29.5%	13,807
2008	\$48,099	9.9%	12,321

*Source: PolicyMap & US Census Bureau: American Fact Finder 2006 – 2008 American Community Survey 3 year estimates. Durham County, NC.*

Furthermore, the recent decline in Professional & Business services coupled with dramatic losses in the manufacturing and construction trades have helped to stymie any significant increases in the Area Median Household Income. See table 1.10 below.

Area Median Household Income: \$48,099 (all household sizes)		
Category	Number of Households	Percentage of Area Households
Less than \$25,000	25,943	24.64%
Less than \$50,000	54,588	51.84
Less than \$75,000	75,383	71.58%
Less than \$150,000	99,098	94.10%
\$150,000 or more	6,211	5.90%

*Source: PolicyMap*

During the 1990's Durham County households experienced a 29% increase in median incomes. However, due largely in-part to the recent economic downturn, household incomes have not continued to rise at such a dramatic pace. From 1999 to 2008, the median household income increased by just 9.9%. Adjusted for inflation over the same period, Durham County residents have experienced very little change in disposable incomes.

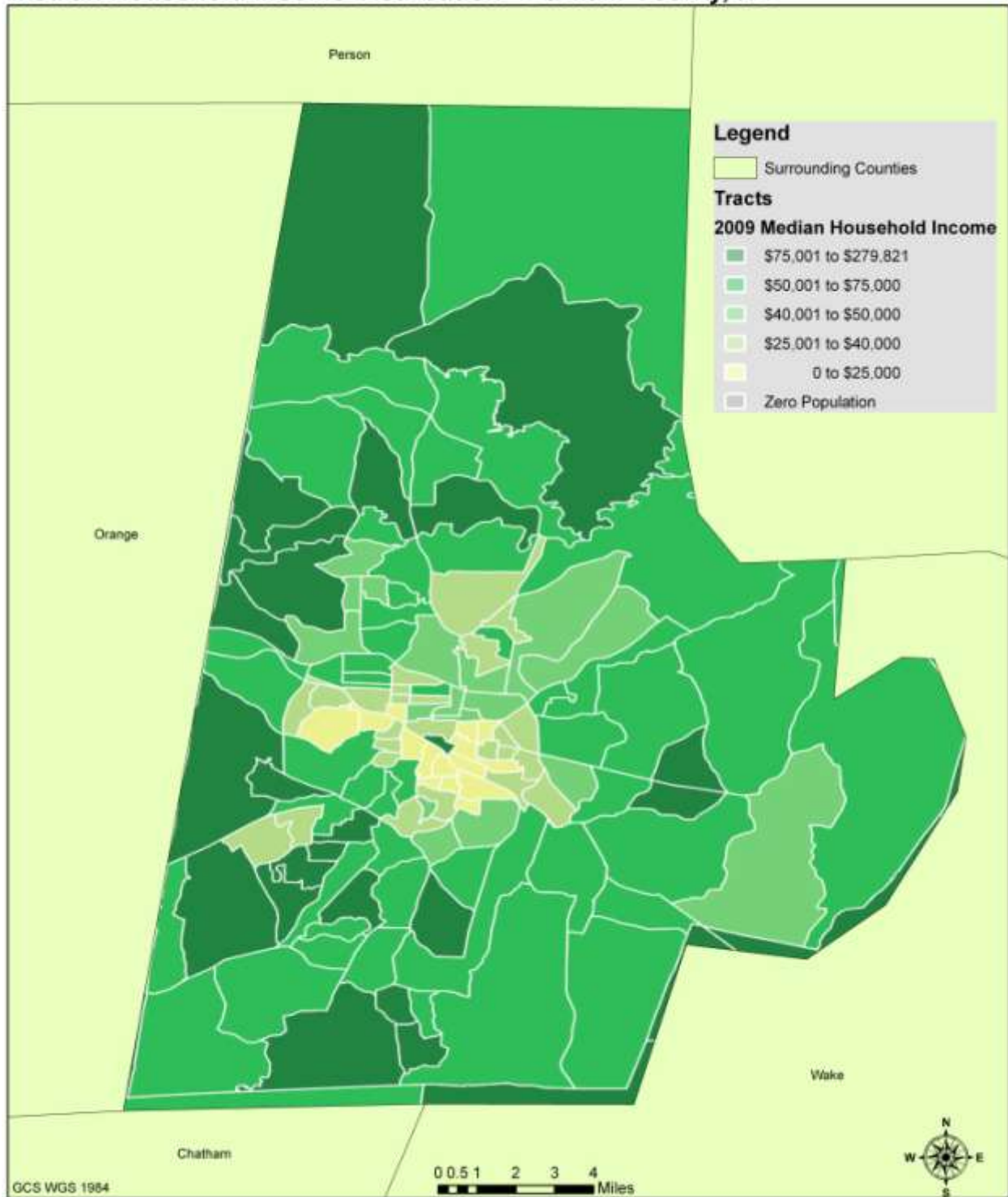
Map 11 displays the median household income distributions throughout the County. Darker shaded areas have higher median incomes.

<sup>13</sup> PolicyMap & US Census Bureau: American Fact Finder 2006 – 2008 American Community Survey 3 year estimates. Durham County, NC.

<sup>14</sup> PolicyMap

Map 11: Median Household Income

Median Household Income Distribution - Durham County, NC



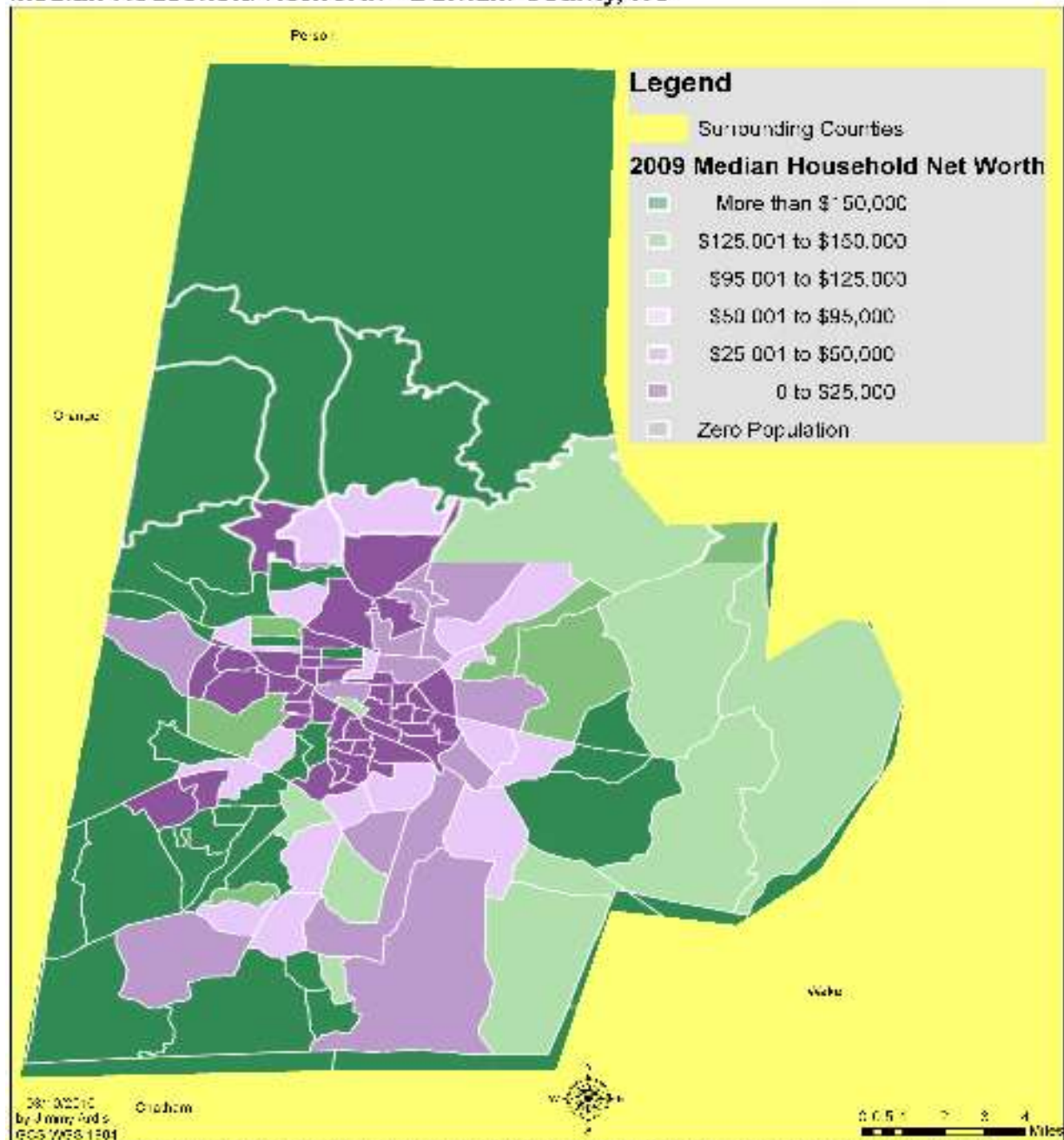
This map displays median household income throughout Durham County, NC. The distribution illuminates the settlement patterns of people based on income. Data source: ESRI 2009 Demographic Update

02/25/2010  
by Jimmy Ardis



Map 12: Median Household Net Worth

Median Household Net Worth - Durham County, NC



This map presents the median household net worth in Durham in 2009. Net Worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board. Source: ESRI 2009 Demographic Update

Further reflective of only marginal increases in household incomes, the number of families living at or below the poverty line remains about 10%. As of 2008 Census Bureau estimates, 10.5% of all families in Durham County and 15% of individuals lived at or below the poverty line. Table 1.11 below gives current estimates and 5-year projections on the number of families living poverty.<sup>15</sup>

	2000	2009	2014
Durham (City)	5,010	5,450 (215 of 3,141)	5,729
Durham (County)	5,351	5,977 (111 of 25,150)	6,318

*Source: Claritas via PolicyMap*

In 2000, 93% of the area families living at or below the poverty rate resided within the City of Durham. Over the last decade that number remained relatively unchanged. In 2009, 91% of area families living in poverty resided within the City limits. Additionally, during 2009, 31,604 county residents received Food Stamps assistance up 28% from 2009. Furthermore, 36,024 individuals received Medicaid assistance in fiscal year 2009, up 15.7% from 2008<sup>16</sup>.

## B. Unemployment

As of December 2009, the Durham/Chapel Hill area had the lowest unemployment rates of the fourteen Metro Areas in North Carolina at 7.7%.<sup>17</sup> Unfortunately, the Durham community has not been able to escape recent national economic trends. In each of the past two years (2008-2009) the study area has suffered significant job losses in the Construction and Manufacturing Industries. See table 1.12 below.

<sup>15</sup> US Census Bureau: American Fact Finder 2006 – 2008 American Community Survey 3 year estimates. Durham County, NC.

<sup>16</sup> Durham County Health Department 2009 "State of the County Health Report"

<sup>17</sup> NC. Employment Security Commission: North Carolina County Labor Market conditions: December 2009

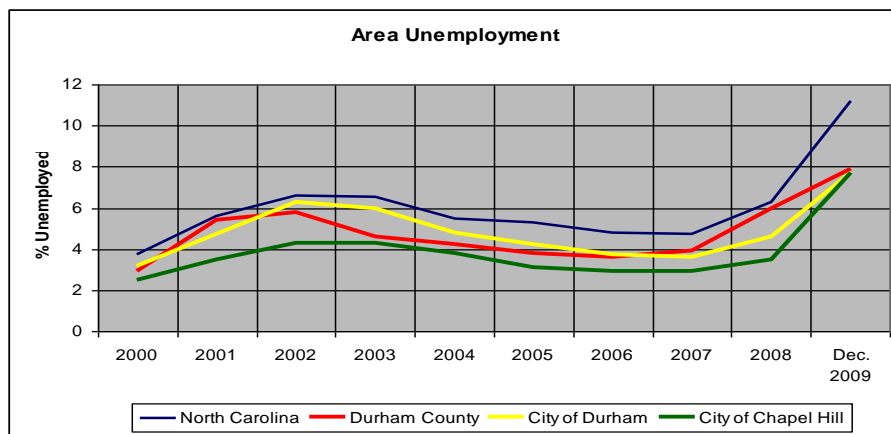
Industry	Jobs Created/Lost	Over the Year Change
Education & Health Services	1000	1.70%
Government	800	1.40%
Information	-200	-5%
Financial Activities	-600	-4.50%
Trade, Transportation & Utilities	-900	-2.70%
Natural Resources, Mining & Construction	-1,100	-11.60%
Professional & Business Services	-2,400	-6.80%
Manufacturing	-3,700	-9.40%
Other Services	-1,000	-5.20%

Source: NC. Employment Security Commission: North Carolina County Labor Market conditions: December 2009

Furthermore, reflective of the national economic downturn in 2008 and 2009, the area has seen a reduction in Professional & Business Services jobs. These losses have been off set slightly by the growth in other sectors; however, area unemployment rates have risen significantly over the past three years.

In 2007, Durham County had an unemployment rate of only 3.9%, well below the state wide rate of 4.7%. Over the last four years, as shown in Figure 1.3, the area unemployment rate nearly doubled to 7.9% in 2009.

Figure 1.3 Area Unemployment Rates<sup>19</sup>



<sup>18</sup> NC. Employment Security Commission: North Carolina County Labor Market conditions: December 2009

<sup>19</sup> PolicyMap & U.S. Bureau of Labor Statistics (rates are not seasonally adjusted)

During 2009, there were five mass lay-off actions\* in Durham County. Detailed below, these five lay-offs totaled over 2,200 jobs lost. The electronics/technology industry was hardest hit with three of the five mass lay-off events.

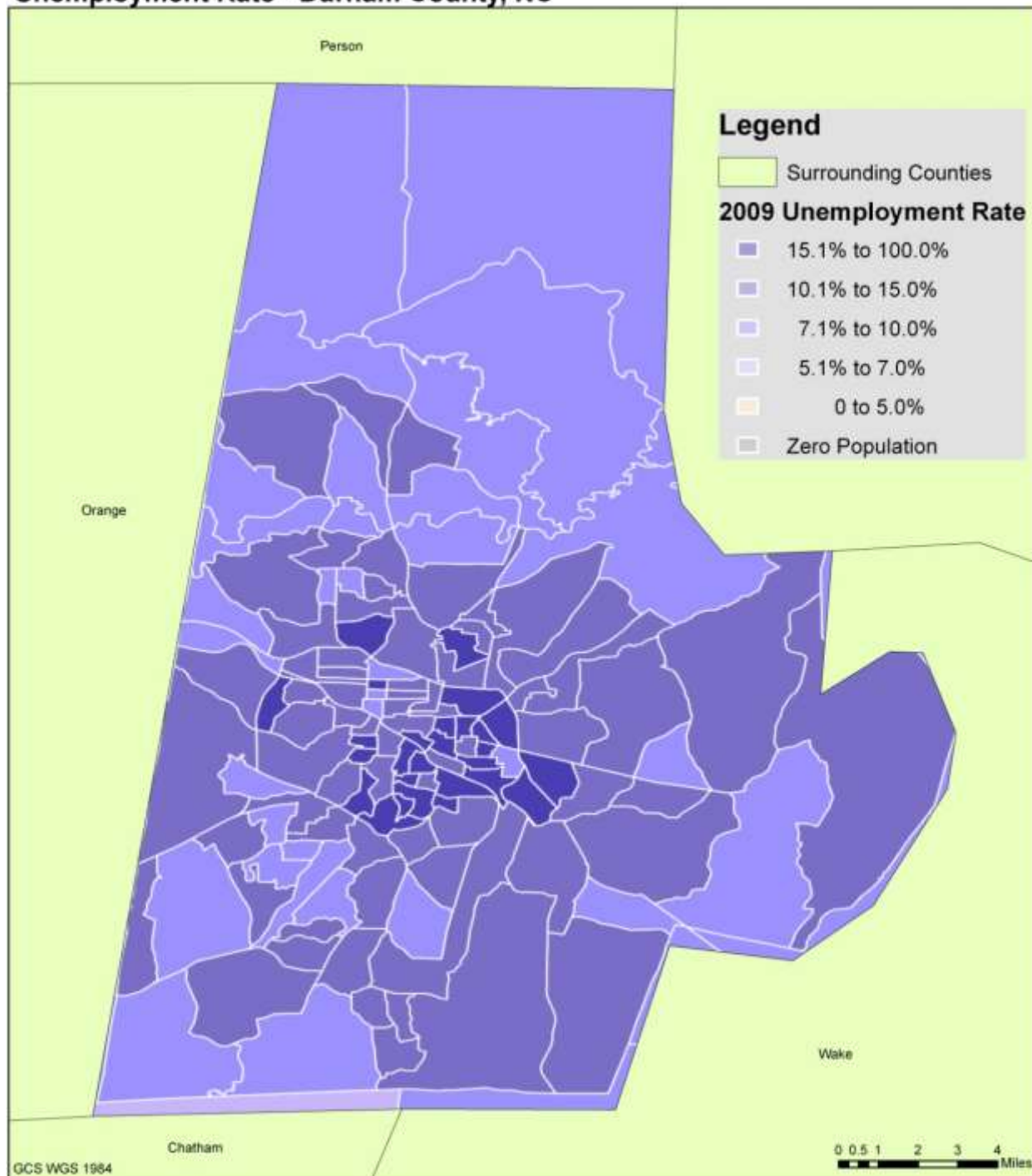
Company	Product/Industry	# Layoffs	Reason
AW North Carolina	Transmissions	780	Economic Conditions
Sony Ericsson Mobile Communications	Electronics	450	Downsizing
Silverline Building Products LLC	Windows Manufacturing	428	Housing Decline
IBM	Computers	334	Human Resources/Restructuring
Motricity Inc.	Technology	250	Acquisition

*Source: Durham County Health Department 2009 "State of the county Health Report"*

\* Mass Lay-off actions are defined by the US Bureau of Labor Statistics: "those establishments which have at least 50 initial claims for unemployment insurance (UI) filed against them during a 5-week period."

Map 13: Unemployment Rate

### Unemployment Rate - Durham County, NC



This thematic map presents the unemployment rate in the Durham County in 2009. The 2009 Unemployment Rate reflects ESRI's estimates for July 1, 2009. All civilians 16 years and older were classified as unemployed if they were looking for work during the last 4 weeks, and were available to start a job. The unemployment rate is increasing in 2009. Source: ESRI 2009 Demographic Update



## C. Major Employers and Employment Centers

Historically, the Durham County/City communities have experienced some of the lowest unemployment rates in North Carolina and the Southeast. Strong growths in the Educational Services and Health Care industries have helped to offset the ever decreasing manufacturing sector. Combined, Educational and Health Care Services employ 31.07% of the area's labor force. Table 1.14 displays data on employment by major industry sector.

Industry	Percentage of Area Employment
Educational Service Industry	13.67%
Health Care & Social Services	17.30%
Manufacturing	10.85%
Professional, Scientific & Technical Services	9.12%
Retail Trade	8.32%

*Source: NC. Employment Security Commission: North Carolina County Labor Market conditions: December 2009*

Duke University is by far the largest employer in the Durham community -employing more than 31,000 people. Fall 2009 numbers show an undergraduate, graduate, and professional student population of almost 14,000. Duke is a major economic engine for the area and is rated as one of the top research universities in the nation. The latest economic impact study conducted in 2008 estimated that the university had an annual impact of \$3.4 billion on the city and county of Durham.<sup>21</sup>

Founded in 1910 as the first liberal-arts university for African-Americans, North Carolina Central University continues to play a key role in the life of the Durham community. Today NCCU has a student population of nearly 9,000. Capitalizing on its key location in the heart of the Research Triangle, NCCU has developed an acclaimed bio-technology program and research institute. The latest economic impact study conducted in February 2010 estimated that the university had an annual impact of \$304 million on the Durham community (using 2007 numbers). The study further estimates a value-added impact of \$181 million to the gross regional economy.<sup>22</sup>

<sup>20</sup> NC. Employment Security Commission: North Carolina County Labor Market conditions: December 2009

<sup>21</sup> <http://stimulus.ors.duke.edu/sites/stimulus.ors.duke.edu/files/Duke%20Economic%20Impact%20Statement%209-2-09-1.pdf>

<sup>22</sup> <http://www.nccu.edu/aboutnccu/index.cfm>

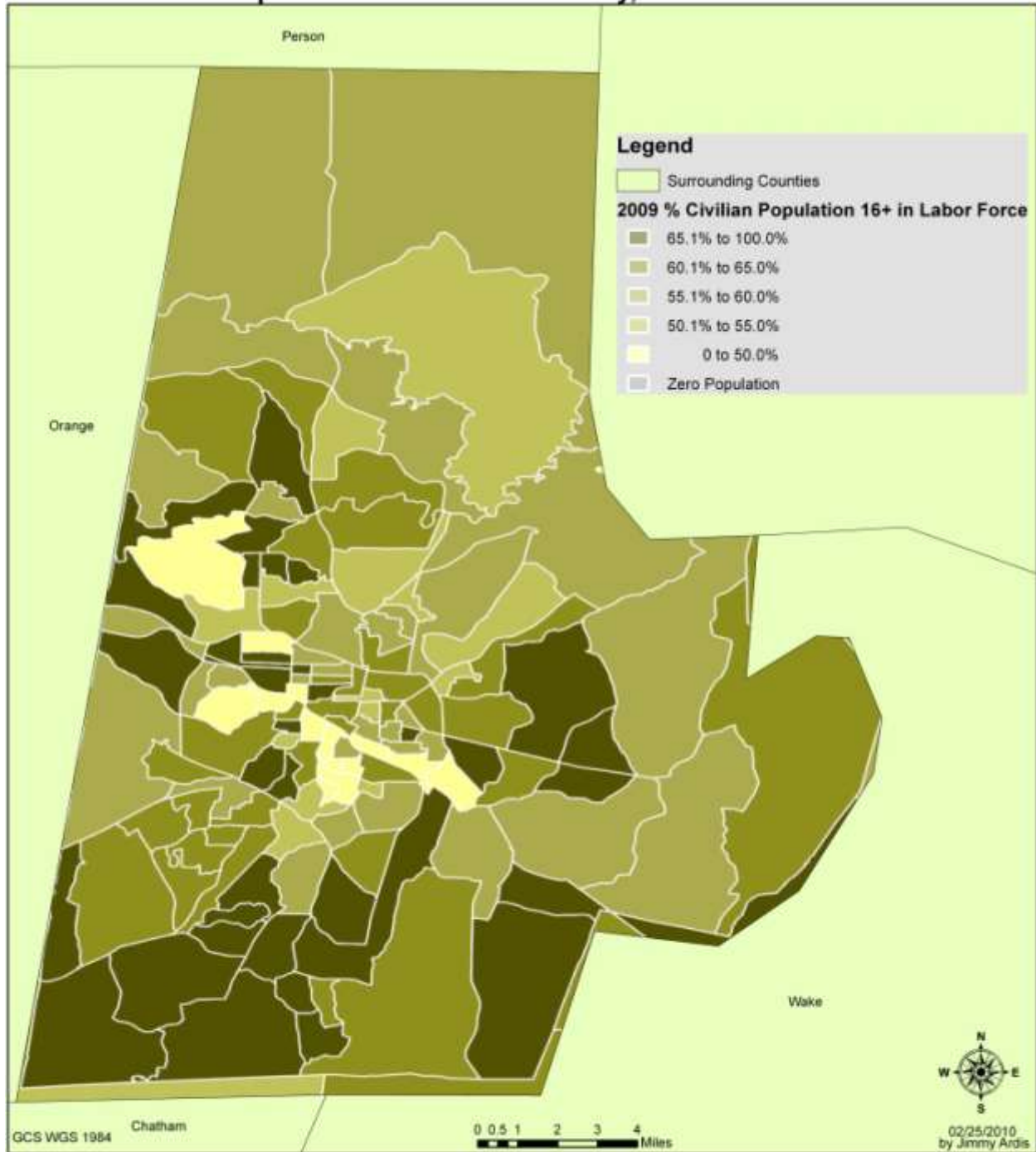
## D. Occupational Outlook

Labor force participation is a measure of all civilians aged 16 or older who are either employed or actively seeking work. Map 14 displays labor force participation rates for Durham County.

Company	Industry
Duke University	Education & Health Services
International Business Machines	Manufacturing
Durham Public Schools	Education & Health Services
Glaxosmithkline	Education & Health Services
Blue Cross & Blue Shield of NC Inc.	Financial Activities
City of Durham	Public Administration
Nortel Networks Inc	Manufacturing
VA Medical Center	Education & Health Services
Research Triangle Institute	Profession & Business Services
Fidelity Employer Services LLC	Professional & Business Services
Durham County	Public Administration
State of North Carolina	Public Administration
Duke University Health Systems Inc	Education & Health Services
Cree Research Inc	Manufacturing
A W North Carolina Inc	Manufacturing
Environmental Protection Agency	Public Administration
Measurement Incorporated	Education & Health services
Quintiles Inc	Professional & Business Services
Durham Technical Community college	Education & Health Services
US Dept of Health & Human Services	Public Administration
<i>Source: North Carolina Employment Security Commission: The State of Durham's Economy 2008</i>	

Map 14: Labor Force Participation

**Labor Force Participation Rate - Durham County, NC**

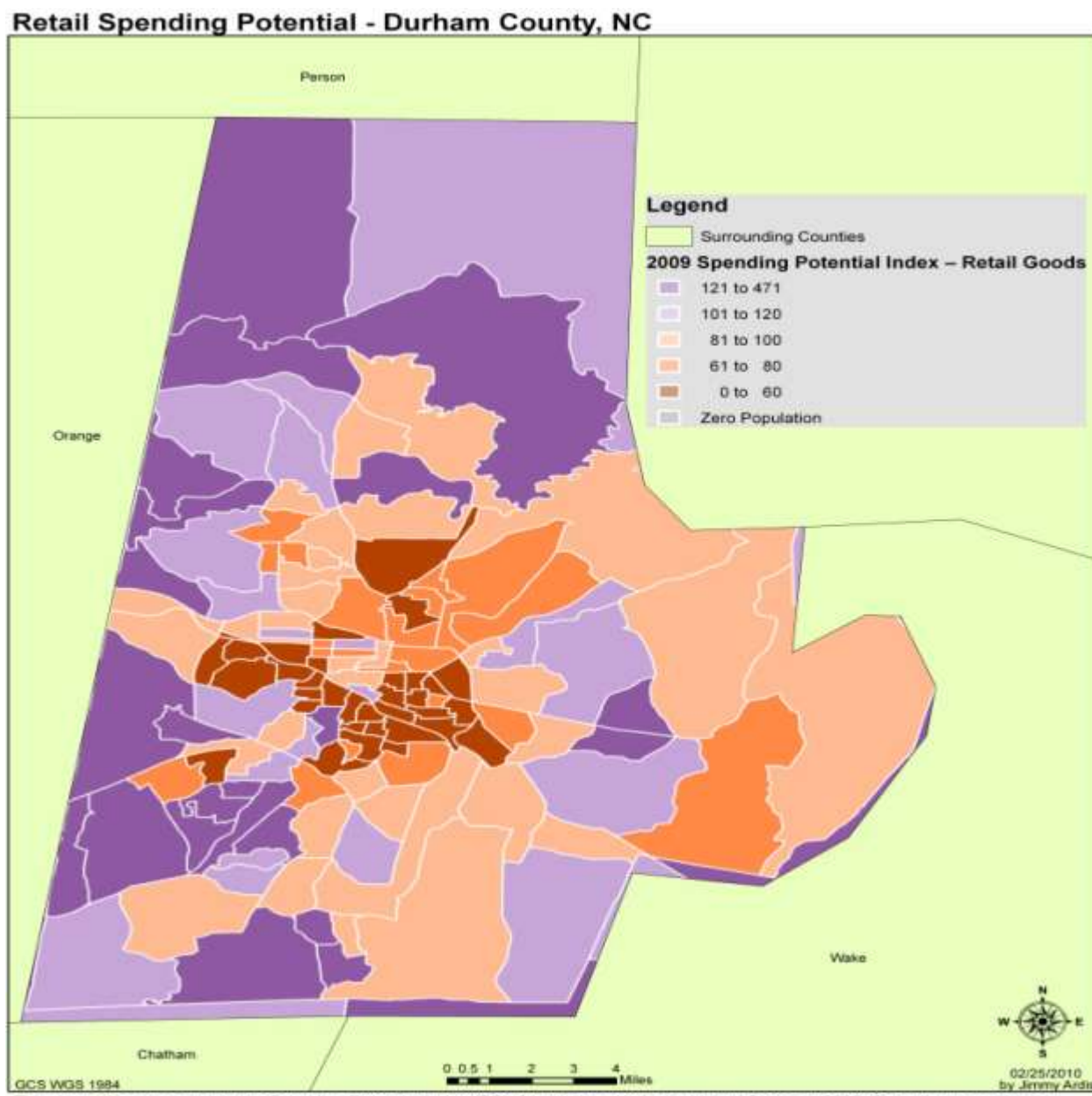


This map presents the labor force participation rate of working-age people in the Durham County in 2009. The 2009 Labor Force Participation Rate shows the Civilian Population over 16 years of age who are in the Labor Force. This includes all civilians 16 years old and over who were either employed or actively seeking work. The Labor Force Participation Rate is calculated as the number of persons in the labor force as a percentage of the total working-age population. Labor force participation rates that are lower than the U.S rate of 63 percent may indicate chronically high unemployment among residents who are no longer looking for work or above-average proportions of children or retirees in the resident population. Source: ESRI 2009 Demographic Update



An alternate way of looking at income is through *retail spending potential*. ESRI utilizes Consumer Expenditure Data from the Bureau of Labor Statistics (BLS) to compare local spending behavior with national trends in the Spending Potential Index (SPI). Map 15 presents SPI data for Durham County. Orange shaded areas (100 or less) represent below average consumer expenditures, where purple shaded areas (over 100) are above the national average. Comparing Map 10 (Median Household Income) with the map below yields high correlations.

Map 15: Retail Spending Potential



This thematic map presents the Spending Potential Index (SPI) for retail goods in the United States in 2009. Spending potential data measure consumer spending for retail goods. The SPI compares the average local expenditure to the average amount spent nationally. An index of 100 is average. An SPI of 120 shows that the average spending by local consumers is 20 percent above the national average. ESRI uses Consumer Expenditure Survey data from the Bureau of Labor Statistics in its estimates. "Retail Goods" represents merchandise bought directly by consumers. Source: ESRI 2009 Demographic Update

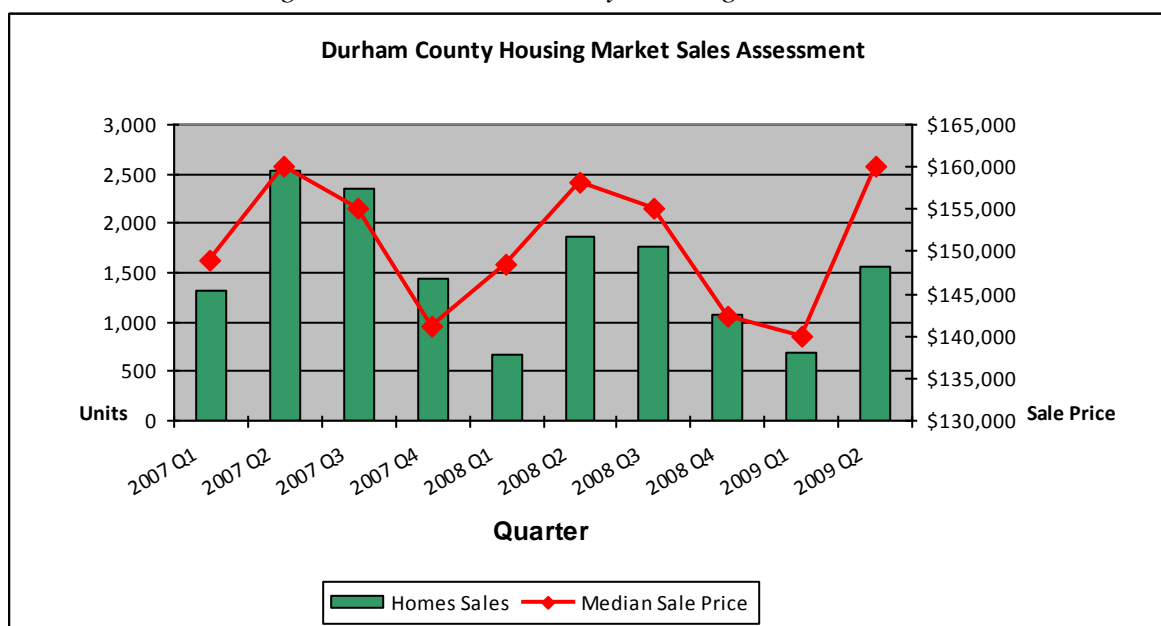
## Part II. Housing Market Analysis

### I. Housing Stock and Condition

#### A. Housing Supply and Growth Trends

The Housing Market Analysis is a full color snapshot in time of the Entitlement Community’s housing market. Using CHAS data and projections from various sources, the market is analyzed in terms of supply and demand, housing type -- rental vs home ownership, and determines affordability given average market wages compared with the current housing costs. An analysis of affordable housing units is also contained in the Housing Market Analysis, including Public Housing units and housing for persons with disabilities and persons with AIDS.

Figure 2.1: Durham County Housing Market Assessment



Home sales are down in Durham as they are all over the Country. Historically, fourth quarter and first quarter housing sales are usually lower than the second and third quarters when the weather is more conducive to viewing prospective homes; furthermore, many families choose to move during the summer months while children are out of school.

These trends are evident in figure 2.1 above. Nonetheless, sales peaked in the second quarter of 2007 and have steadily declined through the second quarter of 2009.

## B. Housing Types

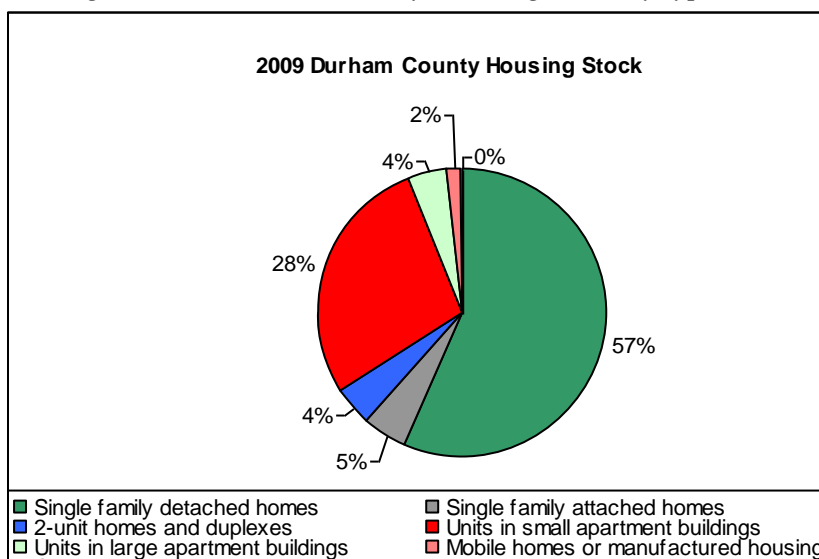
Type	Number of Units	Percentage of Units
Single Family Detached	65,501	56.31%
Single Family Attached	6,047	5.2%
2-unit homes & duplexes	5,129	4.41%
Units in small apartment complexes*	32,689	28.1%
Units in large apartment complexes **	5,000	4.3%
Mobile homes or manufactured housing	1,956	1.68%
Other types	9	0.01%

Source: Claritas via PolicyMap

\*Small apartment complexes are those complexes with 3 to 49 units.  
 \*\*Large apartment complexes are those with 50 or more units

Single family detached homes, which comprise 57% of all housing units, continue to be the most prevalent housing option in Durham County with small apartment complexes providing 28% of the remaining housing units.

Figure 2.2: Durham County Housing Stock by type



## C. Housing Condition

According to the American Community Survey three year estimates (2006-2008), Durham County has 100,830 total housing units. Of these units, 51,188 or 50.7% were built before 1980. While there is little evidence to suggest there are significant numbers of households that lack adequate facilities (complete plumbing and kitchen facilities), older homes require additional

funding in order to maintain the house in a safe and decent condition. When faced with these additional cost burdens, low-income households are often unable to maintain adequate repairs.

Total Housing Units: 100,830	
Homes built prior to 1939	Units
Built 2005 or later	5,842
2000-2004	17,072
1990-1999	20,303
1980-1989	21,282
1970-1979	17,183
1960-1969	12,912
1950-1959	8,405
1940-1949	4,843
1939 or earlier	7,845

*Source: 2009 American Community Survey*

## D. Occupancy and Tenure

As of 2009, Durham County had a total of 105,309 occupied housing units throughout the county. Of which, 57,389 units or 54.5% were owner occupied households.

	Units	Percentage of Units
Owner Occupied	57,389	54.5%
Renter Occupied	47,920	45.5%

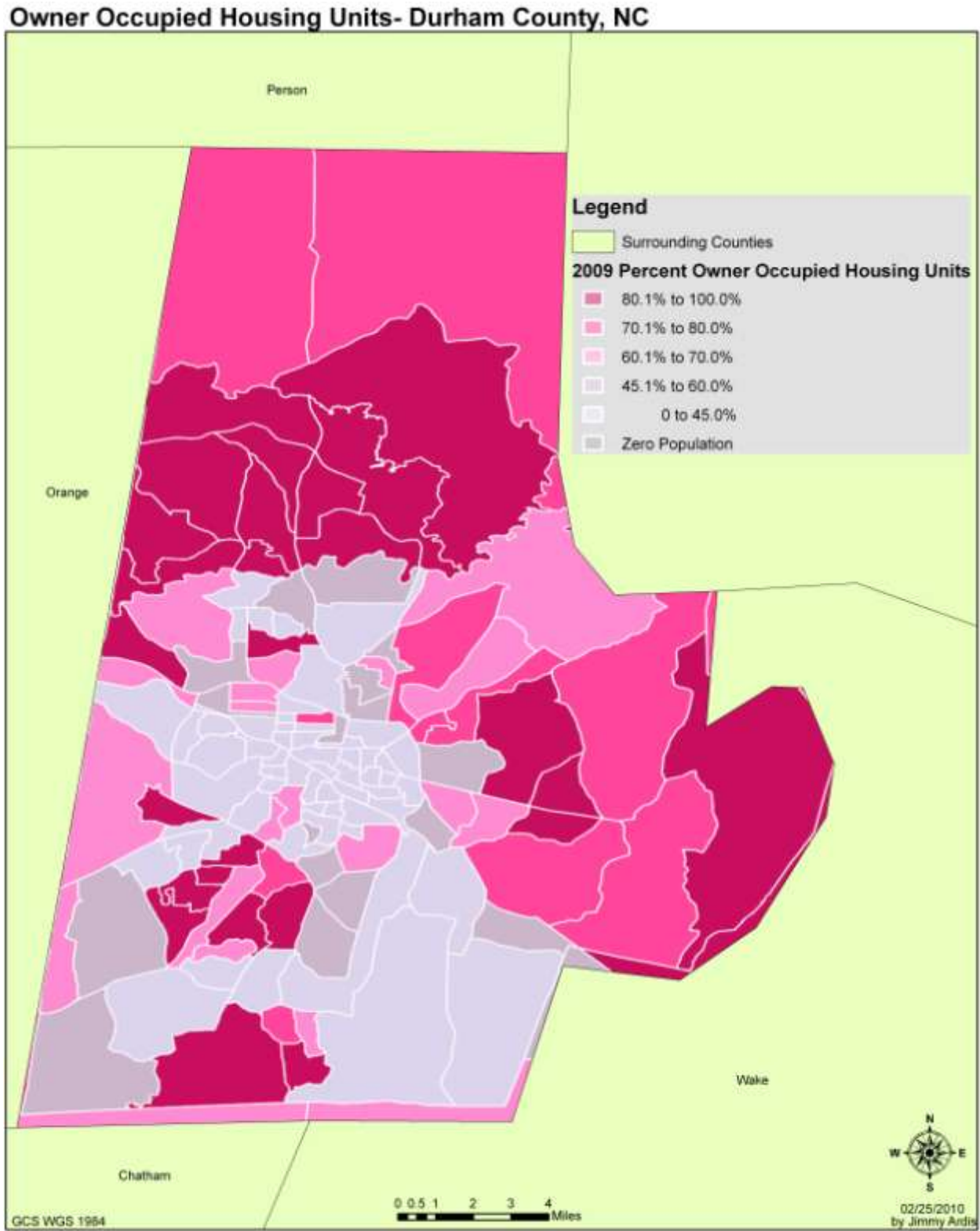
*Source: Claritas via PolicyMap*

In the past 18 months, Durham County has seen a slight decline in the number of vacant housing units; from a high of 7,548 vacant units in the first quarter of 2008 to a low of 6,708 in the fourth quarter of 2008.

	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
Number Vacant	7,548	7,246	6,779	6,708	6,773	6,896	6,988
Percent Vacant	5.53%	5.31%	4.93%	4.86%	4.88%	4.96%	4.99%

*Source: Claritas via PolicyMap*

Map 16: Owner Occupied Housing



This map displays the distribution of owner occupied homes in Durham County in 2009. Source: ESRI 2009 Demographic Update

## II. Public and Assisted Housing

### A. Public Housing Supply and Demand

The Durham Housing Authority (DHA) currently provides 1,851 units of traditional public housing as well as funding for 2,749 Section 8 Housing Choice Vouchers for area low-income families. DHA 2008 numbers show 93.7% of tenants as Black/African-American and 5.8% as White, with all others making up the small remainder. A Community Survey conducted by DHA in 2008 reports that the average family size for the overall community was 2.5, while the average family size for Section 8, Public Housing and Affordable Housing was 3, 2.2, and 2 respectively.

Program	Units	Current Wait List
Public Housing	1,851	1,930
Housing Choice Vouchers	2,749	684

*Source: Durham Housing Authority: Annual Action plan 2009 -2010*

In recent years, the Durham Housing Authority has been declared a “troubled housing authority” as defined by the Public Housing Assessment System (PHAS); currently the authority’s performance is rated as “standard”. Through goals and action plans set forth in the 2010 Five Year Strategic Plan, the Durham Housing Authority aims to achieve “high performer” status in the near future. In the Housing Authority’s Five Year Strategic Plan for 2010-2014 they have identified four departmental goals:

- To become a financially viable real estate company
- To become a high performing organization, fulfilling our mission, guided by core beliefs.
- To establish strong community partnerships – Governmental and Community Organizations.
- To provide quality affordable housing as part of the “NEW H.O.P.E.” Campaign: Housing Opportunities for People Everywhere.

The following table lists Durham Housing Authority projects along with the number of units for each:

Facility	Housing Units
McDougald Terrace	360
Scattered Sites	50
Oldham Towers	106
Comwallis Road	200
Liberty Street	108
Club Boulevard	77
Hoover Road	54
J.J. Henderson Housing Center	178
Morreene Road	224
Damar court	102
Oxford Manor	172
Kerrwood Estates	0
Birchwood Heights	4
Forest Hill Heights	55
Laurel Oaks	30
Main Street Townhomes	21
Morning Glory Sr. Village	25
Calvert Place	43
Franklin Village	46
<i>Source: Durham Housing Authority Asset Management Database</i>	

A Physical Needs Assessment was conducted by DHA in 2008, which included a review of 504 and ADA compliance. HUD requires 5% of housing units are accessible to those with mobility impairments and an additional 2% of units be accessible to those with seeing and hearing impairments.<sup>1</sup>

DHA reports that approximately 9% of their applicant base reports having a disability. Currently, 88 units of DHA's stock is classified as mobility accessible and 39 units are classified as sight & hearing accessible. On July 23, 2009 DHA executed a contract for 504 compliance renovations valued at almost \$430,000. As of March 31, 2009 approximately \$322,500 has been expended.

The Durham Housing Authority also provides 308 units of traditional public housing dedicated to low-income elderly households. These units are provided through three multi-family sites as well as 50 scattered site single family homes.

Facility Name	Target Population	Units
Forest Hill Heights	Elderly Only	55
J.J. Henderson	Elderly Only	178
HOPE VI Morning Glory Senior Village (Alston Manor)	Elderly Only	25
Scattered site units	Elderly Only	50
<i>Source: Durham Housing Authority 5 year Plan 2010 -2014</i>		

<sup>1</sup> <http://www.hud.gov/offices/fheo/disabilities/sect504faq.cfm>

## **B. Condition of Public Housing**

Age, obsolescence, and disrepair continue to plague many of DHA's public and scattered-site housing units. Much of the housing stock is from the 1950's and early 1960's and many units are in need of major rehabilitation - and in some cases demolition and redevelopment.

For example, McDougald Terrace is DHA's oldest and largest housing project at 360 units. The 2008 Physical Needs Assessment and the 2006 Energy and Water Conservation Audit identified \$8.06 million in needed repairs, while the total tax value for the buildings and land is only \$12.9 million. Buildings 6 & 7 were taken off line in 2009 due to major structural problems with sinking floors. These buildings have been proposed for demolition and will result in a loss of inventory. High vacancy due to structural issues has led to leasing problems in other units, and crime is on the rise. Severely negative feedback loops are being perpetuated.

The above example is unfortunately true – to more or lesser degrees – across many of the other sites. Repair costs equaling well over half of total value are required to keep many projects livable. Potential for loss of inventory exists.

The ongoing HOPE VI project is an excellent example of how the housing authority is responding to poor housing conditions. Specifically, the Housing Authority of the City of Durham has been awarded a \$35,000,000 HOPE VI Revitalization Grant to redevelop the Few Gardens project. The City leveraged the award with approximately \$46,000,000 in additional public and private funding to implement an ambitious revitalization plan with a target area of 96 blocks. The Housing Authority utilized these funds for the demolition of Few Gardens and the development of the following projects: Main Street Town Homes (43 units), Morning Glory Senior Village (25 units), Calvert Place (75 units), Franklin Village (83 units). This redevelopment effort has contributed greatly to improving the condition of public and affordable housing in Durham.

## **C. Other Assisted Housing**

### *City and County Housing Programs*

The City of Durham and Durham County have largely combined their housing and community development efforts under one umbrella organization now referred to as the Durham Consortium. The Consortium funds are administered by the City's Department of Community Development. In addition to those funds allocated to the Durham Consortium, the City of Durham also receives Community Development Block Grant (CDBG) and Emergency Shelter Grants (ESG) funding from HUD on an annual basis.<sup>2</sup> The Consortium operates the following programs:

---

<sup>2</sup> Durham Housing Authority Annual Action Plan FY 2009 -2010



- *Elderly and Disabled Housing Rehabilitation Program* - The City and the Consortium offer elderly or disabled, very low-income families (at or below 50% AMI) a maximum loan of \$35,000 to provide for rehabilitated or altering the home to provide a safe environment for the owner-occupant. Each loan has standard deferment and forgivable amortization up to 10 years.
- *Urgent Repair Grants* - The City also provides *Urgent Repair* grant funds to elderly or disabled families at or below 50% AMI. These funds are administered in cases where the occupants' health and safety are at risk. Individual grant awards may not exceed \$7,500.
- *Owner-Occupant Housing Rehabilitation Program* - Similar to the elderly and disabled program, the City also provides low interest (currently 2%) loans for low income (80% AMI or less) owner-occupants. The loan amount may not exceed \$50,000 and is repayable over 20 years. The Section 8 income definition will be utilized with the Homeowner Rehabilitation Program.
- *Energy Efficient/Weatherization Program* - Utilizing a portion of CDBG funds, the City has partnered with Operation Breakthrough to provide energy efficiency and weatherization repairs to low income households.

### *Low Income Housing Tax Credit Housing*

The County has also enjoyed historical success in securing tax credits for affordable housing. Below is a list of Low Income Housing Tax Credit units funded in the Durham community since 1987.

Project Name:	Total Number of Units:	Total Low-Income Units:
CLEMENTS DUPLEX	2	2
CLEMENTS TRIPLEX	3	3
DUPLEX	2	2
IREDELL ST DUPLEX	2	2
RESIDENCE	1	1
RESIDENCE	1	1
TRENTON APTS	10	10
WATKINS DUPLEX	2	2
STEWART HEIGHTS	64	64
SPRINGWOOD PARK APTS.	100	100
HARRELL APTS	4	4
HARRELL-SMITH APTS	3	3
HOPKINS STREET APTS	4	4
FISKE ST APTS	2	2
STEWART SQUARE	63	63
WEST PARK APTS	10	10
LOVETT SQUARE	60	56
OXFORD COMMONS ELDERLY HOUSING	102	102
MOREHEAD GLEN	20	20
MUTUAL MANOR APTS	18	18
ROCKWOOD COTTAGES	21	20
WELLINGTON PLACE APTS	207	240
CAMBRIDGE VILLAGE	83	83
CARVER POND APTS	144	159
GREENS OF PINE GLEN PH II	16	16
GREENS OF PINE GLEN TOWNHOUSES	152	152
SHERWOOD PARK APTS	71	71
CARVER POND APTS PHASE II	96	96
GLENDALE APTS	29	29
STEWART CIRCLE	20	20
FOXRIDGE APTS	92	91
ROCKWOOD NORTH	10	24
SAVANNAH PLACE	84	84
LAKEMOOR APTS	160	154
ALSTON VILLAGE APTS	144	173
OAKLEY SQUARE APARTMENTS	100	100
MAIN STREET TOWNHOMES	43	43
PENDLETON TOWNHOMES	88	88
MAPLEWOOD APTS	32	32

*Source: HUD Low Income Housing Tax Credit Database*

## Part III. Housing Needs Assessment

### I. Overall Needs

Households with housing problems are those households occupying units without a complete kitchen or bathroom (lack of adequate facilities), that contain more than one person per room (over crowding), or that pay more than 30 (28% for home owners) percent of their income to cover housing expenses otherwise defined as cost burdened.

	Number	Percentage of Occupied Units	Occupied Units with Housing Problems
Occupied Housing Units	100,830	100%	36,440
Owner Occupied	56,510	55.5%	15,955
Renter Occupied	44,320	45.5%	20,485

*Source: 2009 Comprehensive Housing Affordability Strategy Data Set*

In Durham County 55.5% of all occupied housing units are owner occupied while 45.5% are renter occupied. Of the 56,510 owner occupied households, 15,955 households or 28% of owner occupied households have one or more housing problems. Of the 44,320 renter occupied households, 46% or 20,485 households face one or more housing problems.

% AMI	Owner Occupied	Renter Occupied
30% AMI or less	2,180	7,835
31% -50% AMI	2,200	6,225
51% - 80% AMI	4,600	4,900
81% - 95% AMI	2,300	590
96% AMI or above	4,670	935

*Source: 2009 Comprehensive Housing Affordability Strategy Data Set*

Owner occupied households facing housing problems are less likely to be low income than renter occupied households with housing problems. Of the 15,955 owner occupied households facing one or more housing problems, 56.3% are at or below 80% AMI. On the other hand, 92.6% of all renter occupied households, with housing problems, are at or below 80% AMI.

Housing problems are not only experienced small (less than 3 members), single parent families and the elderly; over 30,000 small families, in Durham County, are experiencing housing problems. Over all, nearly 45,000 families large and small are facing housing burdens.

	Large Families (5+)	Large Families Single-Parent	Small Families (4 or fewer)	Small Families Single-Parent
Owner Occupied	1,350	380	14,610	3,095
Renter Occupied	2,765	1,070	17,730	4,435
total households w/ problems	4,115	1,450	32,340	7,530

*Source: 2009 CHAS Data Sets*

## II. Housing Affordability

By HUD's definition, households earning less than 30 percent of the area's median income are considered "extremely low-income," those earning 31 to 50 percent are "very low-income," and those earning from 51 to 80 percent are considered "low-income".

High-cost and subprime loans refer to a number of loan products that are characterized by higher risk, high default rates, and high APR's\*. Their existence and the troubles associated with them, rushed to the forefront of the public discussion in the wake of the financial crisis that was ushered in by the housing market crash of 2006. In 2006 at the height of the real estate market, high-cost loans represented 22.61% of all mortgages in Durham County. By 2008 that number had fallen to 7.19%

	2004	2005	2006	2007	2008
Total High Cost Loans	1,365	1,992	1,930	1,078	430
Percentage of Loans in Durham County	15.23%	21.80%	22.61%	14.25%	7.19%

*Source: Claritas Inc via PolicyMap*

### A. Renters

#### 1. All Renters

Rental affordability is calculated as 30 percent of annual household income. The difference between ownership and rental is to allow for additional costs, such as utilities, that are

\* PolicyMap data explanation: "High-cost loans were previously denoted as "subprime" loans in PolicyMap. High-cost loans are defined as loans with a reported rate spread. The rate spread on a loan is the difference between the APR on the loan and the treasury security yields as of the date of the loan's origination. Rate spreads are only reported by financial institutions if the APR is 3 or more percentage points higher for a first lien loan, or 5 or more percentage points higher for a second lien loan. High-cost loans do not denote HOEPA loans, but HOEPA loans may be included in the high-cost loan category. These loans were originated for the purchase or refinance of an owner-occupied, one-to-four family dwelling, as reported by HMDA. Medians were not calculated and percents were not computed where the count of loan events of that type or the denominator of the calculation was less than five."

customarily included in a tenant household's rent, but are borne by a household's income as homeowners.

Persons in Household	Extremely Low Income 30% AMI	Very Low-Income 50% AMI	Low Income 80% AMI
1	\$15,700	\$26,200	\$41,950
2	\$17,950	\$29,950	\$47,900
3	\$20,200	\$33,700	\$53,900
4	\$22,450	\$37,450	\$59,900
5	\$24,500	\$40,450	\$64,700
6	\$26,050	\$43,450	\$69,500
7	\$27,850	\$46,450	\$74,300
8	\$29,650	\$49,450	\$79,050

*Source: Durham Housing Authority "HCV Landlord Packet"*

Table 3.5 above details HUD and Durham County Housing Authority program income limits by the number of persons in the household. Compared to fair market rents listed in table 3-6, rental affordability can be calculated as a percentage of fair market rent.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Rent	\$538	\$738	\$827	\$1,081	\$1,165

*Source: HUD User Data 2009 Fair Market rents*

## 2. Extremely Low-Income Renters 30% AMI

Based on the industry standard limit of 30% of monthly income spent towards monthly housing costs, maximum affordable monthly rental can be determined. A single person in Durham County with an income of only 30% of the AMI can only afford a monthly rental payment of \$393. Thus the affordability gap (shortage) is \$145 for an efficiency unit or \$345 for a one bedroom unit.

Persons in Household	Max Mo./Rent	Affordability Gap
1	\$393	Efficiency: (\$145) 1 Bedroom: (\$345)
2	\$449	1 Bedroom: (\$289) 2 Bedroom: (\$378)
3	\$505	2 Bedroom: (\$322) 3 Bedroom: (\$576)
4	\$561	3 Bedroom: (520) 4 Bedroom: (\$604)
5	\$613	4 Bedroom: (\$552)
6	\$651	4 Bedroom: (\$514)
7	\$696	4 Bedroom: (\$469)
8	\$741	4 Bedroom (\$424)

*Source: calculations based on Durham Housing Authority "HCV Landlord Packet"*

### 3. Very Low-Income Renters 50%AMI

A household of four in Durham County with an income of only 50% of the AMI can afford a monthly rental payment of \$936. Thus the affordability gap (shortage) is (\$145) for a three bedroom unit or (\$229) for a four bedroom unit. However, a family of three, in the same income range, can afford a two bedroom unit by a mere \$16 a month.

Persons in Household	Max Mo./ Rent	Affordability Gap
1	\$655	Efficiency: \$117 1 Bedroom: (\$83)
2	\$749	1 Bedroom: \$11 2 Bedroom: (\$78)
3	\$843	2 Bedroom: \$16 3 Bedroom: (\$238)
4	\$936	3 Bedroom: (\$145) 4 Bedroom: (\$229)
5	\$1,011	4 Bedroom: (\$154)
6	\$1,086	4 Bedroom: (\$79)
7	\$1,161	4 Bedroom: (\$4)
8	\$1,236	4 Bedroom: \$71

*Source: calculations based on Durham Housing Authority "HCV Landlord Packet"*

### 4. Low-Income Renters 80% AMI

A household of four in Durham County with an income of only 80% of the AMI can afford a monthly rental payment of \$1,498. Based on fair market rents and a maximum of 30% of a

household's monthly income going towards housing costs, all low income households should be able to afford the fair market rental rates. However, this does not mean that sufficient numbers of affordable rental units are available, simply that these households should be able to afford housing at the area standard fair market rates.

Persons in Household	Max Mo./Rent	Affordability Gap
1	\$1,049	Efficiency: \$511 1 Bedroom: \$311
2	\$1,198	1 Bedroom: \$460 2 Bedroom: \$371
3	\$1,348	2 Bedroom: \$521 3 Bedroom: 267
4	\$1,498	3 Bedroom: \$417 4 Bedroom: \$333
5	\$1,618	4 Bedroom: \$453
6	\$1,738	4 Bedroom: \$573
7	\$1,858	4 Bedroom: \$693
8	\$1,976	4 Bedroom: \$811

*Source: calculations based on Durham Housing Authority "HCV Landlord Packet"*

## B. Homeowners

### 1. All Homeowners

Homeownership affordability is calculated as 28 percent of annual household income going towards housing costs. The figure of 28% is used here to provide for additional expenses homeowners face to properly maintain their household.

	Total households	% cost burdened	total cost burdened		
	100,830	34.0%	34,320		
	30% AMI or less	31-50% AMI	51-80% AMI	81-95% AMI	95% AMI +
<b>Moderate Cost Burden</b>					
Owner	410	925	2,935	2,025	4,080
Renter	1,120	3,720	3,655	365	525
<b>Severe Cost Burden</b>					
Owner	1,730	1,275	1,570	185	430
Renter	6,700	2,260	280	105	25

*Source: 2009 CHAS Data Sets: Durham County*

Based on the second quarter 2009 Durham County median sales price, for a single family home, of \$160,000, a potential home buyer with 5% down payment (\$8,000) at 5% interest and a 30 year term the monthly mortgage payment would be \$1,037.64\*.

The following table provides home ownership affordability estimates. Please note, this table assumes a monthly mortgage payment of \$1,037.64 as described above. Similar to rental affordability above, maximum affordable monthly mortgage payments are calculated at 28% of the household's monthly income.

Persons in Household	Max Mo./ Mortgage 30% AMI	Max Mo./Mortgage 50% AMI	Max Mo./ Mortgage 80% AMI
	Max payment (gap)	Max payment (gap)	Max payment (gap)
1	\$366 / (\$671.64)	\$611/ (\$426.64)	\$979/ (\$58.64)
2	\$419 / (\$618.64)	\$699 /(\$338.64)	\$1,118/ \$80.36
3	\$471/ (566.64)	\$786 /(\$251.64)	\$1,258/ \$220.36
4	\$524 /(\$513.64)	\$874 /(\$163.64)	\$1,398/ \$360.36
5	\$572 /(\$465.64)	\$944/ (\$93.64)	\$1,510/ \$472.36
6	\$608 /(\$429.64)	\$1,014/ (\$23.64)	\$1,622/ \$585.36
7	\$650 /(\$387.64)	\$1,084 / +\$46.36	\$1,734/ \$696.36
8	\$692 /(\$345.64)	\$1,154 /+\$116.36	\$1,845/ \$807.36

*Source: calculations based on Durham Housing Authority "HCV Landlord Packet"*

Similar to rental affordability, those households at 80% AMI should be able to afford a home at or below the area median sales price as of the second quarter of 2009. However, no extremely low-income families will be able to afford the same house and only the largest two households at the 50% AMI level would be able to afford a monthly mortgage payment of \$1037.64.

Table 3.12 below estimates the number and percentage of area homes that may be affordable to home-owners at each income range. In 2009, only 13.91% of all housing units in Durham County were affordable to households at or below 50% AMI.

\* Per industry standards, this calculation assumes 1.25% property tax rate and 5% PMI into escrow as a portion of monthly payment. [www.mortgagecalculator.org](http://www.mortgagecalculator.org)



Percent/Number of all homes that are likely affordable for a 4-person family earning:	2000	2009
<b>50% of AMI</b>	15.37%	13.91%
	7,422	7,985
<b>80% of AMI</b>	30.90%	41.24%
	14,919	23,669
<b>100% of AMI</b>	30.90%	66.64%
	14,919	38,242
<b>120% of AMI</b>	94.61%	66.64%
	45,677	38,242
<i>Source: Claritas via PolicyMap</i>		

A second level of gap in affordability is the cash needed to close the purchase of a home. Typically, the cash to close consists of two elements, the required down payment and the closing costs. The minimum down payment generally required is five percent of the loan amount, while closing costs are typically four percent of the loan amount. In the above example, a family wishing to purchase a home at the median sales price of \$160,000 would need \$8,000 in down payment and \$6,400 in closing costs.

Another major consideration related to affordability is energy costs. Housing analysts' maintain that energy bills in excess of 6% of household income are a cost burden, yet a recent study estimates that in the over 24,000 households in Durham County with income less than 185% of the federal poverty level, household energy bills during 2009 ranged between 10% and 67% of household income, as shown in the below table.<sup>1</sup>

Even with the federal stimulus program's expanded energy assistance, the Weatherization Assistance Program in Durham will not be able to educate and provide technical assistance to every household in the two target neighborhoods within the next five years. Coordination with new and existing energy efficiency programs will be necessary in order to dramatically reduce the energy burden experienced in these neighborhoods.

Table 3.12.1 on page 3-8 illustrates the energy burden on households at or below the Federal poverty level.

<sup>1</sup> Fisher, Sheehan & Colton, *The Home Energy Affordability Gap (2010)*, [www.homeenergyaffordabilitygap.com](http://www.homeenergyaffordabilitygap.com) (accessed March 29, 2010).

	Number of Households In Durham County	Energy Bills as % of Household Income
Less than 50% Federal Poverty Level	6,547	67.0%
50% - 74% of Federal Poverty Level	2,541	26.8%
75% - 99% of Federal Poverty Level	2,810	19.1%
100% - 124% of Federal Poverty Level	3,436	14.9%
125% - 149% of Federal Poverty Level	3,874	12.2%
150% - 185% of Federal Poverty Level	4,888	10.0%

Source: Where is the source of this information?

### III. Disproportionate Needs

CHAS 2009 Census tabulations have been analyzed to identify the extent to which racial or ethnic groups may have disproportionately greater needs as compared to the housing needs of all groups in the City. The U.S. Department of Housing and Urban Development considers that a “disproportionately greater need exists when the percentage of persons in a category is at least ten percentage points higher than the percentage of persons in a category as a whole.”

Race	Owner Occupied	Renter Occupied
All	100%	100%
White	48.4%	30.7%
Black	40.9%	47.3%
Asian	2.0%	4.5%
American Indian	0.1%	0.4%
Pacific Islander	0.0%	0.1%
Hispanic	6.5%	15.5%
Other	2.1%	1.5%

Source: 2009 CHAS Data Set

Owner occupied households, with housing problems are fairly evenly divided between whites and minorities. However, renter occupied units are overwhelmingly (69.1%) minority occupied.

## A. Extremely Low-Income Households

Race	Owner Occupied Households	Renter Occupied Households
All	2,180	7,835
White	1,030	2,060
Black	925	4,175
Asian	65	485
American Indian	0	35
Pacific Islander	0	30
Hispanic	95	865
Other	65	180

*Source: 2009 CHAS Data Set*

Of the 2,180 extremely low income home owners, with housing problems, 47% are white and 42% are black. Conversely, of the 7,835 extremely low income renter occupied households, with housing problems, only 26% are white while 53% are black and 11% are Hispanic.

## B. Very Low-Income Households

Race	Owner Occupied Households	Renter Occupied Households
All	4,605	6,225
White	1,795	1,850
Black	2,100	3,030
Asian	50	120
American Indian	15	0
Pacific Islander	0	0
Hispanic	550	1,115
Other	105	110

*Source: 2009 CHAS Data Set*

Of the 4,605 very low income home owners, with housing problems, 39% are white and 46% are black. Furthermore, of the 6,225 very low income renter occupied households, with housing problems, 30% are white while 49% are black while 18% are Hispanic.

## C. Low-Income Households

Of the 2,300 low income home owners, with housing problems, 56% are white and 30% are black. On the other hand, of the 4,900 low income renter occupied households, with housing problems 36% are white and 41% are black, while 20% are Hispanic.

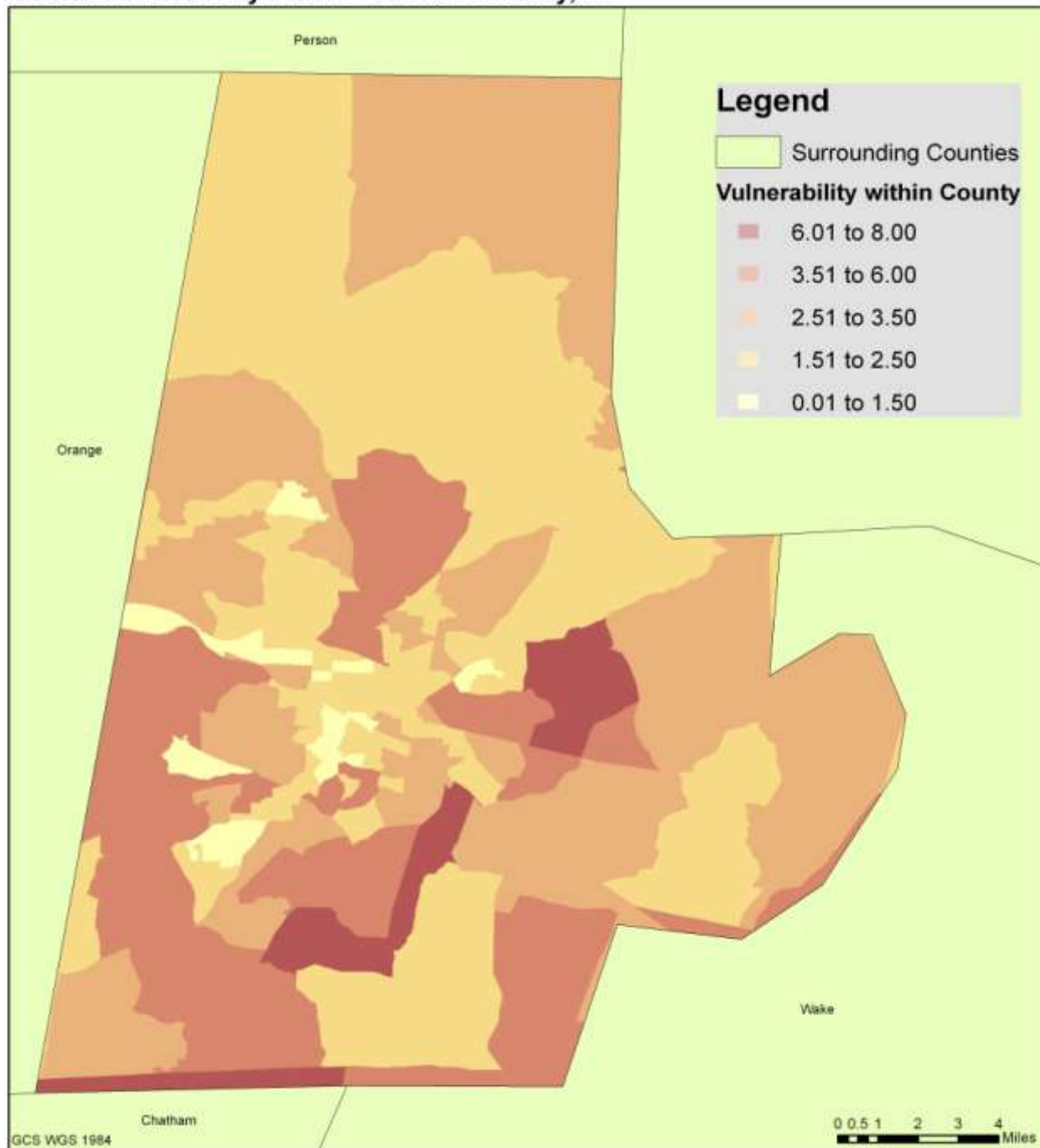
An alternate way of viewing social needs in a community is through the lens of social vulnerability. Social vulnerability refers to the socioeconomic, demographic, and housing characteristics that contribute to a community's resiliency— that is its ability to adapt and bounce back from disasters and major disruptions. Map 17 summarizes the Social Vulnerability Index (SoVI) for Durham. Susan Cutter with the University of South Carolina's Hazards and Vulnerability Research Institute developed SoVI; ESRI combined SoVI data with the 2009 Demographic Update to produce the data layer. The index gives a different view of where potential social vulnerabilities exist than when singularly viewing measures of race, income, age, etc. While those indicators are factored in, a number of additional areas are also considered such as health status, housing, rural vs. urban, industrial development, social dependence, etc. Map 17 Social Vulnerability is on the next page.

Race	Owner Occupied Households	Renter Occupied Households
All	2,300	4,900
White	1,280	1,760
Black	685	2,020
Asian	0	160
American Indian	0	0
Pacific Islander	0	0
Hispanic	235	960
Other	100	0

*Source: 2009 CHAS Data Set*

Map 17: Social Index – Durham County, NC

**Social Vulnerability Index - Durham County, NC**



This map summarizes the Social Vulnerability Index (SoVI) for populations within Durham County using 2009 demographic estimates. It answers the question "Where are the areas of relatively higher risk within Durham County?" from the perspective of social vulnerability. The index combines a number of socioeconomic & geographic indicators such as income, race, age, density, etc. Darker shaded areas represent a higher social vulnerability. Source: ESRI 2009 Demographic Update



## IV. Lead Based Paint Hazards

While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children. All children are at higher risk to suffer lead poisoning than adults; but children under age six are more vulnerable because their nervous systems are still developing. At high levels, lead poisoning can cause convulsions, coma, and even death. Such severe cases of lead poisoning are now extremely rare, but do still occur. At lower levels, observed adverse health effects from lead poisoning in young children include reduced intelligence, reading and learning disabilities, impaired hearing, and slowed growth.

Since the 1970's, restrictions on the use of lead have limited the amount of lead being released into the environment. As a result, national blood-lead levels for children under the age of six declined by 75 percent over the 1980s and declined by another 29 percent through the early 1990s. Despite the decline in blood-lead levels over the past decade, recent data show that 900,000 children in the United States still have blood lead levels above 10µg/dL. These levels are unacceptable according to the Centers for Disease Control and Prevention (CDC), which lowered blood lead intervention level for young children from 25 to 10µg/dL (micrograms of lead per deciliter of whole blood) in 1991. Many of these lead-poisoned children live in low-income families and in old homes with heavy concentrations of lead-based paint.

The CDC identified the three most important remaining sources of lead hazards to be deteriorated lead-based paint in housing built before 1978, urban soil and dust contaminated by past emissions of leaded gasoline, and by paint on dwellings and other structures. The national goal for blood lead levels among children ages six months to five years is to limit elevations above 15µg/dL to no more than 300,000 per year, and to entirely eliminate elevations above 25µg/dL.

### A. National Trends in Lead Based Paint Hazard Reduction

An important HUD initiative in the last decade has been the reduction of lead-based paint hazards, and many jurisdictions around the country have launched a concerted effort to reach this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally-funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR Part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

### B. Local Estimates

Homes built prior to 1980 are more likely to contain lead-based paint. As children are at higher risk for lead poisoning, homes built prior to 1980 that contain children are considered higher

risk. The table below summarizes the lead-based paint risk in Durham County based on CHAS 2009 data. There are an estimated 43,730 housing units in Durham County that were built before 1980 – 6,640 of which are households with children under six years of age.

Total Housing Units: 100,830		
Homes built prior to 1939	Units	Households w/ children
Owner Occupied	2,945	390
Renter Occupied	3,225	230
<b>Homes built 1940-1959</b>		
Owner Occupied	6,330	595
Renter Occupied	4,460	1,065
<b>Homes built 1960-1970</b>		
Owner Occupied	15,200	1,605
Renter Occupied	11,570	2,755
<b>Total Units Built Prior to 1980</b>		
Owner Occupied	24,475	2,590
Renter Occupied	19,255	4,050
<i>Source: 2009 CHAS Data Sets</i>		

### C. Lead Based Paint Hazard Reduction Program(s)

Through the State of North Carolina, the City received a HUD Lead Abatement grant that provided program funds through September 2009. The City also tests all units scheduled for rehabilitation built prior to 1978 for lead and includes the lead abatement work as part of the scope of services completed by the contractor.

### D. Health Department Screenings

The Durham County Health Department undertakes lead investigation screening. A part-time nurse in the community screens children for lead. In addition, the nurse conducts education and outreach to physicians encouraging screening of children for lead. Additional testing, when necessary, is completed at the State level. When the Durham County Health Department receives confirmation of elevated blood-lead levels in children, it initiates investigations and follow-up actions in accordance with the Centers for Disease Control and Prevention guidelines.

The Children Environmental Health Initiative (CEHI) is a community partnership led by Duke University that seeks to reduce and mitigate child exposure to environmental hazards. CEHI received a National Achievement in Environmental Justice Award from the U.S. Environmental Protection Agency in 2008 for its work in early intervention and lead poisoning prevention. The

program is credited with increasing the early identification of children with elevated levels of lead in their blood by 600 percent In Durham County since 2002<sup>2</sup>.

## V. Barriers to Affordable Housing

In considering the barriers to affordable housing, two major factors emerge—first, a household’s ability to afford housing based on its income and, second, the price of housing.

A household’s capacity to afford housing is based on its income. Government can directly increase a household’s ability to afford housing by increasing income (such as with public assistance and social security payments), providing housing assistance payments or providing services that increase disposable income (such as child and health care subsidies). Government can also indirectly influence household income through actions such as changing wage requirements or the tax structure.

The price of housing is affected by a complex combination of factors related to the cost of housing production. These include the cost of land, materials, labor and capital. Government can also affect these factors. Government can have a direct effect on supply through actions such as producing new units, acquiring units for rental and engaging in housing rehabilitation. Subsidized loans, grants and financing that reduce the cost of private sector (for-profit or nonprofit) housing production, operation or maintenance have an impact on housing affordability, although less direct. Further, rent and price controls can make housing more affordable. Tax abatement and infrastructure development are other indirect techniques for reducing the price of housing.

Other types of governmental intervention in the housing market increase the cost of housing. The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type and design and building materials. Communities can also increase housing cost through lengthy approval processes, permit fees, infrastructure requirements and significant demands or requirements. Increases in certain wage requirements, which may increase households’ income, can also increase the cost of labor for housing construction, thereby decreasing the affordability of housing. The tax code can also increase (or decrease) housing cost.

The City provides a number of programs to ensure area residents are able to overcome the barriers to fair housing. These activities included:

- Continue to provide effective enforcement of Fair Housing Laws
- Develop print and media campaign to provide education and outreach to a variety of groups on the Fair Housing Ordinance
- Continue to work with other governmental and nonprofit agencies to develop programs to alleviate discrimination and further Fair Housing

---

<sup>2</sup> <http://nicholas.duke.edu/news/ns-mlmaward.html>



- Increase support of financial literacy, first time homebuyer programs and anti-predatory lending campaigns in the community
- Conduct Lender's and Realtor's Training with Fair Housing component
- Distribute Fair Housing information with all First time Homebuyer's applications<sup>3</sup>
- City housing counseling programs for low-income residents

## VI. Impediments to Fair Housing

### *Fair Housing Background*

Fair housing has been long been an important issue in American urban policy – a problem born in discrimination and fueled by growing civil unrest that reached a boiling point in the Civil Rights movement. Title VIII of the Civil Rights Act of 1968, also known as the Fair Housing Act, is the foundational legislation for fair housing in the United States. As such the Act prohibits discrimination in housing industry transactions (i.e. rental, sales, financing) based on race, color, national origin, religion, sex, familial status, or disability. The Act applies in both the public and private sectors. Further, Section 808 (e)(5) of the Fair Housing Act requires the Secretary of the Department of Housing and Urban Development (HUD) to administer its programs in a manner that ‘affirmatively furthers fair housing’ (AFFH).

The passing of the Fair Housing Act in 1968 was a critical step towards addressing this complex problem – but it was far from a solution. Since the passing of the Act community groups, private business, concerned citizens, and government agencies at all levels have worked earnestly at battling housing discrimination.

While the Fair Housing Act mandates HUD's obligation to AFFH as law, it does not define how this is to be carried out. This duty is left to HUD. Towards this end HUD requires funding recipients to undertake fair housing planning (FHP) in order to proactively take steps that will lead to less discriminatory housing markets and better living conditions for minority groups and vulnerable populations.

HUD has historically fostered fair housing principles through regulations of its community development programs under Title 24 of the Code of Federal Regulations (CFR), as well as through technical guidance in the form of notices and handbooks. In 1995 HUD collapsed the planning, reporting, and AFFH requirements of its four community development formula grant programs (CDBG, HOME, ESG, and HOPWA) into a singular Consolidated Plan. Per 24 CFR 91, grantees and entitlement areas of HUD CPD programs are required to produce a Consolidated Plan – to include an AFFH certification. The Fair Housing Planning Guide states that grantees must meet three criteria for AFFH certification:

1. “conduct an analysis of impediments to fair housing choice;

---

<sup>3</sup> Durham Housing Authority Annual Action Plan FY 2009 -2010

2. take appropriate actions to overcome the effects of impediments identified through that analysis;
3. maintain records reflecting the analysis and actions.”<sup>4</sup>

A full Analysis of Impediments (AI) was finalized in October 2006. Below is an overview of recent fair housing issues and strategies for Durham.

### *Fair Housing in Durham*

Durham’s Fair Housing Ordinance is administered and enforced by the City’s Department of Human Relations. The North Carolina Fair Housing Center was contracted by the City in October 2006 to conduct an Analysis of Impediments and to work with the Department of Community Development to develop plans and measures to combat any impediments to fair housing.

Durham’s AI identifies the following notable impediments:

- Durham Housing Authority records showed no funds allocated for 504 compliance or the modification of units for the disabled – an impediment for very low income disabled persons.
- The greatest impediment identified was “residential segregation and the economic disparities that foster it.”
- Some evidence illuminated a pattern of steering in the mortgage and real estate markets, with minority borrowers disproportionately locating in the Durham MSA regardless of income.
- Data show higher prevalence of high-cost loans amongst African-Americans, even when incomes are held constant.
- Data show higher mortgage rejection rates amongst African-Americans, even when incomes are held constant.
- A lack of accessible housing units for disabled persons persists.
- Disabled persons bear the greatest burden of NIMBY-related problems – especially in relation to group home settings.
- Hispanic and other immigrants face higher rates of housing discrimination – especially amongst renters where landlords fail to make repairs and maintain properties.
- The NC Court of Appeals ruled in *Bergman v. NC Fair Housing Center* that the “NC Constitution does not recognize organizational standing for fair housing organizations.” This ruling was identified as a potential impediment to fair housing enforcement.<sup>5</sup>

The Department of Community Development’s 2009-2010 Action Plan lists the following fair housing activities for the program year:

---

<sup>4</sup> U.S. Department of HUD

<sup>5</sup> City of Durham Analysis of Impediments and Fair Housing Plan, 2006

- “Monthly Affordable Housing training;
- Daily community outreach;
- Fair Housing complaint intake;
- Fair Housing survey;
- Outreach to the Hispanic community through use of bilingual Spanish Fair Housing Coordinator.”<sup>6</sup>

---

<sup>6</sup> [http://www.ci.durham.nc.us/departments/comdev/pdf/09-10\\_aap.pdf](http://www.ci.durham.nc.us/departments/comdev/pdf/09-10_aap.pdf)

## Part IV. Homeless and Special Needs Assessment

### A. Homeless Needs

#### 1. Overview

Durham is located in the northern corner of North Carolina's Piedmont region. The Great Smokey Mountains are approximately 130 miles to the west and the Atlantic Ocean an almost equal distance to the east. Durham is a major hub in the famed Research Triangle area, and it boasts a robust high-tech economy, Duke University, North Carolina Central University and a thriving healthcare industry. Durham City and County have worked together in the Continuum of Care to produce a series of yearly reports that provide updates on homeless data and set priorities for future needs that need to be solved and targets for solving them.

The greater Durham community organized in 2006 to prepare a 10-Year Results Plan to End Homelessness. The preparation of this plan involved a wide range of public, private and non-governmental organizations, and there were a number of community forums that discussed homeless issues. The 10 Year Plan provided a list of very specific goals and targets and strategies to solve the problems. The 10 Year Plan and the yearly Continuum of Care Plans are closely linked. Between the 10 Year Plan and the annual Continuum of Care Plan, there is currently coordination of homeless services and planning for future homeless projects. The City of Durham and Durham County contract with the Durham Affordable Housing Coalition (DAHC) to be the lead organization for the Continuum of Care.

The homeless population encompasses a broad range of individuals and families with special needs. National research indicates that about 20% (40 percent in the Durham area)<sup>1</sup> of the homeless population experiences chronic periods of homelessness and requires permanent or long term support systems for housing and support services. The *Stewart B. McKinney Homeless Assistance Act* defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

---

<sup>1</sup> Point-in time Count Reporting Form, January 27, 2010.

Homelessness is a significant risk factor for a broad range of health and social problems. Alcohol and drug abuse, domestic violence, and mental illness are common problems among the adult homeless population.

When the 10-Year Results Plan to End Homelessness in Durham was produced in 2006, it was estimated that over 2,500 different people were homeless<sup>2</sup>. The characteristics of homeless individuals in the 2010 Point-in-Time report are as follows:

- 18% are veterans
- Over 15% have severe and persistent mental illness
- 46% have chronic substance abuse and addiction
- 24% are chronically homeless (homeless for over a year, or repeated incidences of homelessness) compared with a national average around 10%<sup>3</sup>

Homeless families have somewhat different characteristics than individuals, and these characteristics and the causes of family homelessness have become more severe with the recession. In 2010, homeless family characteristics included individuals in families make up 24% of the homeless population. In the 2006 10-Year Results Plan to End Homelessness, it was reported that:

- 13% of all of the homeless families have a chronic substance abuser as part of the family
- 11% of those who are homeless in families are homeless because of domestic violence

The recession has caused more families to become homeless because of economic conditions or losing their house to foreclosure. The 2010 “point-in-time count” found that the homeless population on the street on January 27 to 28 was up 26 percent over a year ago, and the number of homeless families increased from 34 to 51 over the same time frame<sup>4</sup>. Several people interviewed for the article tied the increase in homelessness to the local unemployment rate that increased from 3.9 percent in December, 2007 to 7.9 percent in December, 2009. The director of the Durham Affordable Housing Coalition, Anita Oldham, said that “fewer people are now in emergency shelters and more in “transitional” housing moving toward independence. In 2007, 60 percent of the homeless counted were in emergency shelters such as Urban Ministries of Durham or the Durham Rescue Mission. That fell to 43 percent this year.”<sup>5</sup> The director said that “our continuum of services for homeless people is really working.”<sup>6</sup>

The purpose of the Continuum partnership is to increase the level of self-sufficiency among the homeless and ameliorate the underlying causes of homelessness. It was conceived to assure that available services were not unnecessarily duplicated and that outreach, assessment, emergency shelter, transitional housing, supportive services, and permanent supportive housing were available in a coordinated, seamless fashion. Table 4.1 lists the projects for homeless housing that are funded by the Continuum of Care.

---

<sup>2</sup> The 10-Year Results Plan to End Homelessness, p 7.

<sup>3</sup> Durham Point-in-Time Count Reporting Form, January 27, 2010.

<sup>4</sup> Durham Homeless Increase in Tight Times. News & Observer, March 12, 2010.  
<http://www.newsobserver.com/2010/03/12/383603/durham-homeless-increase-in-tight.html>

<sup>5</sup> Durham Homeless Increase in Tight Times. News & Observer, March 12, 2010.

<http://www.newsobserver.com/2010/03/12/383603/durham-homeless-increase-in-tight.html>

<sup>6</sup> Durham Homeless Increase in Tight Times. News & Observer, March 12, 2010.

<http://www.newsobserver.com/2010/03/12/383603/durham-homeless-increase-in-tight.html>

Table 4.1 2009 Durham Continuum of Care Projects

Agency	Project	Funding Program	Funding
Housing for New Hope-Sherwood	Permanent Supportive Housing	SHP	\$75,600
The Durham Area Authority for Mental Health, Developmental Disabilities, and Substance Abuse	Permanent Supportive Housing	SHP	\$101,253
Housing for New Hope-Dove	Transitional Housing	SHP	\$211,050
Housing for New Hope-Phoenix	Transitional Housing	SHP	\$175,467
Durham Housing Authority	Tenant-based Rental Assistance	S+C	\$116,640
The Durham Area Authority for Mental Health, Developmental Disabilities, and Substance Abuse	Permanent Supportive Housing	SHP	\$205,464
<b>Total Funding</b>			<b>\$885,474</b>

Source: Durham Continuum of Care Exhibit One, 2009

## 2. Services for Homeless Subpopulations

Subpopulations in the region that have been identified by the Durham Continuum of Care (CoC) include veterans, persons with disabilities, persons with mental illness, persons with HIV/AIDS, and youth. The Continuum of Care is focusing on providing permanent supportive housing and transitional housing for families, veterans, and the chronically mentally ill, and on directing services through case management, job training, and the coordination and assessment of continuum services as its top priorities. Its target population remains those residents who are living on the street, in emergency shelters, in places unfit for human habitation, and in facilities serving those who have come from these situations.

Homeless individuals and families access needed supportive services with the assistance of their case manager or caseworker. In some cases, the services are provided on-site where the person lives in emergency or transitional housing. In other cases, the case manager/worker helps the resident access needed services at off-site facilities. Specific supportive services that are provided in the Durham Continuum of Care are listed below<sup>7</sup>:

- Case management
- Alcohol and drug abuse treatment
- Addictions
- Primary, emergency, and dental health care services
- AIDS related treatment
- Education/G.E.D. training
- Employment assistance
- Transportation and accessible transportation
- Mental health services
- Social services, including case management
- Life skills training
- Affordable housing and housing placement

<sup>7</sup> Durham 10-Year Results Plan to End Homelessness, Appendix B.

- Child/dependent care for homeless people with substance abuse problems, mental illness, dual diagnosis, or HIV/AIDS
- Child/dependent care for homeless people who are veterans, victims of domestic violence and/or unaccompanied youth
- Self-sufficiency project

There have been some changes in the data on subpopulations in Durham. The number of chronically homeless people increased 35 percent from 105 in 2008 to 142 in 2009, and the number increased 49 percent over the 95 persons recorded in 2007<sup>8</sup>. The chronically homeless represent 26 percent of the total number of homeless. A large Emergency Shelter provider noted that 51 percent of sample of 500 consumers were from locations outside Durham, and they think this change may be due to the recession.

The number of persons with a history of domestic violence increased 42 percent to 74 people, which may reflect the increased stress in households caused by the recession. Homeless veterans increased 13 percent to 93 persons.

Other subpopulations decreased significantly. The number of persons with a severe mental illness declined by 11 percent to 93 total persons. Persons with a substance abuse disorder declined 12 percent to 341, and the number of persons with HIV/AIDS declined 21 percent to 56. These decreases are due to more constructive interventions at discharge planning as discussed in Section 7 on page 4-12 below.

### **3. Housing for Homeless People**

The provision of shelter or housing for individuals or families experiencing homelessness is one of the most important components of the Continuum of Care. Persons who are provided shelter (including emergency shelters, transitional housing and permanent housing) are more likely to eat properly, have access to medical care, care for mental health issues or substance abuse problems, and to seek options for education and employment that will help them move out of homelessness. A wide range of housing opportunities are provided for the homeless in Durham – ranging from emergency shelters and transitional housing to permanent and supportive housing.

#### ***A. Emergency Shelters***

In the Durham area, homeless people in dire emergencies come to the attention of “good neighbors” from the faith community, law enforcement personnel, medical and emergency room staff, social service agencies, mental health agencies, and others. Referrals are then made to emergency shelters depending on client needs and location, shelter restrictions, programming, and vacancies. Homeless persons in the Durham may also access emergency shelter services directly. Phone calls to 911 or any area service provider will result in information about and referrals to, community shelters.

---

<sup>8</sup> 2009 Continuum of Care, Exhibit 1, p. 32.

Emergency shelters are provided by:<sup>9</sup>

- Durham Crisis Response Center (27 beds)
- Criminal Justice Resource Center ( 6 beds)
- Durham Rescue Mission (140 beds)
- Triangle Residential Options for Substance Abusers (TROSA) (8 beds)
- Durham Interfaith Hospitality Network (12 beds), and
- Urban Ministries of Durham (151 beds)

## *B. Transitional Housing*

Transitional housing provides time-limited (usually not more than 24 months) temporary housing and services to homeless individuals or families who have multiple barriers to obtaining and sustaining their own permanent housing. The goal of transitional housing programs is to help participants move into and remain in permanent housing after increasing their income, education, skills and/or self-determination. In the Durham Continuum of Care, the largest source of information about transitional housing resides in area shelters, where on-site case managers work with homeless people to:

- Stabilize immediate crises
- Seek all sources of income or entitlements
- Link needs with services
- Develop a plan that leads to stable housing (transitional or permanent)

As with all other services, homeless people are selected for transitional or permanent housing based on their needs, available housing resources, and agency requirements. Some of the available transitional housing units are limited to special populations, such as the victims of domestic violence. These special populations are often referred to transitional housing via agencies that support their special needs. Other transitional housing programs select participants based on income guidelines, age, and homeless status. Transitional housing is provided by the following organizations:<sup>10</sup>

- Healing with CAARE, Inc. ( 9 beds)
- Durham Rescue Mission ( 100 plus 50 seasonal beds that can be used for emergency or transitional shelters of permanent housing)
- Durham Crisis Response Center ( 10 beds)
- TROSA (82 beds)
- Parker's House ( 4 beds)
- Volunteers of America (24 beds)
- Genesis Home (47 beds)
- Housing for New Hope (23 beds)

<sup>9</sup> Email from Lloyd Schmeidler at the Durham Affordable Housing Coalition, March 25, 2010.

<sup>10</sup> HUD's 2009 Continuum of Care Homeless Assistance Programs, Housing Inventory Chart Report



### *C. Permanent Supportive Housing*

Permanent supportive housing is non-time-limited housing with integrated services for individuals or families who are homeless and have a disabling condition. Services vary by project and the needs of the residents, but can include basic healthcare, mental health services, and support from recovery from addiction, case management, employment services and training. In Durham, permanent, supportive housing is provided by:<sup>11</sup>

- Durham Housing Authority: Shelter Plus Care (11 beds)
- TROSA ( 12 beds)
- Urban Ministries of Durham ( 7 beds)
- Durham Rescue Mission ( 57 beds)
- Durham Center: Independent Living Initiative ( 13 beds)
- Housing for New HOPE: Sherwood, Andover I, Andover II (69 beds)

The supportive and transitional housing actual and projected funding for each of the major areas is displayed in Table 4.2 below.

---

<sup>11</sup> HUD's 2009 Continuum of Care Homeless Assistance Programs, Housing Inventory Chart Report.

Table 4.2 Supportive Housing Projects - Actual and Projected Funding <sup>12</sup>

Supportive Housing Program (SHP) Projects:						
Type of Housing	All SHP Funds Requested (Current Year)	Renewal Projections				
	2006	2007	2008	2009	2010	2011
Transitional Housing (TH)	\$211,050 (Dove) \$175,467 (Phoenix)	\$525,000 (Genesis)		\$211,050 (Dove) \$175,467 (Phoenix)	\$525,000 (Genesis)	
Safe Havens-TH						
Permanent Housing (PH)	\$75,600 (Sherwood) \$310,760 (Andover 3)	\$77,100 (Andover 1)	\$217,000 (IHN) \$86,465 (Andover 2)	\$75,600 (Sherwood)	\$77,100 (Andover 1) \$97,650 (Andover 3) UMD	\$217,000 (Turning Point) \$86,465 (Andover 2)
Safe Havens-PH						
SSO						
HMIS			\$30,000 (DAHC)			
<b>1 TOTALS</b>	<b>\$772,877</b>	<b>\$602,100</b>	<b>\$333,465</b>	<b>\$462,117</b>	<b>\$699,750</b>	<b>\$303,465</b>
<b>2</b>						
<b>3 AVAILABLE FUNDING</b>			<b>\$473,851</b>	<b>\$315,199</b>	<b>\$77,566</b>	<b>\$473,851</b>
<b>4</b>						
<b>5 ACTUAL PRO-RATA AMOUNT</b>				\$667,560		
<b>6 PERMANENT HOUSING BONUS</b>				\$101,634		

#### 4. Homeless Prevention, Outreach and Supportive Services

Outreach, intake, and assessment personnel located in many of the various Continuum member organizations offer personal contacts linking homeless people with crucial supportive services and information. This is accomplished by many agencies and organizations throughout Durham County in the Durham Continuum of Care. Some agencies provide information and referral to a range of populations, including the homeless. Other organizations provide information, referral, and assessment to specific populations, including the homeless mentally ill, homeless substance abusers, and homeless veterans. Still others conduct aggressive outreach, intake, and assessment for homeless people of all sub-populations.

<sup>12</sup> Email from Lanea foster, Durham Affordable Housing Coalition, March 23, 2010.

Homeless prevention activities include an Adult System of Care. A core service of the System of Care (SOC) is Care Review in which consumers meet with a team of service providers to coordinate services. In a recent 12 month reporting period, Care Review had served 135 consumers, 93 percent of whom needed housing assistance. After 6 months, over 50 percent of these consumers remained in stable housing. Care Review is serving an average of 15 people monthly.<sup>13</sup>

Outreach services for the prevention of homelessness in Durham include:

- Project Homeless Connect
- Food and Clothing provided by the Durham Crisis Response Center, the Durham Rescue Mission, the Durham County Department of Social Services, the Salvation Army, and the Urban Ministries of Durham
- Rental and Utility Assistance provided by the AIDS Community Residence Association (ACRA), the Alliance of AIDS Services, CAARE, Inc., Durham County Social Services, Durham Rescue Mission, the Salvation Army, the Presbyterian Urban Ministries, Catholic Charities, Women in Action, and the Durham Center<sup>14</sup>.

Other outreach services in Durham are targeted on various homeless subpopulations:

- Veterans service providers are the Durham Rescue Mission and the Veterans Affairs Medical Center
- Seriously Mentally Ill services are provided by Housing for New Hope PATH
- Substance Abuse services are provided by Housing for New Hope, TROSA at Urban Ministries of Durham, the Alcohol and Drug Treatment Center, the Durham Veterans Administration, the Durham Rescue Mission, and local hospitals
- Domestic Violence services are provided by the Durham Rescue Mission and the Durham Crises Response Center
- Youth services are provided the Community Outreach Specialist at the Durham Public Schools and the Durham Rescue Mission

Supportive service providers for the different service areas are listed below:

- Case Management is provided for homeless families by ACRA, The Durham Center, Genesis Home, Interfaith Hospitality Network, the Durham Rescue Mission, and Lincoln Community Health Center. Case Management is provided for homeless individuals by ACRA, CAARE, Inc., Housing for New Hope, The Durham Center, VA Medical Center and TROSA. In addition, Urban Ministries of Durham provides case management for homeless men enrolled in their recovery program and to homeless families staying in their emergency shelter. Durham Crisis Response Center provides case management to women and women with children who are homeless due to domestic violence.

<sup>13</sup> Durham Continuum of Care for 2009, Exhibit 1, page 30.

<sup>14</sup> Durham 10-Year Results Plan to End Homelessness, Appendix B.

- Life Skills are provided to homeless persons by Housing for New Hope, Genesis Home, the Durham Rescue Mission, Consumer Credit Counseling Services, the Salvation Army, TROSA and Urban Ministries of Durham.
- Alcohol and Drug Abuse Treatment is provided by the Durham Center, Duke Addictions, VA Medical Center, the Butner Drug and Alcohol Treatment Center, Housing for New Hope, the Durham County Early Intervention Clinic, TROSA, Durham Rescue Mission and Urban Ministries of Durham.
- Mental Health Treatment is provided for homeless persons by the Durham Center, TROSA (for dually diagnosed), John Umstead Hospital, VA Medical Center and Family Counseling.
- AIDS-related Treatment Services are provided for homeless persons with HIV/AIDS by CAARE, Inc., the Alliance of AIDS Services, TROSA (for dually diagnosed), VA Medical Center and Early Intervention Clinic.
- Education/G.E.D Training is provided by C.E.T. (Center for Employment Training), Durham Technical Community College, Durham Rescue Mission, and TROSA.
- Employment Assistance/Job Training is provided by many agencies including C.E.T. (medical billing and office systems), the Durham Rescue Mission (focusing on medical and computer jobs), the Salvation Army (Family Self-Sufficiency Program), TROSA, Durham Technical Community College, the VA Compensated Work Therapy Program, Vocational Rehabilitation, JRUTH, Inc. and Durham Urban Ministries (cleaning business)
- Child Care is provided by Operation Breakthrough, which operates the Head Start Program and the Durham Rescue Mission.
- Transportation-- Bus Passes for the homeless are provided by Urban Ministries of Durham, Housing for New Hope, Durham Rescue Mission and Durham County Social Services. Transportation services are also provided by TROSA and the Durham Rescue Mission.
- Medical Care – Health services for the homeless is provided by the Lincoln Community Health Center Clinic, the VA Hospital, Healing with CAARE, Inc., and the Durham Rescue Mission.
- After Care is provided by several transitional housing providers to graduates of their housing programs. This includes TROSA, Genesis Home, Interfaith Hospitality, and Housing for New Hope. In addition, the Alumnus for Housing for New Hope also provides ongoing peer support and project service.

## 5. Continuum of Care – Gaps Analysis

The Durham Continuum of Care conducts a survey of homeless persons each January. Members providing services to homeless people were asked about the estimated need and current inventory portions of the gaps analysis. Holes in the area "safety net" were examined to determine the areas most in need of capacity building.

On January 27 and 28, 2010, the Durham Continuum of Care conducted its count of homeless persons. Volunteers and shelter staff also administered surveys to those counted regarding the

respondents' length of time and reason for homelessness. On that night, more than 805 persons were counted.<sup>15</sup>

The table below includes the persons who were sheltered on that day or persons who were interviewed by Point-in-Time volunteers. Data collected during the most recent Point-in-Time homeless count revealed there were 558 shelter beds for homeless adults without dependent children and 272 homeless persons with children that were in shelters in 2010 (Table 4.3). In the 2010 survey, Durham determined that there was no unmet need for unsheltered families with children and an unmet need of 152 persons without dependent children that were unsheltered.<sup>16</sup>

		Current Inventory	Under Development	Unmet Need/Gap
		<b>Individuals</b>		
<b>Beds</b>	Emergency Shelter	216	0	0
	Transitional Housing	244	0	13
	Permanent Supportive Housing	86	24	139
	<b>Total</b>	<b>546</b>	<b>24</b>	<b>152</b>
<b>Persons in Families with Children</b>				
<b>Beds</b>	Emergency Shelter	118	0	
	Transitional Housing	77	0	0
	Permanent Supportive Housing	77	0	0
	<b>Total</b>	<b>272</b>	<b>0</b>	<b>0</b>

\* Point in Time data is for the entire 2010 Durham CoC area Source: Durham Continuum of Care, Point-in-time Count Reporting Form, January 27, 2010.

At the time of the 2010 Point-in-Time count there were 675 homeless persons housed in shelters and transitional housing in the Durham region (Table 4.4). Of these, 139 (23%) were in homeless families with children and 468 (77%) were individuals. Shelters include all individuals and families that who are in emergency and transitional shelters for the homeless, but do not include persons who are “doubling up” and persons in mental health, chemical dependency, or criminal justice facilities. Shelters also do not include formerly homeless families and individuals living in permanent supportive housing. Durham has 40 persons in families with dependent children, and 90 persons without dependent children that live in permanent supportive housing.

In order to count homeless persons who were unsheltered (sleeping in places not meant for human habitation such as streets, parks, alleys, transportation depots, and abandoned buildings), Durham used trained volunteers to conduct interviews at known locations where persons who are homeless congregate. The volunteers conducted interviews and each person was assigned a unique ID number which was used to remove duplicates from the final database.

The Point-in-time Count Form for January 27, 2010 revealed that there were 89 chronically homeless persons in emergency shelters, and 115 in transitional housing, while 52 chronically homeless persons were encountered with no shelter. HUD's definition of a chronically homeless person is someone who is unaccompanied, disabled, and has been continuously homeless for over one year or has been homeless four or more times in three years. Among other homeless sub-populations:

<sup>15</sup> Point-in-Time Count Reporting Form, January 27, 2010, Row 10.

<sup>16</sup> Updated table from Lloyd Schmeidler, 4/6/2010.

- 79 persons were seriously mentally ill and sheltered with 12 unsheltered
- 248 chronic substance abusers were sheltered, while 21 were not
- 50 victims of domestic violence and 5 were not sheltered
- 31 persons with HIV/AIDS were housed while 2 were not, and
- 98 veterans were sheltered while 8 were not sheltered.

Table 4.4 Continuum of Care: Homeless Population and Subpopulations Chart\*

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	27	23	1	51
1. Number of Persons in Families with Children	69	70	2	141
2. Number of Single Individuals and Persons in Households without children	242	226	66	534
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	311	296	68	675
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	204		52	256
b. Seriously Mentally Ill	79		12	91
c. Chronic Substance Abuse	248		21	269
d. Veterans	98		8	106
e. Persons with HIV/AIDS	31		2	33
f. Victims of Domestic Violence	50		5	55
g. Unaccompanied Youth (Under 18)	0		0	0

\*Point-in-Time data is for the entire Durham CoC area Source: Durham, Continuum of Care NC Point-in-Time Count Reporting form, January 27, 2010

\*(revisions requested by staff)

Durham conducted a supportive survey, but all of the respondents did not respond to the race question. Table 4.5 displays the race of the respondents that did respond in the 2010 Point-in-Time survey.

Table 4.5 Point in Time Survey of Homeless on Race\*

Race and Ethnicity	Number of Respondents	Percentage
African American/Black	324	62.1%
Caucasian/White	167	32.0%
Asian/Pacific Islander	2	0.4%
Alaskan Native	0	0.0%
Other	29	5.5%
Total	522	100.0%

\*Point-in-Time data is for the entire Durham CoC area Source: Durham, Continuum of Care NC Point-in-Time Count Reporting form, January 27, 2010

## 6. Continuum of Care – Objectives and Strategies

The Durham Continuum of Care has established these goals and objectives to alleviate homelessness:<sup>17</sup>

- Objective 1: Create new permanent housing beds for chronically homeless individuals.  
This will be achieved by encouraging providers to apply for new funding and getting developers to create affordable housing through density bonuses. Improve data collection and identification of population numbers and specific needs.
- Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.  
CoC members will continue to provide follow-up case management and the faith community will also provide counseling services.
- Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.  
Durham plans to hire an employment specialist for their transitional housing programs and initiating a new program focused on people with substance abuse disorders.
- Objective 4: Increase percentage of persons employed at program exit to at least 20 percent.  
Working with the Durham Technical Community College on skills improvement programs, job fairs, hiring a job development coach in a partner agency, and provide employment related services in Project Homeless Connect events.
- Objective 5: Decrease the number of homeless households with children.  
Improve the service delivery and networking for families with children, work closer with the Durham Public Schools, train religious congregations to assist families, and use HPRP to move families quickly through the homeless system into rapid re-housing.

In addition to the goals outlined above, the City and County of Durham and the Triangle United Way drafted a 10-Year Results Plan to End Homelessness in 2006 which includes the following outcome objectives:<sup>18</sup>

1. Homeless people will have access to permanent, affordable housing.
2. Those who become homeless are able to access needed services so they can be re-housed in permanent housing as soon as possible.
3. Homeless people will have the income necessary to obtain and sustain permanent housing.

---

<sup>17</sup> Ibid.

<sup>18</sup> Durham 10-Year Results Plan to End Homelessness, p. 11

4. Individuals and families the most at risk of homelessness maintain permanent housing through comprehensive prevention activities.

Each of these outcomes has a series of strategies and tactics for achieving the outcome. Durham integrated the 10-Year Results Plan to End Homelessness with Durham's results based accountability initiative so services are not duplicated.

## 7. Continuum of Care – Discharge Planning and Policies

The McKinney-Vento Act requires that State and local governments have policies and protocols developed to ensure that persons being discharged from a publicly- funded institution or system of care are not discharged immediately into homelessness. To the maximum extent practicable, Continuums of Care should similarly have in place or are developing policies and protocols to ensure that discharged persons are not released directly onto the streets or into CoC funded homeless assistance programs. Provide information on the policies and/or protocols that the CoC either has in place or is developing for each system of care, to ensure that persons are not routinely discharged into homelessness (this includes homeless shelters, the streets, or other homeless assistance housing programs).

### A. Foster Care:<sup>19</sup>

A Foster Care Discharge Policy Memorandum of Agreement has been developed and signed to partner the Durham Continuum of Care and Durham County Department of Social Services (DSS). The agreement states that the partners "understand that . . . no person discharged from the Foster Care system is to be placed in any HUD McKinney-Vento funded program for the homeless or be discharged to the streets." This policy outlines preferred referral resources for youth aging out of foster care. Foster Care social workers will continue to help identify safe and appropriate housing options, as well as encourage participants to access behavioral health services through the Community-wide Adult System of Care. The Foster Care Division will also actively participate in a Youth Transitional Taskforce to expand services and options for youth in transition.

Collaborating Agencies include: Durham County DSS, Youth Council of Durham, Durham County Cooperative Extension- JCPC, Durham City Parks and Recreation Department, Durham County Health Department, Durham County Sheriffs Department, Durham County Youth Home, Durham County Community Collaborative, Durham Center. These partners are all participants in the Access to Services Team and will continue to identify resources and develop initiatives needed to reduce the number of youth in homelessness.

### B. Health Care:<sup>20</sup>

The Homeless Policy Specialist from NC Department of Health and Human Services, NC Coalition to End Homelessness, and all the major Health Care Institutions are actively working to incorporate procedures to address the needs for continuing care, treatment and services after

---

<sup>19</sup> Continuum of Care, Exhibit 1 p. 48.

<sup>20</sup> Con Continuum of Care, Exhibit 1, p. 49.



discharge or transfer from the hospital. Local CoCs have been asked to assist in the State-wide discharge planning process by identifying local stakeholders, convening meetings, and creating local guidelines and procedures for homeless shelters and other HUD McKinney-Vento funded programs.

Almost every hospital in North Carolina is accredited by the Joint Commission on Accreditation of Healthcare Organizations. The Accreditation process requires that hospitals establish appropriate placements that do not include HUD McKinney-Vento funded programs.

Locally, Duke University hospital has appointed a Complex Care Coordinator who serves on the Access to Services and Prevention Teams of the Durham 10 Year Plan to End Homelessness. The Durham CoC is working to create an agreement between Duke University Health Care System to assist patients with complex conditions and barriers to access needed services and resources. The agreement would require assessment of patient needs, clear planning for discharge or transfer, facilitation of the discharge or transfer, and continuity of care, treatment and services.

### **C. Mental Health:<sup>21</sup>**

A Memorandum of Agreement has been developed and signed to partner the Durham Continuum of Care and Central Regional Hospital, the area's public mental health hospital. The agreement states that the partners "understand that, to the maximum extent practicable, no person discharged from the hospital is to be placed into any HUD McKinney-Vento funded program for the homeless." The agreement states the hospital's goal for discharge planning "is to ensure that patients in the hospital are able to transition from the hospital into appropriate housing or treatment programs" and calls upon the hospital to contact The Durham Center, the Local Management Entity for publicly funded mental health and addiction services, for ongoing behavioral health services after hospital discharge and for assistance in identifying appropriate housing options.

### **D. Corrections:<sup>22</sup>**

A Memorandum of Agreement has been developed and signed to partner the Durham CoC and the Sheriff of Durham County "to prevent homelessness and end homelessness whenever possible. The agreement states that the partners "understand that HUD prefers that as few people as possible being discharged from the jail system are placed in any HUD McKinney-Vento funded program for the homeless." Furthermore, the Sheriff agrees to name a representative "to participate in discharge planning meetings associated with the Durham CoC."

Also, with the support of the Secretary of Corrections, there is shared responsibility between the N.C. Department of Correction (DOC), other state level agencies, and the community for the incarcerated person. Local CoCs are assisting in the State-wide discharge planning process by identifying local stakeholders, convening meetings, and creating local guidelines and procedures

---

<sup>21</sup> Con Continuum of Care, Exhibit 1, p. 49.

<sup>22</sup> Con Continuum of Care, Exhibit 1, p. 50.

for homeless shelters and other HUD McKinney-Vento funded programs. For offenders with mental illness, developmental disabilities and persons covered by the Americans with Disabilities Act, DOC uses a multi-staff multi-disciplinary team approach to aftercare, in which the case manager, mental health social worker, and probation/parole officer assure that the released inmate has a viable, appropriate, sustainable home plan as well as a focus towards acquisition of sustainable employment providing a livable, working wage.

## B. Special Needs

“The Durham County Health Department has partnered with Duke Medicine to form the Duke Health Innovation project. The project works to improve the health status of Durham county residents. Ten local organizations have each been awarded \$100,000 planning grants to work collaboratively to develop ways to reduce death or disability from specific diseases or disorders prevalent in the community<sup>23</sup>.”

### 1. Elderly & Frail Elderly Persons

Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent to semi-independent lifestyle with close, convenient, and immediate access to recreational, medical, and social service resources.

<i>Elderly (62-74)</i>	30% AMI or less	31-50% AMI	51-80% AMI	81-95% AMI	95% AMI +
<b>Owner</b>	420	395	760	340	545
<b>Renter</b>	610	430	305	0	15
<i>Extra-elderly (75 and older)</i>					
<b>Owner</b>	515	500	250	30	100
<b>Renter</b>	585	615	215	120	225

*Source: 2009 Comprehensive Housing Affordability Strategy Data Sets*

Elderly renter households are overwhelmingly low-income. But elderly owner-occupied households have their own set of problems. The cost of maintaining a home rises with age of the house, and homeowner’s insurance rates increase almost annually. Yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property and the rise in medical costs.

Facility Name	Units
Forest Hill Heights	55
J.J. Henderson Housing Center	178
Scattered Site	55

*Source: Durham Housing Authority website: [www.durhamhousingauthority.org/communities](http://www.durhamhousingauthority.org/communities)*

<sup>23</sup> Durham County Health Department 2009 “State of the County Health Report”

The North Carolina Department of Health and Human Services Division of Aging reports that there were 22,435 Social Security beneficiaries 65 or older in Durham County each receiving average monthly benefits of \$1,202<sup>24</sup> in 2008. In 2009, 2,008 area seniors (60 or older) received average monthly Food Stamp assistance of \$84. Furthermore, 3,154 County residents 65 or older received Medicaid assistance during 2009.

Adult day care facilities assist caregivers who have responsibility for an older adult who cannot be left alone during the day but does not require twenty-four hour nursing care. Respite services also provide relief to caregivers of seniors experiencing dementia or Alzheimer's disease. Senior centers also provide facilities for older adults to gather to find social interaction with other seniors.

Through the Council for Senior Citizens, Durham County provides social services at seven senior centers throughout the county. These centers offer programs and activities, such as exercise and educational classes, special seasonal events, games, computer lab, and other socialization activities to keep seniors active and engaged<sup>25</sup>.

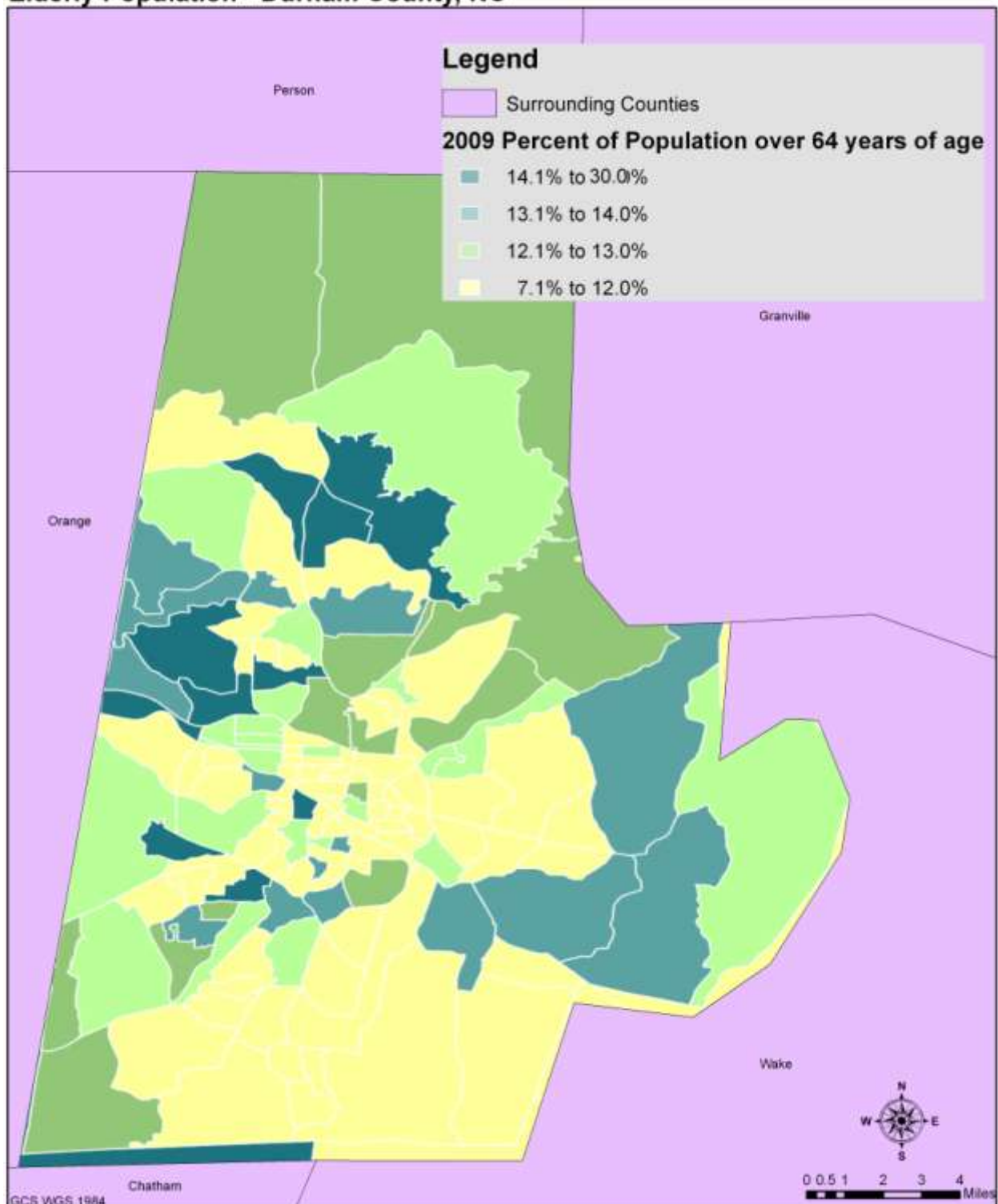
Table 4.8 Durham County Senior Centers
Durham Center for Senior Life
Durham Hosiery Mill Nutrition Site
Lyon Park Senior Center
Edison Johnson Senior Center
Preiss-Steele Senior Center
Little River Senior Center
W.D. Hill Senior Center
<i>Source: Council for Senior Citizens (Durham County)</i> <a href="http://www.councilseniorcitizens.org">www.councilseniorcitizens.org</a>

<sup>24</sup> NC Department of Health and Human Services, Division of Aging. 2009 Durham County Profile

<sup>25</sup> Council for Senior Citizens (Durham County) [www.councilseniorcitizens.org](http://www.councilseniorcitizens.org)

Map 18: Elderly Population

**Elderly Population - Durham County, NC**



This map displays the distribution of those person 65 years of age and older throughout Durham.  
Source: ESRI 2009 Demographic Update

02/25/2010  
by Jimmy Ardis

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, nearness to health care, shopping, and other services, affordability, and ease of upkeep. Various categories of housing for the elderly independent and assisted living, nursing homes and other support facilities such as adult day care, respite and senior center facilities.

### *Independent Living Facilities*

Independent living includes homes, condominiums, apartments, retirement hotels, and cooperative housing arrangements that provide age-segregated, independent living units for older adults that are capable of living independently. Assisted living offers assistance with daily living activities, such as bathing and dressing, and with the administration of medications.

Facility	Location
Alta Walk	Durham
Emerald Pond	Durham
Carolina Housed of Durham	Durham
Clare Bridge of Chapel Hill	Durham
Croasdaile Village	Durham
Eno Pointe Assisted Living	Durham
Seasons at Southpoint	Durham
Spring Arbor of Durham	Durham
Wynwood of Chapel Hill	Chapel Hill
Source: <a href="http://www.ncala.org">www.ncala.org</a>	

### *Nursing Homes*

Nursing homes include skilled nursing facilities, convalescent hospitals, intermediate care facilities and rehabilitation centers for seniors requiring 24-hour medical attention. The table below lists the 11 nursing home facilities within Durham County.

Facility Name	Location
Brian Center	Durham
Carver Living Center	Durham
Croasdaile Village	Durham
Grace Health care Center (LaSalle)	Durham
Hillcrest Convalescent Center	Durham
Pettigrew Rehabilitation and Health Center	Durham
Rose Manor Healthcare Center	Durham
The Cedars of Chapel Hill	Chapel Hill
The Forest at Duke	Durham
Treyburn Healthcare, Inc.	Durham
UniHealth Post Acute Care (Edwin Gardens)	Durham
<i>Source: Durham County Government: Department of Social Services</i>	

## 2. Persons with Mental Illness, Disabilities & Substance Abuse Problems

Much like elderly households, households with individuals suffering from any number of physical or mental disabilities have abnormally high medical costs and often times require housing near health and social services institutions. Furthermore, these households often have below average incomes. Often times parents of disabled children are unable to work or may only work part time in order to be able to provide the required care and attention for their children.

Owner Occupied	Income Range	Households
	30% AMI or less	535
	31-50% AMI	580
	51-80% AMI	370
	81% AMI and above	525
Renter Occupied	Income Range	Households
	30% AMI or less	1,305
	31-50% AMI	590
	51-80% AMI	285
	81% AMI and above	290
<i>Source: 2009 CHAS Data Sets</i>		

The Durham Center manages mental health, developmental disability and substance abuse services in Durham County through a variety of direct services and referrals to a network of area providers<sup>26</sup>.

<sup>26</sup> The Durham Center <http://www.durhamcenter.org/index.php/citizen/about/who>

Table 4.12 Durham Center Client Services 2009

	Mental Health Services	Substance Abuse Services	Developmental Disabilities
Total Clients	6,774	1,350	750
Adults	4,260	949	250
Children	2,514	401	500
<i>Source: Durham Center 2009 Annual Report</i>			

Additionally, the North Carolina Department of Health and Human Services through the Division of Vocation rehabilitation Services “provides counseling, training, education, medical, transportation and other support services to people with physical or mental disabilities in order to help them become independent or job-ready or both. In fiscal year 2008, the department, through the Independent Living Program, provided successful services to 2,164 residents state wide<sup>27</sup>.”

### *Mental Disabilities*

Persons with mental illness, disabilities, and substance abuse problems need an array of services. Their housing needs require a design that ensures residents maximum independence in the least restrictive setting, including independent single or shared living quarters in communities, with or without onsite support. Options include:

- Living with family or friends with adequate support and/or respite services.
- Small, home-like facilities in local communities close to families and friends, with the goal of moving to a less structured living arrangement when clinically appropriate.
- Rental housing that will meet needs of those ready to move to independent living arrangements.

Those individuals experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitating nature of the illness. The majority of these individuals receive their sole source of income from financial assistance programs—Social Security Disability Insurance or Social Security Income. The housing needs for this population are similar to other low-income individuals. However, because of their limited income, many of these individuals may live in either unsafe or substandard housing. These citizens need case management, support services, and outpatient treatment services to monitor and treat their mental illness.

### *Developmental Disabilities*

Individuals with developmental disabilities encompass a wide range of skill levels and abilities. They, therefore, have many of the same issues as the general population with added needs that are unique to their capabilities. Individuals with developmental disabilities usually have fixed and limited financial resources that determine the housing they can pursue. Those individuals who have more independent skills tend to utilize subsidized housing options. Individuals

<sup>27</sup> North Carolina Dept. of Health and Human Services: Division of Vocational Rehabilitation. <http://dvr.dhhs.state.nc.us/>

requiring more support and supervision find residence in the public welfare funded community home/life sharing settings or privately-owned personal care settings. Many individuals also continue to reside with parents and families throughout their adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent on the level of capabilities to enable them to maintain community membership.

### *Alcohol and Substance Abusers*

The majority of people who suffer from any form of alcohol or substance abuse maintain jobs and homes at the beginning stages of their problem. However, as the problem progresses, the ability to maintain a well-functioning lifestyle diminishes. This problem touches every income and racial group, but is found to be most prevalent among the lowest income groups. Preventive programs incorporated into housing services provided to low-income persons are necessary to address this problem.

Table 4.13 Durham County Substance Abuse Service Providers
Hope Recovery Program (a division of Urban Ministries of Durham)
Believe Program (a division of Urban Ministries of Durham)
Triangle Residential Options for Substance Abusers (TROSA)
Durham Center ACCESS
The Durham Center (Durham County Mental Health Dept.)
First Step Services
Southlight Durham Methadone Clinic
Duke Addictions Program and Family Care Program
Duke Medical
Center Outpatient Substance Abuse Services
Healthy Families of Durham (Center for Child and family Health)
Durham Child Development and Behavior Health Clinic
Catholic Charities
Alcohol Drug Council of NC
Breakthrough
Care Clinic
Dominion Ministries
Durham County Criminal Justice Resource Center
Durham Council on Alcohol and Drug Dependence
The Substance Abuse Centers
<i>Source: Durham County Department of Health and Human Services</i>

## **3. Domestic Violence**

Domestic violence is a serious and complex public health problem that plagues millions of persons annually throughout the United States. Being the victim of violence in any form is traumatic, and has far reaching physiological and psychological effects. When an intimate partner or family member inflicts that violence - often in the witness of children -the personal and societal damage is amplified by unquantifiable magnitudes. The National Coalition Against Domestic Violence (NCADV) explains: “Domestic violence is the willful intimidation, physical assault, battery, sexual assault, and/or other abusive behavior perpetrated by an intimate partner



against another. It is an epidemic affecting individuals in every community, regardless of age, economic status, race, religion, nationality or educational background.”<sup>28</sup>

The National Center for Injury Prevention and Control estimates that 1.5 million women are raped or physically assaulted by boyfriends or husbands each year, and that 25% of women are likely to be abused by a partner in their lifetimes. Adding to the horror of these instances is the fact that an estimated 3.3 million to 10 million children witness this domestic violence annually.<sup>29</sup>

North Carolina law requires that all law enforcement agencies throughout the state track and report domestic violence related homicides annually. In 2008 there were 131 reported homicides related to domestic violence in North Carolina – 99 of the victims were female and 32 were male. Of the offenders, 103 were male and 25 were female. Durham County had four homicides related to domestic violence in 2008.<sup>30</sup> These numbers include only those that were reported by March 2009, so there is a possibility that real totals are higher.

North Carolina Council for Women/Domestic Violence Commission reports that in the 2007-2008 calendar year (most recent available) local domestic violence programs across the state served 41,787 clients; that is 12% fewer than the 2006-2007 year. Domestic violence crisis lines received a total of 101,076 calls in 2007-2008– a 15% increase in volume over the previous year. Durham County domestic violence programs reported 226 clients served for the 2007-2008 calendar year.<sup>31</sup>

The City and County of Durham along with their community partners offer a range of support services for victims of domestic violence. Below is a non-comprehensive list of domestic violence service providers for the Durham community (there are numerous other clinics and private organizations):

- Durham Crisis Response Center
- ARISE Domestic Violence Services
- Department of Social Services
- District Attorney Victim Assistant
- Hacia la Paz Familiar
- North Central Legal Assistance
- Durham Sheriff's Office Victim Advocate

<sup>28</sup> [www.ncadv.org/files/DomesticViolenceFactSheet\(National\).pdf](http://www.ncadv.org/files/DomesticViolenceFactSheet(National).pdf)

<sup>29</sup> [www.sccadvasa.org/articles/58.pdf](http://www.sccadvasa.org/articles/58.pdf)

<sup>30</sup> [www.ncdoj.gov/getdoc/b3b17042-810c-4cf6-9756-f33c6d13b227/2009-DV-Homicide-Report-Final.aspx](http://www.ncdoj.gov/getdoc/b3b17042-810c-4cf6-9756-f33c6d13b227/2009-DV-Homicide-Report-Final.aspx)

<sup>31</sup> [www.nccfwdvc.com/documents/stats/2007-2008StatisticalBulletin.pdf](http://www.nccfwdvc.com/documents/stats/2007-2008StatisticalBulletin.pdf)

#### 4. Persons with HIV/AIDS

In 2009, Durham County reported 87 new cases of HIV and 45 new cases of AIDS. These numbers are down significantly from 2008 and are relatively the same as the 2007 incidence reports. Durham County has ranked 3<sup>rd</sup> highest number of HIV/AIDS incidents in North Carolina.

2007		2008		2009	
HIV	AIDS	HIV	AIDS	HIV	AIDS
87	33	198	85	87	45
Source: North Carolina DHHS Communicable Disease Branch "STD Report 4 <sup>th</sup> Quarter 2009"					
* HIV and AIDS are both presented by the "date of report".					

As a division of the Durham County Health Department, the Early Intervention Clinic provides medical treatment and social work services to people with HIV/AIDS in any stage of the disease to Durham county residents free of charge. The clinic also provides HIV testing, counseling and disease transmission prevention services to County residents.

Table 4-14 above provides HIV/AIDS incident reporting. Incident numbers are report in the calendar month and year in which they were first report not necessarily when contracted.

#### *Project StraightTalk & Project STAND*

Project StraightTalk and Project STAND are programs provided by the Health Education Division of the Durham County Health Department on STD/HIV prevention, education, and community outreach<sup>32</sup>.

<sup>32</sup> North Carolina DHHS Communicable Disease Branch "STD Report 4<sup>th</sup> Quarter 2009"

## Part V: Non-Housing Community Development

Durham County provides various services and public facilities funded from taxes, fees and state funding. These services include such important public functions as law enforcement, the judicial system, transportation, parks, storm water service maintenance, environmental services, and many others. Durham County employs approximately 1,728 people.<sup>1</sup>

### A. Public Facilities

#### 1. Neighborhood Facilities

Durham County provides library services throughout the County. The main library is located in the City of Durham at 300 North Roxboro Street and is open seven days a week.

The Library System provides a well-balanced collection of materials in a wide variety of formats. Durham County maintains nine public library locations four of which are regional libraries. The Library System of Durham provides the following services to the community:

- Free library cards to residents
- Institutional Library Cards for other service providing institutions
- Book Loans: Over 470,000 available and many on local history
- Research and Reference Services
- Business Reference
- Inter Library Loan
- Periodical and Microform Collection
- Project Lift: Learning Information for Today (job searching services)
- Use of Library Computers
- Outreach and Community Services; particularly OASIS (Older Adult and shut in service)
- Meeting rooms available for reservation and public use
- Study Rooms
- Disabled Adult Services<sup>2</sup>

---

<sup>1</sup> Durham Chamber of Commerce Web Site, Demographics [online] <http://www.durhamchamber.org/resources/pdfs/DEMOGRAPHICS.pdf> viewed 3/12/2010.

<sup>2</sup> Durham County Library Web Site/ Services [online] <http://www.durhamcountylibrary.org/services.php>

The Durham Comprehensive Plan identifies strategies for ensuring that services are sufficient to meet Durham's growing & diverse population. Durham has identified new facilities and expansion of library services to meet the growing demand. Additionally, several facilities need to expand its hours of operation, increase services for children and young adults. Remote access is needed to increase community access, and the non-English speaking community needs additional services. In Technology, the central collection catalogue needs updating and the library's computer services need upgrading for patron use. Balancing both operational, maintenance and future facility needs can be a complicated business. The plan has identified objectives for achieving these goals. For example, Policy 14.1.2 Existing Facilities provides a schedule for maintenance and renovation of its existing facilities.

General Services is the Department that manages the County properties and facilities. The Durham Memorial Stadium has been recently renovated for the 2010 season, including four concession stands, updated bathrooms and added handicapped seating. The renovation added coaches' boxes, a media box, manager's office, and promenade area. All seating was upgraded as was the lighting, score board and turf. A running track was added with vault areas.

Parks and neighborhood facilities appear to be the responsibility of the City of Durham to maintain. The City's Parks and Recreation Department maintain 39 Parks and also maintains the following facilities:

- Community Family Life & Recreation Center at Lyon Park
- Edison Johnson Recreation Center
- Holton Career and Resource Center
- Irwin R Holmes, Sr Recreation Center at Campus Hills
- Durham Armory
- Spruce Pine Lodge
- Forest Hills Neighborhood Clubhouse (Historic)
- McCown-Magnum House (Historic)

The City-County Planning Department, in conjunction with the City and County's Budget Departments, coordinate with the School System and each other for all CIP project development and recommendations. This is to ensure that facilities are cost effective and shared according to the 2003 Joint Capital Improvements Project Report. This joint effort allows the departments to appropriately leverage the cost to build and to coordinate joint use of all facilities planned within the community of Durham.

## **2. Parks and Recreation**

The City of Durham provides recreation and parks services and facilities. A sampling of those parks is listed below:

- American Village Park
- Burton Park
- CR Wood Park
- Campus Hills Park
- Cook Road Park
- Crest Street Park
- Duke Park
- East Durham Park
- East End Park
- Edgemont Park
- Elmira Avenue Park
- Forest Hills Park
- Garrett Road Park
- Hillside Park
- Holt School Road Park
- Lake Michelle Recreation Area
- Lakeview Park
- Lyon Park
- Morreene Road Park
- Northgate Park
- Old Farm Road Park
- Orchard Park
- Oval Drive Park”<sup>3</sup>

It is estimated that the population of Durham will increase by 70,000 to 100,000 residents over the next two decades. That steep growth rate will demand an increase for park and recreation facilities. The community desires and expectations of quality demand a comprehensive system of parks, trails and recreations centers. Funding is crucial to expanding the network of parks and currently, the City parks and facilities are not being maintained at desired levels to promote safety and use. Standards for maintenance and policies for increasing park safety are key policies of the Durham Comprehensive Plan for Parks and Recreation.

The Triangle Rails to Trails Conservancy was founded in 1989 and is a state chartered non-profit organization. Its mission is to work within the Triangle J Council of Governments service area to preserve local abandoned railroad corridors for future transportation and recreational trails. The organization is active in Durham, Orange, Wake, Chatham, Johnston and Lee Counties. The American Tobacco Trail project currently proposed is a 22+ mile rails to trails project would cross through Durham, Chatham and Wake Counties. <sup>4</sup>

---

<sup>3</sup> Facility and Park Rental Page of the City of Durham

<http://www.durhamnc.gov/departments/parks/facilityandparkrentals.cfm>

<sup>4</sup> Triangle Rails to Trails Conservancy <http://www.triangletrails.org/ATT.HTM>

### 3. Health Facilities

Durham County's Public Health Department's mission is to preserve, protect, and enhance the general health and environment of the Community.<sup>5</sup> The department began in its infancy in 1855. The Health Department provides several programs to the community including:

- Health Check
- Male Responsibility Program
- Baby Love
- Child Service Coordination Program
- Family Planning Clinic
- HIV Program
- Health Referral Service<sup>6</sup>

Durham County Network of Care for Individuals and Children and Family Services provide access to service providers that provide various types of community assistance. You may search these by category, agency or program name or keyword. You may also type in your zip code to find the services available in your area. Under Health Care, there were forty three referrals covering everything from AIDS to Home Health Care, to Learning Disabilities and Wellness Programs. <http://durham.nc.networkofcare.org> is a fantastic resource to the community.

The City of Durham has been coined the City of Medicine. The County sports the largest regional University medical research park and has a physician to population ratio that is four times the national average. There are more than 2,200 licensed physicians in Durham and more than 15,000 people receive hospital care in Durham each year. More than \$600 million is spent in medical research each year and over 42,000 people are employed by the health care industry in Durham County, representing almost 30% of the population. Durham has a nursing ratio of 43 to 1, when the state average is 125 to 1. Durham is home to the Duke University Medical system and is home to six hospitals:

- Duke University Hospital & Medical Center
- Duke Children's Hospital and McGovern-Davison Health Center
- Durham Regional Hospital
- Durham Veteran's Administration (VA) Medical Center
- Lenox Baker Children's Hospital
- North Carolina Eye & Ear Hospital

---

<sup>5</sup> Durham County Public Health Mission  
[http://www.co.durham.nc.us/departments/phth/General\\_Information.html](http://www.co.durham.nc.us/departments/phth/General_Information.html)

<sup>6</sup> Durham Network of Care Web Site  
[http://durham.nc.networkofcare.org/family/links/display\\_links.cfm?id=140&topic=29](http://durham.nc.networkofcare.org/family/links/display_links.cfm?id=140&topic=29)

These facilities offer over 100 different medical services.<sup>7</sup>

#### **4. Solid Waste Disposal**

The Durham County Department of General Services operates four Solid Waste & Recycling sites for Durham County Residents. However, the City of Durham provides trash pickup for the majority of the County. In addition to the City there are three private haulers in the County: Waste Industries, Republic Services Inc., and Clayton and Hurdle Disposal. The City's Solid Waste Management Department handles much of the disposal of waste for the County of Durham. The City's Solid Waste Management Plan was revised on December 21, 2009 and is prepared and updated every three years. The Solid Waste management department is currently using a Virginia land fill for its disposal of solid waste. The City will be requiring a new transfer station as the current station's capacity will be exceeded in the next 10 years. The City only provides recycling services to a small portion of the community. The amount of waste land filled dropped 8% with the limited recycling they have available. The County population has grown from 228,086 in 2001 to 254,740 in 2008 the per capita disposal is slightly greater from 1.14 in 2001 to 1.21 in 2007-08. Durham wants to explore to what degree waste reduction can be achieved by implementing a 21 percent reduction target 2013. Recycling of steel, aluminum, jars, newspaper and corrugated cardboard is law in Durham. The City only provides curbside collection of recyclables. Waste can be reduced if the County provided this service as well. Currently the county is encouraging composting.

---

<sup>7</sup> City of Medicine Media Page [online] [http://www.durham-nc.com/media/evergreens-backgrounders/durham/city\\_of\\_medicine.php](http://www.durham-nc.com/media/evergreens-backgrounders/durham/city_of_medicine.php)

Durham County, North Carolina							
TOTAL WASTE DISPOSED in the entire county							
Base Year FY 1988-89 Disposal Rate 1.31 Tons/Person/Year							
Fiscal Year	Total County Tonnage	MSW Tonnage	C&D Tonnage	County Population	Per Capita Disposal	Tons Change From Base Year	% Change From Base Year
01-02	260,680	210,810	16,104	228,086	1.14	-0.17	12.76%
02-03	298,420	217,436	53,179	233,548	1.28	-0.03	2.46%
03-04	295,594	239,334	44,358	236,088	1.25	-0.06	4.42%
04-05	308,097	272,273	35,030	238,865	1.29	-0.02	1.54%
05-06	292,729	264,075	33,531	242,210	1.21	-0.10	7.74%
06-07	310,443	288,261	37,473	246,824	1.26	-0.05	3.99%
07-08	307,725	292,043	41,970	254,740	1.21	-0.10	7.79%

*All figures, including population estimates are taken from the DURHAM COUNTY WASTE DISPOSAL Report (<http://www.wastenofnc.org>) that are created by NCDENR based on annual reports that all solid waste facilities are required to file with the state.*

#### City of Durham Residential Recycling Diversion

Fiscal Year	Recycling Tons	MSW Tons	Total Waste	Recycling Diversion
08-09	12,297	49,310	61,607	19.96%
07-08	11,541	48,932	60,473	19.08%
06-07	11,501	46,596	58,096	19.80%
05-06	12,783	45,910	58,693	21.78%

## 5. Historic Preservation

Preservation Durham was founded in 1974 as the Historic Preservation Society of Durham and has achieved a reputation as one of North Carolina's outstanding preservation nonprofit organizations. Its mission is to preserve the history architecture and heritage of Durham County. This organization established the Durham Historic Preservation Commission, Hayti Heritage Center, St Josephs Historic Foundation and the Stagville Foundation. They have been key players in preservation of The Carolina Theater, Leigh farm and works to define and register historic districts through town providing eligibility for rehab through historic preservation tax credits. In 2000, it established the endangered properties fund to help save homes and commercial buildings by adding restrictive covenants during real estate transactions. The local historic districts in Durham are:

- Cleveland Street Historic District
- Down Town Durham Historic District
- Fayetteville Street Historic District
- Holloway Street Historic District
- Morehead Hill Historic District



- Trinity Heights Historic District
- Watts Hospital – Hillandale Historic District<sup>8</sup>

## 6. Public Conference Facility

The Durham Civic Center Complex is located in the City Center District of Downtown Durham four miles from the Research Triangle Park and is cradled by the three campuses of Duke University. The Convention Center is part of the overall Civic Center Complex including parking, arts theaters, galleries and pre function spaces.<sup>9</sup>

### ***B. Infrastructure***

The Department of Public Works at the City of Durham is responsible for protecting the public from hazards, providing for safe passage to and from destinations within the county, maintaining streets and sidewalks, environmental services and storm water education and service. The City partners with the Department of Transportation and the County department as well as the Durham Area Transit Authority. The department of Public Works is responsible for:

- Establishment of design and construction standards for City roads and storm drainage systems
- Maintenance of the City road inventory and road map system
- Stormwater Education and Management<sup>10</sup>

The City provides water to residents and business through two City owned reservoirs. They provide a yield of 43 million gallons per day and the treatment plants can treat up to 52 million gallons per day. The City anticipates the need for more capacity is upon us.<sup>11</sup> The County and City planning department currently prohibit extensions of the water distribution system outside the Urban Growth Area (UGA) and plan to continue this policy.

### ***C. Public Services***

#### **1. Services for the Disabled**

The Durham County Department of Social Services has three locations in Durham County. The Department is run by a five person board and works with 48 partner

---

<sup>8</sup> Preservation Durham web page [http://www.preservationdurham.org/places/hist\\_districts.html](http://www.preservationdurham.org/places/hist_districts.html).

<sup>9</sup> The Durham Convention Center Complex [http://www.durham-nc.com/planners/meetings\\_events/index.php](http://www.durham-nc.com/planners/meetings_events/index.php)

<sup>10</sup> <http://www.durhamnc.gov/departments/works/stormwater.cfm>.

<sup>11</sup> 2005 – 2010 Durham Consolidated Plan, page 67.

organizations to help families in need. The Durham County Network of Care provides assistive devices to the disabled. Including:

- Aids for daily living
- Blind and low vision
- Communication
- Computers
- Controls
- Deaf and Hard of Hearing Products
- Deaf Blind Products
- Education
- Environmental Adaptations
- Housekeeping
- Orthotics
- Prosthetics
- Recreation
- Safety and Security products
- Therapeutic Aids
- Walking or wheeled mobility
- And products to aid people with disabilities at work.<sup>12</sup>

## 2. Transportation

The Raleigh Durham International Airport provides airline service in the area of Raleigh Durham. It was originally chartered in 1939 and in 2000 was ranked the nation's fastest growing airport in the US. The past ten years have seen many renovations and additions to the airport which houses terminals for Southwest, Northwest and Continental, Delta and Jet Blue among others.<sup>13</sup>

Daily rail service to Durham's Historic West Village is provided by Carolinian and Piedmont. Amtrak service to Charlotte, Raleigh, Washington DC and New York City is available. Plans for high speed rail are underway.

Bus service is provided by the Grayhound/Trailways and the Durham Area Transit Authority part of the Triangle Transit Intercity system for Durham, Raleigh, Chapel Hill and Wake Forrest. The Triangle Transit system operates 24 hours a day during the weekday and some Saturday routes. DATA provides a fixed route system for 52 buses providing over 15,000 passenger trips daily on 18 different bus routes. DATA has been in operation since 1991.<sup>14</sup>

---

<sup>12</sup> Durham Network of Care <http://durham.nc.networkofcare.org/family/assistive/index.cfm>

<sup>13</sup> Raleigh Durham Airport History <http://www.rdu.com/aboutrdu/history.htm>

<sup>14</sup> DATA web site <http://DATA.durhamnc.gov/howto.cfm>

And Visitors Transportation Information <http://www.durham-nc/visitors/transportation>

The City County Planning Department acknowledges in their Comprehensive Plan (Transportation Element) that transportation planning must be integrated with the planning of the region. This requires coordination and communication between the triangle regions' planning organizations and with that of the State as well. Reducing transportation demand is an element of the plan as well. But the current demand for travel is growing faster than the facilities, and congestion is a quality of life issue. Impact fees are the current mode for transportation developments but that new development further strains the current infrastructure. New funding sources may need to be identified to pay for future improvements.

### 3. Substance Abuse Services

Durham County's Network of Care lists 23 results for substance abuse services in Durham County. Under Comprehensive Outpatient Substance Abuse Treatment, The Hope Centers for Advancement, LLC is listed with contact information. Traditional Residential Substance Abuse Services list six providers:

- Freedom House—Durham Men's halfway house
- Freedom House Recovery Center
- St Johns House of Refuge
- Triangle Residential Options for Substance Abusers (TROSA)
- And Urban Ministries of Durham Hope Believe Recovery Program.

TROSA was established in 1994 and is a comprehensive substance abuse recovery program in Durham, NC. It is the largest state licensed therapeutic community. Its' purpose is to help substance abusers overcome their addictions so there is one condition to treatment, they must want to change their lives.<sup>15</sup>

The STARR (Substance Abuse Treatment and Recidivism Reduction) program is a four week chemical dependency program for criminal offenders in the Durham County detention facility. Treatment consists of addiction education, group therapy, and community resources education. Twelve step meetings are required for inmates and points are awarded for attendance and participation.<sup>16</sup>

### 4. Health Services

Durham has some of the most advanced medical facilities in the world. Including:

- Duke Center for Living
- Duke Diet and Fitness Center

<sup>15</sup>[http:// www.trosainc.org/program/index.htm](http://www.trosainc.org/program/index.htm).

<sup>16</sup><http://durhamcountync.gov/departments/cjrc/STARR.html>

- Duke University Medical Center and Lenox Baker Children’s Hospital
- Durham Regional Hospital
- Lincoln Community Health Care, Inc.
- North Carolina Ear Nose and Throat, PA
- North Carolina Specialty Hospital
- Rice Diet Program and Heart Disease Reversal Clinic
- Structure House, Inc.
- Duke Hyperbaric Center and Phytotron
- The Durham Center (Mental Health)
- Durham VA Medical Center<sup>17</sup>

Durham currently ranks #2 as the healthiest area in America. <sup>18</sup>

## 5. Employment Training

The Center for Employment Training is a private nonprofit organization dedicated to job training to youth and adults of all educational levels and backgrounds. Their mission is to promote human development by providing marketable skills training and contribute to self sufficiency. They offer job training in the following industries:

- Automotive
- Business and Technology
- Construction Facilities Maintenance\
- Culinary Arts
- Customer Service
- Education
- Health Care
- Industrial Occupations
- Transportation<sup>19</sup>

The City of Durham’s Office of Economic and Workforce Development seeks to increase the City’s tax base through revitalization efforts including targeting industries and trains citizens to fill new jobs. Specifically OEWD focuses its efforts on youth education and training and employment initiatives. They also partner with the Durham Technical Community College and the public schools to provide vocational education and opportunities for employment. Bilingual education and training was integrated to recognize the influence of the Latino community of Durham. Lastly, the OEWD provides financial incentives to businesses who locate within one of the nine community development areas offering jobs to the residents of those communities.

---

<sup>17</sup> [http://www.durham-nc.com/about/overview-facts-history/300\\_things.php](http://www.durham-nc.com/about/overview-facts-history/300_things.php)

<sup>18</sup> Ibid. (Under Acclaim)

<sup>19</sup> [www.cetweb.org/aboutcnet/index.html](http://www.cetweb.org/aboutcnet/index.html)

The Durham Workforce Development Board (DWDB) was established by the Workforce Development Act of 1998 and is a County/City Consortium. It coordinates resources to maximize efforts of government, business and education. It oversees the Durham Job Link Career System. The Board's current Strategic Plan dated 2010-2012 sets goals for the Job Link System and Adult and Dislocated Worker, Ex-offender and Youth Programs. For the two year period three goals are set:

1. To provide the highest level of satisfaction to businesses and job seekers
2. Strengthen the impact and effectiveness of the workforce development board
3. Create a greater continuum of resources.<sup>20</sup>

## ***D. Public Safety Programs***

Public safety services include law enforcement, detention, fire protection and emergency services.

### **1. Law Enforcement**

The oldest elected official in North Carolina has been the Sheriff, first elected in 1829. The Sheriff was the chief law enforcement officer for each county. In 1881, the County of Durham was formed and the first Sheriff served from 1881 to 1883. Over the past 118 years the role of the Sheriff has changed dramatically from Tax Collector to law enforcement and detention. The present Sheriff has been serving Durham County since 1994. The Mission of the Sheriff's office is to uphold the laws with honor, perform duties to the best of their ability and to serve the public.<sup>21</sup> The Sheriff's office has 120 sworn employees and 40 civilians employed and are also responsible for the security of Durham detention facilities. County staffing ratios set by the Durham Comprehensive Plan require a sworn officer to county population of 1 to 316.

Law enforcement is also provided by the Durham Police Department within the City limits. The Durham Police Department has less than 500 sworn officers and about 100 civilian employees. They have five stations including the central station downtown. Standards set in place by the Durham Comprehensive plan require an average response time of 6.5 minutes for the City Priority 1 calls.

---

<sup>20</sup> Work Force Development Plan 2010-2010 [online]  
[http://ci.durham.nc.us/departments/eed/pdf/workforce\\_dev\\_plan.pdf](http://ci.durham.nc.us/departments/eed/pdf/workforce_dev_plan.pdf)

<sup>21</sup> <http://co.durham.nc.us/departments/shrf/Administration/Administration.html>.

## 2. Detention

The Durham County Criminal Justice Resource Center provides a wide array of services and cooperated with various agencies in Durham such as the juvenile and adult detention center, the Durham Center and the judicial system, human service organizations, DDJJDP, Durham Public Schools and the NC Department of Corrections. There are three goals for this department: Delivery of quality services so that offenders and youth can become successful citizens, supervision of high risk offenders residing in Durham County, and to collate and disseminate information including criminal and treatment histories. The department has many programs to reduce offender recidivism through behavior modification.<sup>22</sup> “The following inmate programs are provided at the Durham County Detention Facility:

- STARR Program (Substance Abuse and Recidivism Reduction)
- Sexual Offender Treatment Group
- ABE/GED Classes
- Literacy Tutoring
- Vocational Classes
- Electronic House Arrest
- Work Release
- Work Details
- Work Programs
- Religious Services
- AA/NA Meetings
- Other Programs/Services:
  - Pretrial screening
  - Classification
  - Visitation
  - Recreation
  - Grievance
  - Discipline Hearings

The overall goal of the Durham County Detention Facility is the secure custody of our inmates and the safety of the public and our staff”.<sup>23</sup>

## 3. Fire Protection

The Fire Marshall is under the Division of Emergency Management with Durham County. There are five fire departments with locations throughout the county. The Division of Fire Suppression employs twenty full time firefighters in partnership with Lebanon Volunteer Fire Department and Bethesda Volunteer Fire Company. The main

---

<sup>22</sup> <http://www.co.durham.nc.us/departments/crjc/>

<sup>23</sup> Sherriff Detention Services General Information

[http://www.co.durham.nc.us/departments/shrf/Detention\\_Services/General\\_Information1.html](http://www.co.durham.nc.us/departments/shrf/Detention_Services/General_Information1.html)

goal of the department is education for fire prevention.<sup>24</sup> Fire protection is also a shared City County responsibility. The City Fire Department has 275 employees and 14 fire stations and an office and training academy. The City of Durham carries an ISO rating of 3. Fire protection levels of standards have been put in place with the Durham Comprehensive Plan and require an eight minute emergency response time for eighty percent of calls and a one minute turn out for ninety percent of calls. For the City, the standard is an engine travel distance of 1.5 miles and a staff to population minimum ratio of 1:760.

#### **4. Emergency Medical Services**

Emergency Medical Services are provided by the state of the art, Durham County EMS. The mission of the EMS is to enhance the health and welfare of the citizens of Durham County by providing a comprehensive and well coordinated pre-hospital health care system. The Department was formed in April of 1975 when the Durham County Commissioners authorized its formation as part of the Durham County Hospital Corporation. The County is currently served by eleven ambulances and a number of support vehicles, a bicycle response team and an extensive educational program.<sup>25</sup> Parkwood Fire Department provides its own ambulance and driver and Durham EMS provides the paramedic. The Lebanon Fire Department provides first responder service only. The Durham Fire Department also provides first responder service within the City limits. On Duke University grounds, the Duke Rescue Squad serves the campus as the first responder service. In Durham's Consolidated Plan concerns are raised about reducing or maintaining response times with the demand of continued growth. Future plans are based on ratios of staffing and facilities to population. Standards set in place by the Comprehensive Plan require a response time for EMS County wide of eight minutes or less. The Ambulance ratio is 1 to a population of 21,500 residents.

#### **5. Emergency Preparedness**

Durham County Emergency Management is responsible for the County Emergency Operations Plan and coordinates all emergency response/recovery force activity when the plan is implemented by action of the County Commissioners. The plan contains a Hazard Mitigation Plan. In the past ten years Durham has seen its share of tornados, severe winter storms, high winds, chemical spills and freezing temperatures. A person with special needs register with the Emergency Management Special Needs Shelter Registration so that provisions will be made at times of emergency for those persons. The Division is in charge of Code Red the Emergency Notification system provided by the Durham Joint Information Center. And also provides a pre-disaster planning guide for residents.<sup>26</sup> The Emergency Management Department works with other City and

---

<sup>24</sup> Fire Service form the county. <http://www.co.durham.nc.us/departments/fmsl/index.html>

<sup>25</sup> Durham EMS About US and Mission [online] [www.durhamems.com/about/](http://www.durhamems.com/about/)

<sup>26</sup> Special Needs Shelters [http://www.co.durham.nc.us/departments/emgt/Special\\_Needs\\_Shelte.html](http://www.co.durham.nc.us/departments/emgt/Special_Needs_Shelte.html)

County departments to implement this plan. In addition, they coordinate with citizen groups, such as the American Red Cross, the Salvation Army, Amateur Radio (ARES), Community Emergency Response Teams (CERT), Police Reserves and the Citizen Observer Patrol (COPS).

### ***E. Youth Programs***

Durham Yes, Youth Employed and Succeeding is a comprehensive Youth Services program under the Workforce Investment Act (WIA) of 1998. The following benefits are offered to eligible youth aged 16-21.

- Tutoring, Study skills training and instruction to complete secondary school
- Alternative Secondary School
- Career awareness
- Summer employment opportunities
- Paid and unpaid work experience
- Occupational skill training
- Leadership development
- Supportive Services
- Guidance and counseling

Eligibility is limited to low income and one of the following: deficient literacy, high school dropout, homeless, runaway or foster child, pregnant or parenting or offender.<sup>27</sup>

The Mayor's Summer Work Program 2010 provides youth work experience available in parks and recreation, workforce development, neighborhood improvement services, human resources, inspections and the fire department. Private sector positions are also available through a partnership with NC Central University, and other private organizations like Food Lion and the Tobacco Historic District. Applications for the work program are available at the city web site.

Durham County has a Youth Home that has been in existence since 1945. Within the Home there are many Youth Programs including AIDS Awareness, Anger Management, Community Tours, Educational Supplement, Runaway program, Street Law, Substance abuse and more. The Home coordinates with numerous county agencies for resources.<sup>28</sup>

### ***F. Senior Programs***

The County provides Adult Day Care services and Senior Housing Assistance for older residents. However, the Council for Senior Citizens was founded in 1949 as the golden age society to provide neighborhood clubs for seniors and today the council is a not for

---

<sup>27</sup> Youth Services [http://www.ci.durham.nc.us/departments/eed/dwdb\\_youth\\_services.cfm](http://www.ci.durham.nc.us/departments/eed/dwdb_youth_services.cfm)

<sup>28</sup> <http://www.co.durham.nc.us/departments/ythm/>



profit organization designated by the State of NC as a center of excellence. Programs offered seniors are social and senior center services, congregate nutrition, and adult day health services. It also provides seven Senior Centers surrounding Durham, Health promotion, transportation, Information and case assistance and caregiver support services, as well as adult day services. The Council for Senior Services offers links to other providers of services to the elderly in Durham.<sup>29</sup>

Triangle J Area Agency on Aging has a mission to promote the highest level of well being of older adults in the seven county region and to provide and comprehensive system of services and supports.<sup>30</sup>

## ***G. Economic Development***

Durham County provides incentives to corporations planning to develop or expand their site through tax credits up to 5% of the new or expansion capital investment, not to exceed 2 million dollars. A minimum investment threshold of 15 million and 40 full time jobs is established.

If a corporation chooses to locate a central administrative office within Durham it is eligible to claim a seven percent tax credit on the investment not to exceed \$500,000.

Downtown Durham, Inc., organizes local financial institutions to provide low interest business loans to businesses acquiring and rehabbing downtown properties for business. Also under the authority of Downtown Durham, Inc., the low interest loan program offers a city purchase of one half of the loan at two percent below prime not to exceed \$500,000. A one half percent origination fee is charged.

North Carolina provides a research and development tax credit of up to 5% of the state share of the expenses for research activities.

The United States Government provides a research expansion tax credit of up to twenty percent of excess qualified research expenses for that year.

The state of NC provides an investment tax credit to firms in Durham County investing significantly in machinery or equipment of 7 percent of all investment dollars up to 1 million.

Industrial Revenue Bond IRB Financing Durham County Bond Authority may be used by a manufacturing corporation to finance land buildings or equipment. The maximum bond amount is 10 million.<sup>31</sup>

---

<sup>29</sup> Council of Senior Citizens Web Site <http://www.councilseniorcitizens.org>

<sup>30</sup> Council of Senior Citizens Resource Directory [online]  
[http://www.councilseniorcitizens.org/publications/csc\\_senior\\_resource\\_directory.pdf](http://www.councilseniorcitizens.org/publications/csc_senior_resource_directory.pdf)

<sup>31</sup> Durham Chamber of Commerce Web Site  
[http://www.durhamchamber.org/business/starting\\_growing/financing\\_opps.html#investmentfund](http://www.durhamchamber.org/business/starting_growing/financing_opps.html#investmentfund)

Durham's largest employers are Duke University, Medical Centers and IBM, Nortel and Glaxo Smith Kline. The Research Triangle Park employs over forty thousand workers and one in three workers is employed in the Medical or Health Industry.<sup>32</sup>

### ***H. Planning***

Durham City/County Planning Department guides the growth of Durham while preserving its heritage and resources. Planners develop long range plans and direct policies to target growth. Planners address land use, historic resources, housing transportation, economic development and government services and facilities to guide where development should occur. This unified development ordinance between City and County resources was implemented in 2006 and provides the rule book for private development. The City County planning department is located in City Hall.<sup>33</sup>

---

<sup>32</sup>Economic Profile of Durham from the Chamber Web Site

[http://www.durhamchamber.org/business/economic\\_profile/](http://www.durhamchamber.org/business/economic_profile/)

<sup>33</sup> City County Planning Department [online] <http://www.ci.durham.nc.us/departments/planning/>

## **Part VI: The Durham 5-Year Strategic Plan/Annual Plan**

### **1. Organization of the Five-Year Strategic Plan**

Durham's strategic plan outlines the city's vision for incorporating and addressing area housing and community development needs in support of a vision for a livable, safe, and attractive community for all its citizens. The five year plan covering years 2010-2015 is the result of a needs assessment and community outreach process by the City of Durham through its Department of Community Development. By gathering and applying a variety of research data and community input, the City of Durham has developed this comprehensive approach to housing and community revitalization. This strategic plan outlines the priorities and strategies that serve as the overall framework and plan of action for the implementation of the five year strategy. It provides a linkage between the identified priorities and the adopted strategies and programs of the Department of Community Development.

In its attempts to address a diverse array of housing and community development needs, the City's plan will utilize local, state, and federal partnerships and all available resources to provide a coordinated and comprehensive strategy for meeting the needs that have been identified through working with the community. The strategic plan will specifically identify how Durham intends to utilize its federal resources to address priority needs. To address the physical, environmental, community and economic development needs that have been identified, the City will use Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Homeless Prevention and Rapid Re-Housing Program (HPRP), Community Development Block Grant Recovery Program (CDBG-R), Neighborhood Stabilization Program (NSP) funds. Included in the plan are discussions on the following:

- Anti- poverty strategy
- Identification of Priority Needs
- Affordable housing
- Neighborhood Revitalization
- Institutional structure and coordination of resources

### **2. Anti-Poverty Strategy**

The City of Durham has an asset building strategy to address HUD's requirement for an anti-poverty strategy. This strategy is the primary theme that ties the housing, homeless, public housing, and non-housing community development strategies together as one comprehensive plan for affecting changes in the lives of those of low wealth. The strategic plan which includes the priorities and strategies outlined in this section promotes self-sufficiency and empowerment. The City of Durham's Community Development Department, as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts through residents, health and human service agencies, members of the private sector, members of the faith based community

as well as for profit and non-profit developers, to ensure that the City's goals are met. Self sufficiency and empowerment for low and moderate income individuals will be created through the City's strategies to increase economic wealth and promote job creation through projects and activities included in the strategic plan.

Down payment assistance programs for first-time homebuyers are one incentive that the City of Durham uses to assist low wealth households. These programs include subordinate lending for many types of residential properties including attached and detached single-family homes, condominiums, and townhomes. The department's homeownership purchase assistance programs provide funding for second mortgage loans up to \$20,000 to households for the purchase of their first home. Free credit and budget housing counseling are aspects of this program.

Asset and wealth building initiatives are tools to incorporate and combat anti-poverty and encourages self-sufficiency. The Department of Community Development has created several other incentive programs to encourage and promote asset building and wealth accumulation. One program encourages inner-city investment such as the Neighborhood Incentive Program where up to \$30,000.00 in second mortgage financing at a 2% interest rate is offered to households who purchase in one of the neighborhood revitalization areas, and who purchase a home built prior to 1978. Up to \$16,000.00 in grant funds for lead abatement is also available. If a household purchases a home built after 1978, but still selects a property in a neighborhood revitalized area, up to \$25,000.00 in second mortgage financing is offered.

Another incentive and wealth building program that encourages a pattern of savings to enable households to reach the goal of homeownership is saving for a down payment. When the future homeowner saves, the City matches these funds in an Individual Development Account (IDA). The City offers grant matching funds up to a 5:1 match or a maximum of \$7,500.00 if the applicant satisfies the terms and conditions of their savings plan. The City and the Durham Housing Authority collaborate to promote self-sufficiency and asset building with this initiative.

Earned Income Tax Credit (EITC) is a refundable federal income tax credit for eligible working individuals and families. The EITC campaign coincides with the City's goal of maintaining stable families, creating strong neighborhoods, providing financial education and implementing effective programs that benefit residents and the City's economic vitality. There are many public, non-profit and voluntary organizations throughout the Durham community that offer Volunteer Income Tax Assistance (VITA Sites) for eligible households to help increase Earned Income Tax Credit utilization through education activities and assisting with filing of relevant tax forms at no cost to the taxpayer.

Homeownership is one of the City of Durham's four priorities that focus on efforts to address specific housing and community development needs. There are two specific homeownership goals and objectives that the City hopes to achieve. First, homeownership is the primary way in which low-to-moderate income households can build assets that can be passed from generation

to generation. Secondly, homeownership stabilizes the neighborhoods that are in need of revitalization.

Annually, the City holds two informational workshops for the local realtors and lenders to ensure that they are kept abreast of all City programs, fair housing updates, and other financial opportunities. The City depends on realtors and lenders for updates relative to the lending industry and real estate laws.

As a member of the Durham Regional Association of Realtors, the Department assists with the planning of the annual Homebuyer's Fair where several thousand potential homebuyers obtain home purchase information. The Durham Regional Association of Realtors and the Department of Community Development were recognized nationally as a best practice collaboration.

The City of Durham's strategy for reducing poverty and creating wealth engages the following principles:

### **A. Improving the Quality and Availability of Affordable Housing**

Eliminating many of the physical signs of poverty is a key element in improving the quality of life for Durham residents along with improving the quality and availability of affordable housing. The City's affordable housing, public housing, and community revitalization initiatives work toward reducing the signs of poverty in many neighborhoods. Significant resources are focused on the creation of affordable housing utilizing the federal CDBG and HOME programs, working with the community, enlisting the support of partners, and coordinating the efforts of local nonprofit and for-profit providers. Efforts will focus on increasing housing choice and options, insuring that fair housing remain a primary focus, eliminating overcrowding, increasing homeownership, decreasing sub-standard and inadequate housing as well as increasing the opportunities for investment of additional public and private resources in the community. Improved quality and availability of affordable housing is the foundation for achieving self-sufficiency and increasing homeownership opportunities.

### **B. Provide and Improve Public Facilities and Amenities**

Equally important in the strategy to eliminate the conditions caused by disinvestment in targeted neighborhoods is providing adequate infrastructure, public facilities, and amenities. The primary focus of the redevelopment strategy in Rolling Hills /Southside includes responding to the physical capital and human capital needs of the area. The objective of this focus is intended to support the development of neighborhood stability, stronger connections with surrounding communities, and greater opportunities for economic growth.

Revitalization plans call for reconnecting some of the streets of the south side of the City with the northern portion which were originally separated by the Durham Freeway. Another approach to neighborhood redevelopment that will occur, as a result of the analysis of open spaces, will be

the linkage of neighborhood parks and larger open space amenities through a design concept created by Frederick Law Olmstead. Greater pedestrian access, sidewalk improvements, new streets, the development of additional parks and green space, and the elimination of a number of cul-du- sacs are other services and amenities being planned to improve the overall quality and character of this neighborhood . The redevelopment strategy also provides opportunities for street connections of the south side of the city with the northern portion.

The City's emphasis on partnership involvement can possibly help promote an effective delivery of services and amenities that is responsive to both the physical and social needs of the community. The plan for infrastructure improvements may include; light fixtures, trash receptacles, fencing, and other amenities. Infrastructure improvements that include water, sewer, and drainage will be installed based on the context of other development undertaken by the City and as resources permit.

### **C. Revitalize neighborhoods**

Another component of the anti-poverty strategy includes goals and objectives for improving the living and business environments in neighborhoods throughout the City of Durham. The consolidated plan includes strategies to demolish or reuse vacant properties, encourage businesses to invest in Durham and redevelop properties to improve the overall character of the area's neighborhoods. Resources will be targeted in order to have a visual impact in targeted areas, particularly in Rolling Hills/Southside, Northeast Central Durham, and Southwest Central Durham. The targeted strategy approach is being pursued as a means of encouraging private investment in the neighborhood revitalization process.

Through a comprehensive five-year plan, the City of Durham will continue to fund communities on a targeted basis by utilizing Community Development Block Grant (CDBG), Community Development Block Grant- Recovery (CDBG-R), Neighborhood Stabilization Program (NSP), and HOME Investment Partnership Program (HOME) funds to revitalize neighborhoods and communities. In addition, other public and private sector funds will also be sought as a means of leveraging the CDBG and HOME allocations received by the city on an annual basis. Further, the consolidated plan includes strategies to promote community involvement, increase the supply, mix, types, and options for affordable housing; and to make economic opportunities available to community residents while preserving the fabric, architecture, character, and integrity of neighborhoods.

While the City of Durham will continue to target Northeast Central Durham and Southwest Central Durham, the next five years will see the development of strategies that attempt to completely revitalize Rolling Hills and Southside. This may involve a paradigm shift including new programs that stress creating spin off development and rehabilitation, neighborhood beautification programs, continuation of crime prevention strategies, incentives for absentee owned properties. Current housing rehabilitation programs may be targeted in Southside, and new rehabilitation programs may be designed that have more flexible qualification guidelines.

Programs that contribute to the overall appearance in a neighborhood and programs that encourage absentee owner investment will also be considered. Recognition of the role energy efficient plays in the affordability of a housing unit will also be considered. Durham will utilize performance measures that go beyond number of units to include tracking any increase in building permits and other methods to be developed which indicate reinvestment.

### **3. Identification of Priority Needs**

As a growing community, the City of Durham is challenged with successfully balancing a diverse array of housing and community development issues. Given the range of competing needs, the community must invest its scarce public resources wisely. Therefore, as a general principle, the City of Durham will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible. Through the public participation and consultation process, the City of Durham has identified the community's priorities which will focus on neighborhood revitalization and housing for persons with special needs.

The needs identified in this section were prioritized based on community input, surveys, service provider feedback, assessment of the areas of greatest need, and a review of existing plans and studies that document need. High priority needs have been identified in the Rolling Hills/Southside area as well as areas in Northeast Central Durham and Southwest Central Durham. Working with a number of public and private partners, the City will expand its efforts to improve the quality of life in the targeted neighborhoods through a plan of reinvestment, revitalization and redevelopment.

Of significant importance in terms of priority need is Northeast Central Durham. The City's efforts to improve the quality of life in this area will continue. This neighborhood, which contains a vast amount of deteriorated housing stock, covers a significant portion of the City. Properties in this area have suffered years of neglect which has resulted in serious disinvestment and decline. The City will continue to build on the accomplishments to date that have resulted through the reinvestment of millions of dollars as a result of a HOPE VI development by the Housing Authority, affordable and market rate housing financed by the North Carolina Housing Finance Agency, and investments made with the City's housing and community development funds. Partners engaged in the ongoing efforts to revitalize the North Central Durham area include: GlaxoSmith Kline, Research Triangle Park Foundation, Duke, University of North Carolina, and North Carolina Central Universities along with Habitat for Humanity, Builders of Hope, and the Historic Preservation Foundation of North Carolina, Inc.

Of equal importance in terms of addressing priority need is the Southwest Central area of the City of Durham. The focus for neighborhoods in this area will continue to be on the acquisition and demolition of blighted properties and the creation of new affordable housing options on vacant sites. The City's efforts in this area will be complemented by partnering with Habitat for Humanity, Self-Help, Builders of Hope, and Durham Community Land Trustees. Three of the

neighborhoods targeted for revitalization include: Burch Avenue, Lyon's Park, and the West End. Through working with its partners, the City will eliminate vacant and dilapidated properties, increase homeownership, and construct new energy efficient replacement homes for Durham citizens.

Rolling Hills/Southside is the newest priority area of the City that has been targeted for revitalization by the City. The shared vision of the City and its partners is to create a central city housing market that attracts residents of all income levels. A mixed-use, mixed-income community is envisioned that will incorporate a variety of housing types with price points that are appropriate for workforce and market rate housing for rental and homeownership. This area is in a serious state of decline and disinvestment and will be the focus of the City's revitalization efforts for the remaining years defined by this Consolidated Plan. Redevelopment will be implemented consistent with the Rolling Hills/Southside Redevelopment Plan prepared by McCormack Baron Salazar (MBS) and approved by City Council. This area which encompasses approximately 125 acres and lies between downtown and North Carolina Central University will be targeted for investments that create a "tipping point" that will be a major catalyst for private reinvestment which can reverse the trend of disinvestment and decline.

The homeless priorities by the City of Durham are consistent with those outlined in Durham's Ten Year Results Plan to End Homelessness. The Housing Education and Advocacy Results Team (HEART), a special advisory committee of the Durham Affordable Housing Coalition (DAHC) has been very instrumental in keeping the issues that face the homeless and special needs populations a top priority. The four specific outcomes identified and proposed by DAHC are as follows:

- Homeless people will have access to permanent housing
- Those who become homeless will move quickly into permanent housing
- Homeless people will have the income necessary to obtain and sustain permanent housing
- Individuals and families most at risk of homelessness will maintain permanent housing through comprehensive prevention activities

The community's input on addressing the needs of the homeless and those with special needs will be considered in the revitalization strategies to provide adequate, safe and affordable housing for the citizens of the City of Durham.

The City will focus on two top priority needs for the upcoming five years which are summarized as follows:

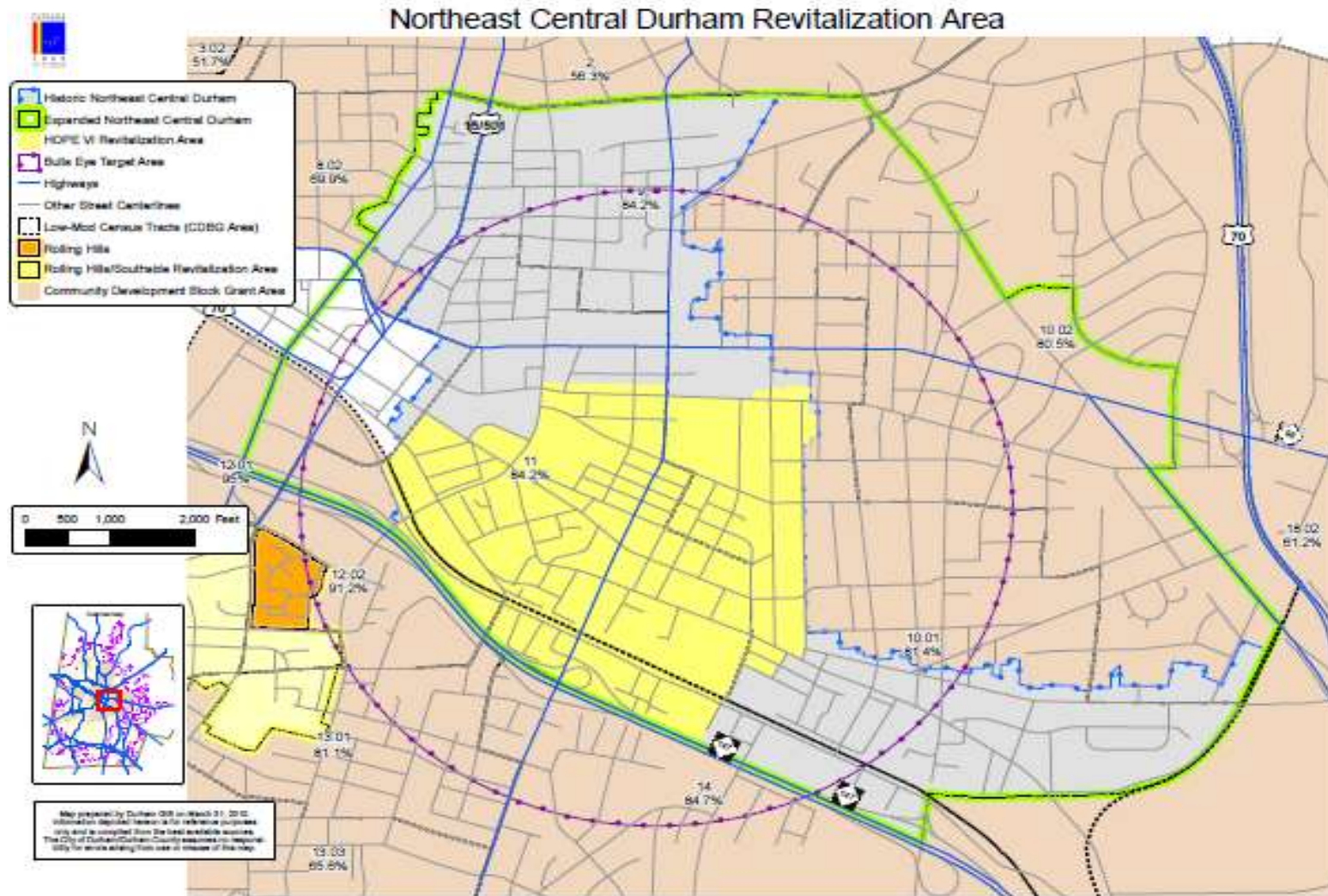
- Neighborhood Revitalization
- Housing for Persons with Special Needs

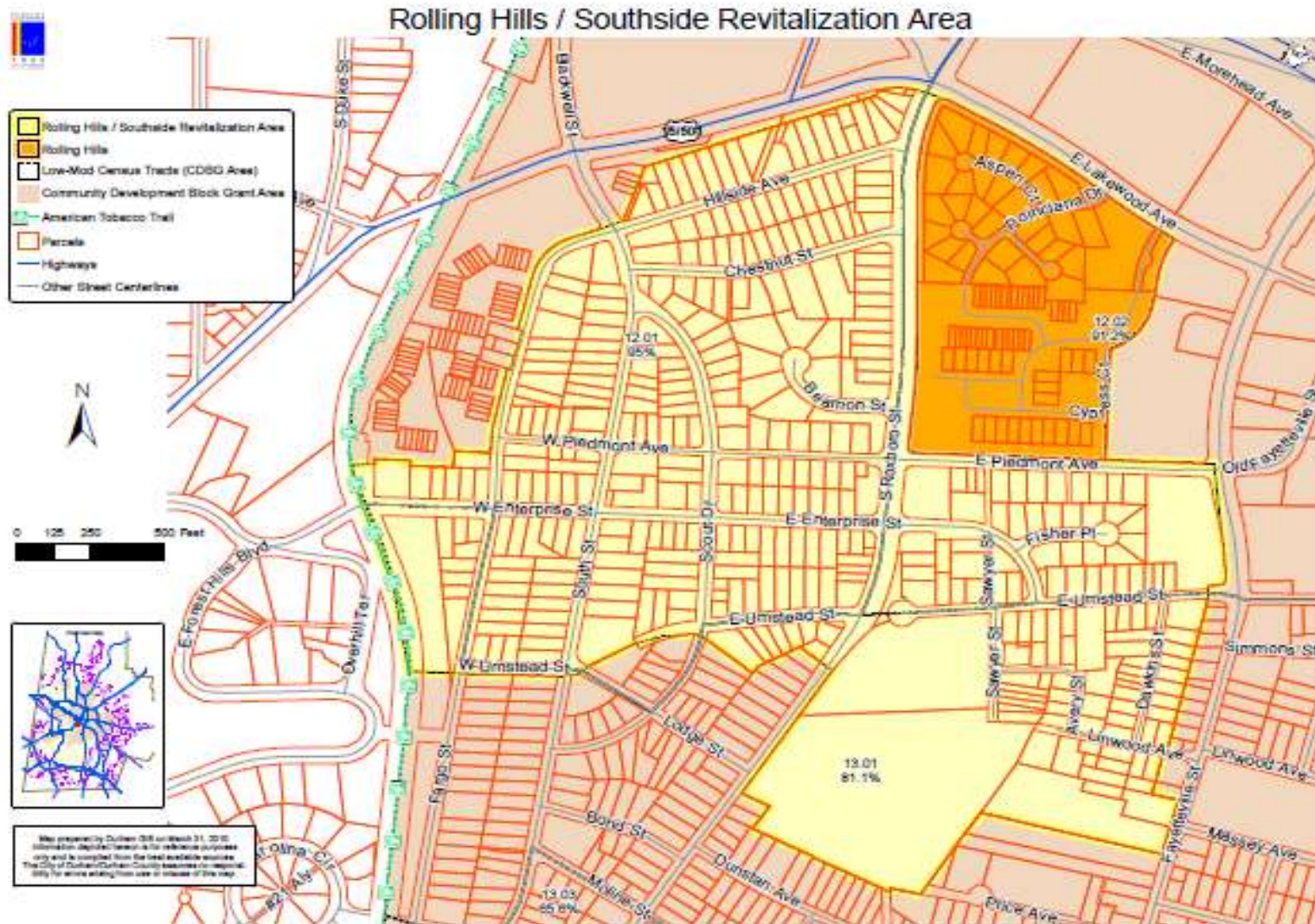


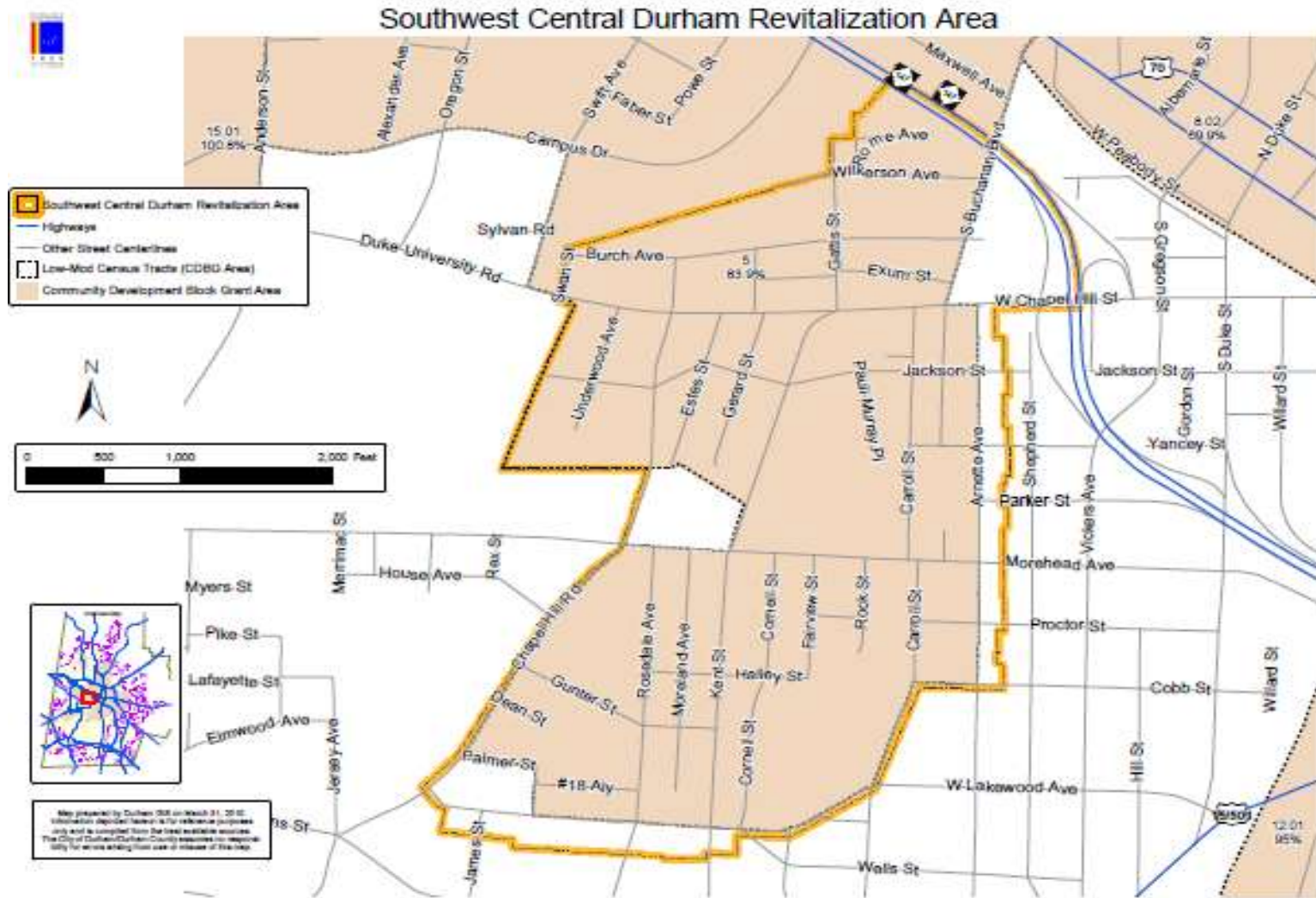
Supporting data documenting Durham's housing needs comes from a review of HUD's 2009 CHAS Data sets. Priorities and strategies for neighborhood revitalization are driven by the need to address the housing needs of those who are cost burdened, who lack adequate facilities, who are overcrowded, and who live in dilapidated housing. The needs assessment conducted as a part of the strategic planning process reflects that there is a very large portion of the community's population who are experiencing housing problems of this nature. Nearly 50% of the 100,830 occupied housing units in Durham face housing burdens. The need for some form of housing assistance for these households ranks as a high priority. Priority will also be given to owner occupied, special needs housing, and homeownership units. The following section addresses priorities and the strategies designed to address them.

### **Priority A: Neighborhood Revitalization**

Revitalizing and stabilizing communities has always depended on identifying resources, creating partnerships, and mobilizing the capacities and assets of residents and neighborhoods. As has been the case in many of its housing and community programs, the City will continue to work with community groups and stakeholders to develop and implement plans for the revitalization efforts planned for the Rolling Hills/Southside neighborhoods and the ongoing efforts for neighborhood stabilization in Northeast and Southwest Central Durham. Various sources of funding will be sought to continue neighborhood redevelopment efforts, including the exploration of a revolving loan fund for affordable housing or housing trust fund. Maps of each neighborhood follow.







## Strategies

1. Continue efforts to eliminate blight and increase homeownership in Northeast Central Durham

Northeast Central Durham is a community of challenges faced with issues of crime, deteriorated housing conditions, declining population, and the lack of employment opportunities. It is estimated that nearly 75% of the housing units in the neighborhood are renter occupied and only 25% are owner occupied. The population is comprised of 75% African Americans, 18% Latino, 6% White, and 1% other. The City will continue to vigorously pursue code enforcement efforts, address environmental issues, eliminate blighted conditions, and the demolition of dilapidated properties. Continued efforts will be made to stabilize and revitalize this area of the City by targeting resources and mobilizing partners to eliminate blighting influences, increase the rate of homeownership, and reduce crime.

2. Continue efforts to eliminate blight and increase homeownership in Southwest Central Durham

Efforts to revitalize and stabilize Southwest Central Durham will be similar to those for Northeast Central Durham. The Department of Community Development will work aggressively to ensure that every citizen has access to adequate, safe and affordable housing by reducing the number of substandard and unsafe structures, decreasing the number of persons occupying substandard housing, and increasing the number of homeowners. With assistance from partner organizations that include Self-Help, Habitat for Humanity, Builders of Hope, and Durham Community Land Trustees, the City will provide additional rental and homeownership opportunities. Homeowner Rehabilitation and Homebuyer's Purchase Assistance Programs will be used to support revitalization and neighborhood stabilization efforts. Land banking options can be explored for this neighborhood as well as Northeast Central Durham.

3. Implement strategic and focused investments in Rolling Hills/Southside to reverse disinvestment and create a sustainable mixed income community

The Rolling Hills/Southside area encompasses nearly 125 acres and contains concentrations of vacant houses and a homeownership rate as low as 13%. The vacancy rate continues to increase and the rate of homeownership has spiraled. Mc Cormack, Baron, and Salazar's revitalization plan calls for targeted and strategic investments by the public sector which will help create the "tipping point" for private investment. The Plan's authors describe the "Tipping point" as being the point in the real estate market where private investment becomes economically viable without significant public subsidy.

Smart growth, higher density strategies will be used to create a mixed-use and mixed income community. Along with the development of rental and homeownership affordable housing options, the City is exploring a number of project funding sources and options that include: equity from the sale of tax credits, financing from the North Carolina Housing Finance Agency, conventional mortgages, and subsidies. New sources of funding are sought for this initiative which will allow continued funding support for other targeted areas. The City may use housing entitlement funds to borrow against future entitlement amounts along with housing bond funds to start the initial phase of development in an effort to achieve the “tipping point”.

The City of Durham’s goal is to stabilize and revitalize neighborhoods for existing homeowners in neighborhoods and communities throughout the city while simultaneously increasing opportunities for homeownership through rehabilitation and/or new construction. This goal is specifically targeted to existing homeowners and first-time homebuyers since the City of Durham firmly believes that homeownership is the most effective way to sustain and preserve neighborhoods and, where necessary, rebuild communities in a way that effects change positively.

4. Continue efforts to eliminate blight and increase homeownership in NECD and SWCD. Reducing home energy bills in NECD and SWCD is one important element in making home ownership in these neighborhoods more accessible and sustainable.
5. Strategic and focused investments in Rolling Hills/Southside to reverse disinvestment and create a sustainable mixed income community

### **Priority B: Housing for Persons with Special Needs**

Addressing the needs of populations with special needs continues to be a goal for the City of Durham. Recognizing the complexity of housing needs of the elderly, persons with disabilities and substance abuse problems, homeless individuals and families, and persons with HIV/AIDS; the City will continue its efforts to coordinate and aid in the delivery of adequate and affordable housing with services to adequately address their needs.

#### *Strategies*

1. Coordinate with institutional partners to increase the supply of permanent housing for persons with special needs.

The City will continue to work with Durham Affordable Housing Coalition and its subsequent partners in the implementation of Ten-Year Plan to End Homelessness. The City will lend support through Emergency Shelter Grants (ESG). Community Development Block Grant (CDBG) and/or HOME CHDO funds. All projects will be

reviewed for consistency with the Consolidated Plan and the City's continued support will be given to Durham's Continuum of Care.

2. Enhanced coordination among service providers to ensure ongoing case management and effective management information systems.

The City will support the Continuum's efforts to improve the HMIS tracking system and work with service providers to make sure that documentation and recordkeeping requirements are met.

### **Proposed Accomplishments**

Over the next five years, the City and County expect to accomplish the following by implementing the strategies described above.

- 25 slum/blighted units demolished
- 300 households with new or continued access to public infrastructure/services
- 60 housing units brought from substandard to standard condition (HQS or local code)
- 150 rental units constructed, acquired, and/or acquired with rehabilitation
- 80 homeownership units constructed, acquired, and/or acquired with rehabilitation
- 125 units for the elderly or disabled repaired
- 50 permanent housing units designated for homeless persons and families
- Promote energy efficiency in order to increase affordability of homeownership and also affordability for renters

## **4. Affordable Housing and Neighborhood Revitalization**

### **Resources to Support Revitalization Efforts**

The City will use a number of funding sources to support neighborhood revitalization activities in Southwest Central Durham, Northeast Central Durham, and Rolling Hills/Southside. Among those under consideration are the following:

- HOME
- Community Development Block Grant
- Community Development Block Grant Recovery
- Section 108
- Emergency Shelter Grant funds
- Community Development Program Income
- Bond Financing
- Neighborhood Stabilization Program funds

- Tax Credits
- North Carolina Housing Finance Agency funds
- City of Durham General funds

\*The City of Durham intends to advance general funds for initial reinvestment in Rolling Hills/Southside and reimburse its general funds with HOME funds

## **Fair Housing**

Sections 104(b)(2) and 106(d)(5) of the Housing and Community Development Act of 1974 as amended, specifically require that the City certify that it will affirmatively further fair housing. Congress reiterated this affirmative obligation in the National Affordable Housing Act of 1990 (NAHA). The City of Durham will continue its efforts to promote a wide range of housing choices in ways that do not discriminate against protected classes. The City emphasizes the fact that all citizens will have equal access to housing opportunities. Specifically, the City's objective is to promote the ability of persons, regardless of race, color, religion, sex, handicap, familial status, or national origin, of similar income levels to have the same housing choices available to them.

The City and County plan to pursue the following strategies to insure that all citizens have a full range of housing opportunities:

- Assist in providing training for realtors, property managers, landlords, and tenants.
- Continue efforts to coordinate with the City Human Relations Department to ensure that all fair housing complaints are received and appropriately addressed.
- Continue to disseminate fair housing information to the public and advise on ways to improve equal access to housing and other services.

Based on available census data, the City of Durham anticipates updating its Analysis of Impediments to Fair Housing by the end of FY 2010. The City will immediately work to implement its recommendations, wherever reasonable, in an effort to insure that no citizen is discriminated against and that all citizens are given an opportunity to access housing of their choice in areas they desire to live in.

## **Barriers to Affordable Housing**

The City of Durham has made efforts to identify barriers to the development of affordable housing. The City currently encourages the development of affordable housing by including density bonuses for developers.<sup>1</sup> The consolidated plan discusses key issues related to barriers

---

<sup>1</sup> [www.huduser.org/rbc](http://www.huduser.org/rbc) Regulatory Barriers Clearinghouse



to affordable housing such as federal resources and policies, the gap between housing cost and income, local development regulations, so called “Not in My Back Yard” (NIMBY) opposition, and education. While few potential barriers are within the City’s control to directly reverse, the City is dedicated to using its resources to counteract the negative effects of such external factors.

The objective is to significantly reduce and eliminate barriers to the development of affordable housing. The City and County expect to continue the following strategies over the next five years:

- Address the financial barriers faced by many low- and moderate-income families by providing HOME and/or CDBG funding for homeownership, renovation, revitalization, programs
- Raise awareness about barriers to affordable housing development through a variety of methods, and implement policy changes that would make affordable housing development less challenging
- Examine best practices on HUD’s Regulatory Barriers Clearinghouse and determine applicability for Durham

By undertaking the initiatives previously described in this section, the City will address a number of the barriers to affordable housing that currently challenge them.

### **Lead-Based Paint Hazards**

The hazards associated with lead-based paint are a greater concern for low-income families who live in dilapidated housing and who often do not have the financial resources to make their homes lead-safe. To address this concern the City has developed the following strategy for reducing lead-based paint hazards.

The objective is to increase the number of homes that are made lead-safe and reduce the number of child lead poisoning cases in the City of Durham through a program that addresses all types of environmental hazards in low income housing.

The City will ensure compliance with environmental regulations by conducting the following activities:

- Insuring that the construction staff is knowledgeable about the requirements concerning lead based paint as it pertains to all federal housing programs
- Distributing information on lead-based paint hazards to all households that participate in the City’s housing programs
- Conducting lead-based paint inspections and assessments as necessary
- Implementing environmental control or abatement measures (lead-based paint and asbestos) as required in all federally funded projects

- Leveraging existing local funding in order to increase the total funds available to control and abate environmental hazards

The proposed accomplishments include the following:

- Full compliance with all applicable lead-based paint regulations
- Control or abate , to the extent feasible, all lead-based paint hazards in all housing rehabilitated with federal funds
- Reduction in the number of incidences of elevated blood lead levels in children

## 5. Institutional Structure and Coordination of Resources

The City of Durham has an effective working relationship with many community partners in the implementation of its housing and community development programs. The City's neighborhood revitalization strategies require the leveraging of resources from all areas of the community. This process of community involvement helps to strengthen the existing partnerships with housing, community development, and social service providers. These partnerships are important for several reasons, including the ability to gain new insight into problem solving, to build upon successful efforts and to leverage scarce resources. By continuing to strengthen the network of residents, faith based organizations, service providers, lenders, for-profit and nonprofit developers, state and federal agencies the City of Durham will achieve the goals included in the consolidated plan. One strategy that will be examined is providing development and resource enhancement training and support for local non-profits with a particular emphasis to reach out to corporations located in the Research Triangle. This is particularly important as a significant percentage of the current entitlements will be devoted to the revitalization of Rolling Hills and Southside. Non-profits and other partners that operate on a larger citywide basis will need to shift some of their utilization of city funding to philanthropic sources.

Each partner plays a vital role in the implementation of the housing and community development efforts. Each partner brings a unique perspective, level of expertise, experience, and resources that will enable the City to accomplish its mission and achieve its goals for community revitalization and neighborhood stabilization. Communication and coordination are key aspects of a healthy institutional structure and the City will continue to prioritize building and maintaining its relationship with public institutions and private organizations. These elements are key to the successful implementation of the City's housing and community revitalization strategy and in meeting the needs and priorities of neighborhoods and communities throughout the City of Durham.

## Public Sector

### *Durham*

The agency responsible for housing and community development activities is the Community Development Department of the City of Durham. The City works closely with the County to support a HOME Consortium. Included among an extensive list of community partners, stakeholders and collaborators are the following:

- County of Durham
- Durham Housing Authority
- North Carolina Housing Finance Development Agency
- Durham Continuum of Care
- North Carolina Central University
- Duke University
- UNC Chapel Hill
- Health Department
- Department of Social Services
- U. S. Department of Justice
- Durham Human Relations Commission

### *County of Durham*

The City of Durham is a direct recipient of HOME and CDBG funds from the U. S. Department of Housing and Urban Development. As such, the City has been aggressively involved in neighborhood revitalization and housing efforts since 1975. Working with the City of Durham, the County will continue to support the coordination of housing and community development efforts as practical during the five-year period of this consolidated plan.

### *Durham Housing Authority*

The Durham Housing Authority is an autonomous, nonprofit public housing agency. The housing authority addresses the need of housing for low- and moderate-income persons through conventional public housing, leased housing (Section 8) and other initiatives. It envisions that Durham will become a model community for affordable housing with a diverse housing portfolio and is working closely with the city to better utilize programs and resources to increase housing options and to appropriately target housing to those in need within the community.

### *For Profit and Non Profit Partners*

Many organizations develop and manage affordable housing and/or provide housing related services to lower income households. While many agencies and organizations are involved in

providing affordable housing opportunities, some of the more prominent organizations include the following:

- Triangle Alliance to End Homelessness
- Durham Affordable Housing Coalition
- Local Lenders
- McCormack Baron Salazar Inc.
- Habitat for Humanity
- Community Alternatives for Support Abodes
- Urban Ministries of Durham
- Durham Interfaith Hospitality Network
- Volunteers of America of the Carolinas
- Builders of Hope
- Self Help
- Triangle Residential Options for Substance Abuse
- DHIC
- Durham Community Land Trustees, Inc.
- Genesis Homes Incorporated
- Housing for New Hope
- Durham Crisis Response Center
- Woodlands Associates
- Historic Preservation

Each partner plays a critical role in the operation of the housing and community development system and brings a unique perspective and expertise to approaching community stabilization and revitalization. Communication and coordination are key aspects of a healthy institutional structure. These elements are also essential to the successful implementation of the county's housing and community revitalization strategy. Key to the success of the Consortium's initiatives and supportive of the public and private sectors are the non-profits and faith based organizations.

### **Coordination**

The Consortium works very well with its partners to address the gaps in the housing delivery system. Efforts are made to integrate and coordinate among housing community development and social service providers. The City works very closely with the county and key governmental departments in carrying out the community development strategies. Within City government the Community Development Staff must work closely with the following Departments: Engineering, Planning and Zoning, Parks and Recreation, Police, Public Works, and Fire.

To overcome any gaps in the delivery system, the Consortium will continue to provide opportunities for public, private, governmental and faith based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that often face local governments in developing affordable housing. The Consortium encourages the participation of individuals and groups who are motivated to assist in addressing the housing and community development needs of the community.

### **Public Housing Improvements and Resident Initiatives**

The Authority is an active partner in the City in the redevelopment of Northeast Central Durham and other neighborhoods. Durham's Housing Authority works in conjunction with the City's Consolidated Plan and Comprehensive plan. Knowing the importance of planning and clear direction, the Authority has prepared its own five-year plan which serves as its road map for affordable housing and services for very low income citizens.

Among the goals that the organization has established for itself are the following:

- Create a viable real estate company
- Build strong community partnerships
- Provide quality affordable housing to people everywhere

Through these goals it is expected that the Housing Authority will help in increasing housing opportunities, improve housing infrastructure and make needed improvements in housing stock. Resident self-sufficiency is being encouraged by the staff and is being pursued by residents. A Neighborhood Network is in place and provides services to adults and high school students. To further assist residents in being self-sufficient, the Housing Authority partners with job training agencies to help residents secure business and job skills. Partnerships are pursued are underway in Northeast Central Durham with the Housing Authority, Duke University, North Carolina Central University, and the University of North Carolina at Chapel Hill.

In order to maintain the housing stock the Authority owns, it conducts assessments of the conditions of the buildings and units. Supported by the resources provided through the capital fund initiative, the Authority will make improvements to the following buildings: Oldham Towers, Liberty Street, Club Boulevard, Forest Hills, McDougald Terrace. The Authority carries out the Capital Fund Program to insure that HUD's requirements for developing resources are met. Authority resources are also being invested in the creation of affordable homeowner units and the rehabilitation of other housing stock in its portfolio.

## Annual Action Plan

The Durham Consortium prepares an annual action plan each year to fulfill the requirement of the U. S. Department of Housing and Urban Development in order to receive funding to support its neighborhood revitalization and community development activities. The plan outlines the course of action to be undertaken in the upcoming year, the public and private partners who will participate in the efforts, and the use of the resources to support the creation of decent and affordable housing, a suitable living environment and economic opportunities for the citizens of Durham.

### Proposed Funding

Table 6.1 shows the funding available to Durham Consortium for the fiscal year 2010-2011 from the U. S. Department of Housing and Urban Development.

Source of Funds	Amount
Community Development Block Grant	\$2,104,922
Estimated Program Income	195,000
HOME Investment Partnership Program	1,361,212
Estimated Program Income	250,000
Emergency Shelter Grant	85,140
<b>Total</b>	<b>\$3,996,274</b>

### Proposed Activities and Projects

The following tables show the summary of activities and associated proposed projects to be undertaken during the fiscal year 2010-2011. More complete details are provided in an attachment to this plan.

<b>Recommended CDBG Allocations (FY 2010-11)</b>		
\$2,299,922 (includes projected program income)		
<i>Applicant</i>	<i>Project</i>	<i>Amount</i>
Urban Ministries of Durham	Community Café	\$50,000
Durham Interfaith Hospitality Network	Case Management	\$40,000
Asbury Temple UMC	Food Pantry	\$35,000
John Avery Boys & Girls Club	Anti-Gang/Gang Prevention	\$30,000
Durham Housing Authority	Community Learning Center	\$50,000
Milestones Culinary Institute	Culinary Training Program	\$35,000
Teen Court & Restitution	Substance Abuse/Anger	\$40,000
Durham AffordableHousing Coalition	Housing Counseling	\$30,000
Operation Breakthrough	Weatherization	\$40,000
Historic Preservation Found. NC	East Durham Acquisition/Rehab	\$125,000
Durham Affordable Housing Coalition	Volunteer Repair Program	\$60,000
Community Development	Target Area Acquisition	\$98,000
Community Development	Target Area Clearance	\$50,000
Community Development	Target Area Relocation	\$22,713
Community Development	Housing Rehabilitation	\$125,000
Community Development	Homeownership Program	\$183,761
Community Development	Urgent Repair	\$200,000
Community Development	Individual Development Account Program	\$30,000
Community Development	Rolling Hills/Southside Public Infrastructure	\$204,918
Neighborhood Improvement Services	Code Enforcement	\$451,170
Community Development	Administration	\$399,360
<b>Total</b>		<b>\$2,299,992</b>
Max. Public Service Allocation		\$344,988
Public Service Total		\$310,000

<b>Recommended HOME Allocations FY 2010-11</b>		
\$1,611,212 (includes project program income)		
<i>Applicant</i>	<i>Project</i>	<i>Amount</i>
Self Help	South West Central Durham Revitalization Project	\$197,500
Builders of Hope, Inc.	St. Theresa Acquisition/Rehab	\$211,000
Durham County Habitat for Humanity	SWCD & NECD Acquisition/Demolition	\$250,000
Community Development	Homeownership Program	\$423,239
Community Development	Housing Rehabilitation	\$275,000
Community Development	Rolling Hills/Southside Homeownership Initiative	\$115,212
Community Development	Administration	\$139,261
<b>Total</b>		<b>\$1,611,212</b>
<b>Recommended Emergency Shelter Grant Allocations FY 2010-11</b>		
\$85,140		
<i>Applicant</i>	<i>Project</i>	<i>Amount</i>
Housing for New Hope	Essential Services	\$24,000
Urban Ministries of Durham	Operational Support	\$25,333
Durham Crisis Response Center	Renovations	\$11,550
Genesis Home	Operational Support	\$20,000
Community Development	Administration	\$4,257
<b>Total</b>		<b>\$85,140</b>



## Anti-Poverty Strategy/Asset Building

The Anti-Poverty/Asset Building strategy for the annual action plan is the same as that described in the five-year strategic plan.

## Institutional Structure and Coordination of Resources

The institutional structure and coordination of resources for the annual action plan is the same as that described in the five year strategic plan.

Durham intends to use leveraging of its resources through the RFP requirements. In an effort to maximize the effort of federal funds received by the City, all applicants seeking an award of either CDBG, HOME or ESG from the City were required to commit leveraged funds to the given project or program as follows:

- Public Service/Non Construction Projects: \$1 for \$1 match
- Housing Development: \$2 for each \$1 in HOME or CDBG requested
- ESG: \$1for \$1 match

Additionally, Durham has received as part of the American Recovery and Reinvestment Act (ARRA) of 2009 and the Housing and Economic Recovery Act (HERA) of 2008, \$2,825,000 in Neighborhood Stabilization Program (NSP1), \$789,101 in Homeless Prevention and Rapid Re-Housing Program (HPRP) and \$516,025 in CDBG-R funds for increased leveraging of sources. Although these funds were allocated in FY 2009-10, they continue to affect funding of current year priorities. The CDBG-R funds are used to leverage the City's Acquisition, Demolition and Clearance and Home owner programs. HPRP is focused on housing for homeless and at risk households often leveraging continuum of care funds. NSP funds are used for acquisition, rehabilitation, secondary financing, demolition, and redevelopment activities.

### Other Resources:

- \$ 650,000 --1996 Housing Bond Program Income: Funds used to support activities at Rolling Hills
- \$ 786,725 -- Continuum of Care: Funds to implement strategies to end homelessness
- \$ 883,193 -- Durham County Non Profit Awards: Funds awarded to 501 (c) 3 organizations to support County Commission goals.
- \$48,239 -- Non-City Agency Awards: Funds awarded to 501 (c) 3 organizations to support one of Council's eight goals, at least three of which are related to community development and housing.

## Geographic Distribution

With the exception of neighborhood revitalization activities in Rolling Hills/Southside most other community development projects will take place in Southwest Central Durham and Northeast Central Durham.

## Homeownership/Homebuyer Programs

- The Consortium will use HOME funds to continue homeownership and housing rehabilitation activities. Self Help, Builders of Hope, and Durham Habitat for Humanity will use HOME funds to continue acquisition, rehabilitation, demolition projects in Southwest Central Durham and Northeast Central Durham. A portion of the HOME funds allocated for the 2010-2011 program year will be used by the Community Development Department to begin the initial phases of the revitalization program for Rolling Hills/Southside. The Census Long Form income definition will be utilized with all city homeownership mortgage loan programs.

## Affirmative Marketing

The City of Durham makes special efforts to ensure that housing programs assisted with federal and local funds are marketed throughout the community. Efforts to affirmatively market available housing include the use of minority newspapers, community organization, social service agencies and local churches. The city also employs outreach through the Citizen Advisory Committee (CAC) and the five districts of the Partners Against Crime (PAC Districts).

Housing Opportunities are advertised using fair housing logos and are printed in Spanish and English as the Department of Human Relations employs a Spanish Language Specialist to insure that Spanish speaking persons are informed about housing laws and opportunities. Recipients of Consortium funding are required to display the fair housing logo on all publications advertising housing opportunities. Opportunities are also advertised on the City web site in English and Spanish.

The City of Durham's Department of Relations (DHR) is responsible for enforcing Federal Fair Housing Laws. Durham implements its Fair Housing Ordinance as Civil Rights Law. The DHR continues to provide outreach to participants of the WD Hill Parks Recreation Center and the Durham Employment Security Commission -- Job Link. Active partnerships with Community groups like El Centro Hispano and publications educating the community on fair housing are part of its outreach activities. Other education activities include:

- Spanish Speaking Health Fairs
- Mayor's Hispanic Initiative Committee
- Hispanic Women's Forum -- Taller de Mujeres

- First time homebuyers classes
- New Employees Training Programs (NET)
- Mayor's Committee for Persons with Disabilities Banquet

### **Recapture Provisions**

The City of Durham applies recapture provisions consistent with 24 CFR Part 92.254 in its deeds of trust and promissory notes. The use of HOME funds requires that a period of affordability be determined as it relates to the resale of the property. During the affordability period, in the event that the property is sold or title is transferred by conveyance, will, operation of law or otherwise, voluntary or involuntarily, when the first mortgaged is refinanced or no longer the principal residence of the homebuyer, the City of Durham shall recapture all or a portion of the subsidy to the homebuyer to include interest. However, the homeowner is permitted to refinance the second mortgage without repayment for the purpose of lowering the interest rate. The borrower is not permitted to consolidate debts or take cash out options.

### **Matching Requirements**

A match log will be maintained that demonstrates compliance with the HOME Program matching requirements. Possible sources are bond funds, North Carolina Housing Finance Agency funds, private and philanthropic funds.

### **Minority Outreach Programs**

The City of Durham's Equal Opportunity/Equity Assurance Department is in charge of implementing the Small Disadvantaged Business Enterprise Program. It is the policy of the City to provide equal opportunities to small firms owned by socially or economically disadvantaged persons. In balancing this policy, the city prohibits discrimination of other firms in pursuit of promoting these minority outreach policies. The City establishes goals per project for the availability of small disadvantaged business enterprises (SDBE's) based on the total value of work per project participation. Participation in the program is promoted through Professional Services Forms which are part of every RFP and RFQ the Consortium produces. The participating firms must provide documentation for certification as a SDBE including a managerial profile, equal opportunity statement, employee breakdown, and letter of intent. SDBE qualification is open to African American, Woman, Hispanic, American Indian, Asian American and Disabled owned businesses. Sub-recipients must comply with the applicable provisions of Chapter 26 of the Durham City Code which contains the Minority and Women Owned Business Enterprise Ordinance. Monitoring of SDBE Consortium goals is maintained by the Equal Opportunity/Equity Assurance (EO/EA) Department.

### **Monitoring Plan**

The Consortium will continue its ongoing efforts to insure compliance with all HUD requirements. Durham is committed to a comprehensive program of monitoring and evaluating the progress of all housing and community development activities. The goal of the jurisdiction is to ensure long-term compliance with the applicable regulations and standards. The monitoring process will facilitate the evaluation of program accomplishments in relation to the goals and objectives established by allowing the opportunity to review all programs and housing service providers in order to assess strengths, weaknesses, performance capabilities and accomplishments. Information gained from the review will give the City an opportunity to determine which programs and/or strategies are working, the benefits being achieved, needs being met and accomplishment of objectives. Both qualitative and quantitative methods of evaluation will be utilized including determining:

- Compliance with eligible activities and national objectives
- Progress against production goals
- Compliance with CDBG and HOME regulations, other program rules and administrative requirements
- Timeliness in the expenditure of funds
- Completed and inspected housing units
- Performance on recordkeeping and file documentation
- Compliance with general accounting principles
- Accuracy in managing expenditures

Service and/or housing providers will be required to submit quarterly reports on progress and accomplishments. These strategies will be used, as necessary, to redirect or refocus programs in order to meet year-end objectives.

As part of the monitoring process, monitoring information letters will be prepared and distributed prior to visits for each program, housing provider and/or service provider. The notification will be sent to each agency, organization or appropriate department as part of the initial CDBG or HOME orientation. Notification letters, with schedules included, will address specific monitoring and technical aspects to be covered along with agency staff that should be involved. Site visits and or desk reviews will be conducted each year while the subrecipient is funded.

The focus of the monitoring plan will center on key indicators, which demonstrate if programs are operating effectively and efficiently. The plan will help to ensure that housing issues and internal policies are consistent. Where projects and/or programs have experienced delays, assessments of the following will be conducted:

- Reasons for the delay
- Extent to which the delay is beyond the control of the housing and/or service provider

- Extent to which original priorities, objectives and schedules were unrealistic

Monitoring activities for the Consolidated Plan will incorporate aspects that have been included in the HOME and CDBG programs. This includes reviewing and documenting projects for eligibility, maintaining record-keeping requirements and reviewing financial transactions, including budgets and funding. Since the Consolidated Plan is an integrated, comprehensive document, expansions and modifications of other monitoring procedures that have been used in the past will be also be included.

## **Anti-displacement Plan**

Durham will replace all low- and moderate-income dwelling units that are occupied or vacant but suitable for occupancy and that are demolished or converted to a use other than as low- and moderate-income housing. This will be done in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(c)(1).

Consistent with the goals and objectives of activities assisted under the Act, the City of Durham will take the following steps to minimize the displacement of persons from their homes:

- Coordinate code enforcement actions with rehabilitation and housing assistance programs
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multi-family buildings
- Stage rehabilitation of apartment units to allow tenants to remain during and after rehabilitation by working with empty units or buildings first
- Locate temporary housing for housing individuals who must be relocated temporarily during rehabilitation
- Adopt public policies to identify and mitigate displacement resulting from revitalization in targeted neighborhoods.

## **Citizen Participation Plan and Consultation**

The purpose of the Citizen Participation Plan is to identify and set forth guidelines that the City of Durham Department of Community Development will follow to ensure that the citizens of Durham City and Durham County are adequately aware of the programs/activities that are financed with entitlement funding from the United States Department of Housing and Urban Development (HUD). An updated copy of the Citizen Participation Plan is located in Attachment C.

In order to facilitate and broaden citizen participation in the development of the Consolidated Plan, the City's Department of Community Development conducted the following meetings/activities:

- Application Workshop - October 13, 2009. The development of the Consolidated Plan began by publishing an advertisement in the Durham Herald Sun and the Carolina Times newspapers notifying the public and interested parties that the City was sponsoring a workshop to discuss the application process for CDBG, HOME and ESG funds. The advertisement was published on September 25, 2009 in the Herald Sun and on September 26, 2009 in the Carolina Times.
- "Needs" Public Hearing - January 4, 2010 at City Council and January 11, 2010 at County Commissioner meeting. The advertisement was published in the Durham Herald Sun on December 18, 2009 and in the Carolina Times on December 19, 2009.
- Consolidated Plan Meeting – February 22, 2010 the Department of Community Development met with community partners, non-profits and housing advocacy groups to discuss housing and community development needs for the Consolidated Plan. Notification of this meeting was sent via electronic mailings.
- Citizens Advisory Committee Application Review – February 22, 2010. The Citizens Advisory Committee (CAC) is a group of 15 individuals appointed by the City Council (12 members appointed) and County Commission (3 members appointed) to assist in "facilitating citizen participation" with regard to CDBG, HOME and ESG. The CAC considered all applications submitted, as well as the Department's final funding recommendations.
- Public Meeting – March 25, 2010 the Department of Community held a public meeting to receive citizen input on the development of the Consolidated Plan and the use of federal funding. An advertisement for this meeting was published in the Durham Herald Sun on March 10, 2010 and in the Carolina Times on March 6, 2010.
- Second Public Hearing - May 3, 2010 at the City Council meeting and May 10, 2010 at County Commissioner meeting. An advertisement for this meeting was published in the Herald Sun on April 17, 2010 and in the Carolina Times on April 17, 2010. Additionally, the Consolidated Plan was adopted by the City Council and County Commissioners on the May 3, 2010 and May 19, 2010 respectively.

The Draft Consolidated Plan was available for public review from April 2, 2010 until May 3, 2010 at the following locations: Department of Community Development located at 807 E. Main Street, Building 2-Suite 200, the Durham County Public (Main) Library, the City and County Clerk's Offices, the front desk of City and on-line [www.durhamnc.gov/departments/comdev/](http://www.durhamnc.gov/departments/comdev/). An advertisement announcing the public review period was published in the Durham Herald Sun on April 1, 2010 and in the Carolina Times on April 3, 2010. Public comments are located in Attachment D.

**ATTACHEMENT A**  
**LISTING OF PROPOSED PROJECTS**



## Listing of Proposed Projects

**Award:** \$50,000  
**Source:** CDBG  
**Recipient:** Urban Ministries of Durham (UMD)  
**Project:** Public Service  
**Eligibility:** Low/Mod Limited Clientele - 570.208 (a)(2)  
**Matrix Code:** 05  
**Regulation Citation:** 570.201(e)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding to support the operation of a Community Café which provides three daily meals, seven days a week to assist Durham's homeless, hungry and needy citizens. UMD proposes to assist 5,600 people.

.....

**Award:** \$40,000  
**Source:** CDBG  
**Recipient:** Durham Interfaith Hospitality Network (DIHN)  
**Project:** Public Service  
**Eligibility:** Low/Mod Limited Clientele - 570.208 (a)(2)  
**Matrix Code:** 05  
**Regulation Citation:** 570.201(e)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding will allow DIHN to improve its quality of case management services. DIHN proposes to assist 24 families (65 individuals)

.....

**Award:** \$35,000  
**Source:** CDBG  
**Recipient:** Asbury Temple UMC Food Pantry  
**Project:** Public Service  
**Eligibility:** Low/Mod Limited Clientele - 570.208 (a)(2)  
**Matrix Code:** 05  
**Regulation Citation:** 570.201(e)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding to provide hot meals and groceries to those in need living in Northeast Central Durham and other areas. Asbury Temple UMC proposes to assist over 10,000 people.

## Listing of Proposed Projects

**Award:** \$30,000  
**Source:** CDBG  
**Recipient:** John Avery Boys and Girls Club (JABGC)  
**Project:** Anti-Gang/Gang Prevention  
**Eligibility:** Low/Mod Limited Clientele – 570.208(a)(2)  
**Matrix Code:** O5D  
**Regulation Citation:** 570.201(e)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding to support anti-gang/ prevention activities. JABGC proposes to assist 1,000 youth.

.....

**Award:** \$50,000  
**Source:** CDBG  
**Recipient:** Durham Housing Authority (DHA)  
**Project:** Anti-Gang/Gang Prevention  
**Eligibility:** Low/Mod Limited Clientele – 570.208(a)(2)  
**Matrix Code:** O5D  
**Regulation Citation:** 570.201(e)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding to support the Community Learning Center Initiative. The Center will focus on increasing high school graduation rates and decreasing the number of youth involved in delinquent activities. The DHA proposed to assist 80 persons.

.....

**Award:** \$35,000  
**Source:** CDBG  
**Recipient:** Milestones Culinary Institute (MCI)  
**Project:** Culinary Training Program  
**Eligibility:** Low/Mod Limited Clientele – 570.208(a)(2)  
**Matrix Code:** O5H  
**Regulation Citation:** 570.201(e)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding to educate and train displaced and disadvantage seeking career opportunities in the food service industry. MCI proposes to assist 80 persons.

## Listing of Proposed Projects

**Award:** \$40,000  
**Source:** CDBG  
**Recipient:** Durham County Teen Court and Restitution (DCTCR)  
**Project:** Substance Abuse  
**Eligibility:** Low/Mod Limited Clientele – 570.208(a)(2)  
**Matrix Code:** O5D  
**Regulation Citation:** 570.201(e)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding to educate offenders and delinquent youth assigned to community service hours. DCTCR proposes to assist 60 individuals.

.....

**Award:** \$30,000  
**Source:** CDBG  
**Recipient:** Durham Affordable Housing Coalition (DAHC)  
**Project:** Public Service  
**Eligibility:** Low/Mod Limited Clientele - 570.208 (a)(2)  
**Matrix Code:** 05U  
**Regulation Citation:** 570.201(e)  
**Objective:** Decent Housing  
**Outcome:** Availability/Accessibility

**Project Description:** Funding to provide homeownership, foreclosure prevention and default/delinquency counseling, and credit and budget counseling to approximately 80 low and moderate income households.

.....

**Award:** \$40,000  
**Source:** CDBG  
**Recipient:** Operation Breakthrough  
**Project:** Housing Rehabilitation  
**Eligibility:** Low/Mod Housing Benefit – 570.208(a)(3)  
**Matrix Code:** 14F  
**Regulation Citation:** 570.202  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Funding will allow for weatherization and energy efficiency improvements to homes owned and occupied by elderly or disabled households. Operation Breakthrough proposes to assist 24 low- and moderate-income families.

## Listing of Proposed Projects

**Award:** \$125,000  
**Source:** CDBG  
**Recipient:** The Historic Preservation Foundation of NC, Inc.  
**Project:** Housing Acquisition and Rehabilitation  
**Eligibility:** Low/Mod Housing Benefit – 570.208(a)(3)  
**Matrix Code:** 01  
**Regulation Citation:** 570.202  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Funding will allow for the acquisition and rehabilitation of three vacant homes in the East Durham Historic District for sale to new homeowners.

.....

**Award:** \$60,000  
**Source:** CDBG  
**Recipient:** Durham Affordable Housing Coalition (DAHC)  
**Project:** Volunteer Minor Repair Program  
**Eligibility:** Low/Mod Housing Benefit – 570.208(a)(3)  
**Matrix Code:** 14A  
**Regulation Citation:** 570.202  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Funding to purchase materials and supplies associated with repairs undertaken by volunteers, including World Changers and other youth programs. DAHC proposes to assist 40 low-income households with repairs and accessibility, such as roofs, ramps, rails, porches and steps.

.....

**Award:** \$98,000  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** Target Acquisition  
**Eligibility:** Low/Mod Area Benefit – 570.208(a)(1)  
**Matrix Code:** 01  
**Regulation Citation:** 570.201(a)  
**Objective:** Suitable Living Environment  
**Outcome:** Sustainability

**Project Description:** Funds to purchase blighting or unsafe properties in Southside, NECD or SWCD, and to support the Neighborhood Stabilization Program.

## Listing of Proposed Projects

**Award:** \$50,000  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** Target Clearance and Demolition  
**Eligibility:** Low/Mod Area Benefit - 570.208(a)(1)  
**Matrix Code:** 04  
**Regulation Citation:** 570.201(d)  
**Objective:** Suitable Living Environment  
**Outcome:** Sustainability

**Project Description:** Funding to clear acquired properties.

.....

**Award:** \$22,713  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** Target Area Relocation  
**Eligibility:** Low/Mod Limited Clientele – 570.208(a)(2)  
**Matrix Code:** 08  
**Regulation Citation:** 570.201(i)  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Funds to relocate tenants from dilapidated or unsafe properties being acquired.

.....

**Award:** \$125,000  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** Housing Rehabilitation  
**Eligibility:** Low/Mod Housing Benefit – 570.208(a)(3)  
**Matrix Code:** 14A  
**Regulation Citation:** 570.202  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** City administered housing rehabilitation program primarily assisting elderly or disabled homeowners whose homes have three or more conditions, which pose an imminent threat to health and safety. Combined CDBG and HOME funds for this activity will allow for assistance to approximately 12 households.

## Listing of Proposed Projects

**Award:** \$183,761  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** Direct Homeownership Assistance  
**National Objective:** Low/Mod Housing Benefit – 570.208(a)(3)  
**Matrix Code:** 13  
**Regulation Citation:** 570.201(n)  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Partial funding for the City’s administered program, generally consisting of \$20,000 second mortgage loans at 2%. Combined CDBG and HOME funding will assist approximately 30 first time homebuyers.

.....

**Award:** \$200,000  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** Housing Rehabilitation/Urgent Repair  
**Eligibility:** Low/Mod Housing Benefit -570.208(a)(3)  
**Matrix Code:** 14A  
**Regulation Citation:** 570.202  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Funding to assist approximately 25 elderly or disabled homeowners with the correction of conditions, which pose an imminent threat to health or safety.

.....

**Award:** \$30,000  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** Individual Development Account Program  
**Eligibility:** Low/Mod Limited Clientele - 570.208(a)(2)  
**Matrix Code:** 13  
**Regulation Citation:** 570.201(n)  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** City administered savings program for down payment assistance. The individual’s savings will receive City match funds.

## Listing of Proposed Projects

**Award:** \$204,918  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** Public Infrastructure Improvements  
**Eligibility:** Low/Mod Clientele 570.208 (a)(2)  
**Matrix Code:** 03  
**Regulation Citation:** 570.201(c)  
**Objective:** Suitable Living Environment  
**Outcome:** Sustainability

**Project Description:** Design funds for Rolling Hills site preparation and infrastructure to serve Phase 1 mixed income rental development.

.....

**Award:** \$451,170  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** Code Enforcement  
**Eligibility:** Low/Mod Area Benefit - 570.208 (a)(1)  
**Matrix Code:** 15  
**Regulation Citation:** 570.202(c)  
**Objective:** Suitable Living Environment  
**Outcome:** Sustainability

**Project Description:** Funding to support code enforcement in low and moderate-income neighborhoods.

.....

**Award:** \$399,360  
**Source:** CDBG  
**Recipient:** Department of Community Development  
**Project:** General Program Administration  
**Eligibility:** 570.206  
**Matrix Code:** 21A  
**Regulation Citation:** 570.206(a)(1)  
**Objective:** N/A  
**Outcome:** N/A

**Project Description:** Partial funding of staff salaries. Up to 20% of CDBG entitlement amount and projected income may be used for administration.

## Listing of Proposed Projects

**Award:** \$197,500  
**Source:** HOME  
**Recipient:** Self Help  
**Project:** Acquisition  
**Eligibility:** 92.205(a)(1)  
**Matrix Code:** 01  
**Regulation Citation:** 92.206(c)  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Funding for land acquisition and related costs associated with the construction of five single family homeownership units in Southwest Central Durham.  
.....

**Award:** \$211,000  
**Source:** HOME  
**Recipient:** Builders of Hope, Inc.  
**Project:** Housing Rehabilitation  
**Eligibility:** 92.205 (a)(1)  
**Matrix Code:** 14A  
**Regulation Citation:** 92.206 (a)(2)  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Funding to offset rehabilitation and construction cost for five properties located in Rolling Hills/Southside Redevelopment area.  
.....

**Award:** \$250,000  
**Source:** HOME  
**Recipient:** Durham County Habitat for Humanity  
**Project:** Acquisition/Demolition  
**Eligibility:** 92.205(a)(1)  
**Matrix Code:** 01  
**Regulation Citation:** 92.206(3)(i) and 92.206(c)  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Funding to acquire/clear five residential sites in Southwest Central Durham and five unidentified sites in Northeast Central Durham.



## Listing of Proposed Projects

**Award:** \$423,239  
**Source:** HOME  
**Recipient:** Department of Community Development  
**Project:** Direct Homeownership Assistance  
**Eligibility:** 92.205(a)(1)  
**Matrix Code:** 13  
**Regulation Citation:** 92.205(a)(1)  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Partial funding for the City's administered program, generally consisting of \$20,000 second mortgage loans at 2%. Combined CDBG and HOME funding will assist approximately 30 first-time homebuyers.

.....

**Award:** \$275,000  
**Source:** HOME  
**Recipient:** Department of Community Development  
**Project:** Housing Rehabilitation  
**Eligibility:** 92.205(a)(1)  
**Matrix Code:** 14A  
**Regulation Citation:** 92.206(a)(2)  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** City administered housing rehabilitation program primarily assisting elderly or disabled homeowners whose homes have three or more conditions, which pose an imminent threat to health and safety. Combined CDBG and HOME funds for this activity will allow for assistance to approximately 12 homeowners.

.....

**Award:** \$115,212  
**Source:** HOME  
**Recipient:** Department of Community Development  
**Project:** Homeownership Initiative  
**Eligibility:** 92.205(a)(1)  
**Matrix Code:** 05R  
**Regulation Citation:** 92.205(a)(1)  
**Objective:** Decent Housing  
**Outcome:** Affordability

**Project Description:** Construction costs write-downs for first Phase of homeownership development on Hillside Avenue.

### Listing of Proposed Projects

**Award:** \$139,261  
**Source:** HOME  
**Recipient:** Department of Community Development  
**Project:** General Program Administration  
**Eligibility:** 92.205(a)(1)  
**Matrix Code:** 21A  
**Regulation Citation:** 92.207(a)(1)  
**Objective:** N/A  
**Outcome:** N/A

**Project Description:** Partial funding of staff salaries. Up to 10% of HOME entitlement amount and projected income may be used for administration.

.....

**Award:** \$24,000  
**Source:** ESG  
**Recipient:** Housing for New Hope (HNN)  
**Project:** Essential Services  
**Eligibility:** 576  
**Matrix Code:** 05  
**Regulation Citation:** 576.21(a)(2)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding to assist with case management for homeless or formerly persons in such areas as employment, health, drug and alcohol abuse, and education. HNN proposes to assist 30 individuals.

.....

**Award:** \$25,333  
**Source:** ESG  
**Recipient:** Urban Ministries of Durham (UMD)  
**Project:** Operational Support  
**Eligibility:** 576  
**Matrix Code:** 03T  
**Regulation Citation:** 576.21(a)(3)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding for operating support for emergency homeless shelter. UMD expects to serve at least 2,100 unduplicated individuals in its community shelter.

## Listing of Proposed Projects

**Award:** \$11,550  
**Source:** ESG  
**Recipient:** Durham Crisis Response Center (DCRC)  
**Project:** Renovations  
**Eligibility:** 576  
**Matrix Code:** 05C  
**Regulation Citation:** 576.21(a)(1)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding will allow for renovations to emergency shelter for victims of domestic violence, including security gate, handicap ramp, solar water heater and lighting.

.....

**Award:** \$20,000  
**Source:** ESG  
**Recipient:** Genesis Home  
**Project:** Operational Support  
**Eligibility:** 576  
**Matrix Code:** 03T  
**Regulation Citation:** 576.21(a)(3)  
**Objective:** Suitable Living Environment  
**Outcome:** Availability/Accessibility

**Project Description:** Funding to assist with operational costs. Genesis Home proposes to assist 50 individuals.

.....

**Award:** \$4,257  
**Source:** ESG  
**Recipient:** Department of Community Development  
**Project:** General Program Administration  
**Eligibility:** 576  
**Matrix Code:** 21A  
**Regulation Citation:** 576.21(a)(5)  
**Objective:** N/A  
**Outcome:** N/A

**Project Description:** Partial funding of staff salaries. Up to 5% of ESG entitlement amount may be used for administration.

**ATTACHEMENT B**

**HOME Rental Monitoring Schedule**

## HOME RENTAL MONITORING SCHEDULE for 2010 - 2011 ACTION PLAN

DEVELOPER & PROJECT NAME	Project Address	Number of Units in Project	Number of Units Monitored	Date Last Monitored	Proposed Schedule for 2010-11
DCLT - Jackson Park	838 Kent St	1	1	9/22/09	x
8 SF Rentals	867 Estes St	1	1	9/22/09	x
	905 Rome Ave	1	1	9/22/09	x
	1006 Rock St	1	1	9/22/09	x
	1008 Rock St	1	1	9/22/09	x
	1504 W. Lakewood Ave	1	1	9/22/09	x
DCLT - WEHO II	1307 Jackson St	1	1	9/22/09	x
DCLT - WEHO IV 7 SF Rentals	806 Gerard St	1	1	9/22/09	x
	826 Kent St	1	1	9/22/09	x
	828 Kent St	1	1	9/22/09	x
	843 Estes St	1	1	9/22/09	x
	1113 Proctor St	1	1	9/22/09	x
	1517 Chapel Hill Rd	1	1	9/22/09	x
Rebuild Durham 13 SF Rentals	110 Chestnut St	1	1	9/10/09	9/15/10
	1126 Delano St	1	1	9/10/09	9/15/10
	1302 Castlebay Rd	1	1	9/10/09	9/15/10
	1408 Bacon St	1	1	9/10/09	9/15/10
	1508 W. Club Blvd	1	1	9/10/09	9/15/10
	1807 N. Alston Ave	1	1	9/10/09	9/15/10
	2107 Concord St	1	1	9/10/09	9/15/10
	2314 Curtis St	1	1	9/10/09	9/15/10
	2507 White Oak Ave	1	1	9/10/09	9/15/10
	2521 Kirby St	1	1	9/10/09	9/15/10
	2534 S. Alston Ave	1	1	9/10/09	9/15/10
	2626 Ross Rd	1	1	9/10/09	9/15/10
	2919 Chapel Hill Rd	1	1	9/10/09	9/15/10
TROSA - transitional housing	1127-1129 N. Roxboro Rd	4	4	x	FINAL 10/11/10
DHIC - Maplewood Square	1514 Chapel Hill Rd	32	7	new	11/1/10
DEVELOPER & PROJECT NAME	Project Address	Number of Units in Project	Number of Units Monitored	2010 Proposed Monitoring Date	Proposed Schedule for 2010-11
DCLT - Senior Apartments	615 & 617 Carroll St.	4	4	orient'n 7/10	2/1/11
TROSA - transitional housing	412 Elizabeth St	9	3	orient'n 7/10	2/10/11
Builders of Hope - Rosedale Apts	1032-34 Rosedale Ave	4	4	orient'n 8/10	1/20/11
Builders of Hope - Self Help - Rent to Own	1030 Rosedale Ave	1	1	orient'n 8/10	1/20/11
Hsg for New Hope - Andover II	212 North Elizabeth St	10	3	4/1/10 & 4/27/10	x
UMD - Shelter for Hope	412 Liberty St	20	4	4/23/10	x
TROSA - transitional housing	1511 N. Roxboro St	2	2	x	4/10/11
TROSA - transitional housing	1513 N. Roxboro St	2	2	x	4/10/11
DCLT - Proctor St Apartments	1103-1105 Proctor St	2	2	FINAL 4/22/10	
Woodland Assoc - Rockwood	Rock Cottage Court	20	4	4/29/10	x
Community Bldrs - Franklin Vill	705 E. Main St	83	4	5/3/10	5/1/11
Volunteers of America - Life House	251 Commons Blvd	24	5	5/20/10	x
Volunteers of America - Maple Ct*	207 Commons Blvd	24	5	5/20/10	5/10/11
CASA - Buchanan-1	1115 N. Buchanan Blvd	2	2	5/18/10	x
CASA - Buchanan-2	1117 N. Buchanan Blvd	2	2	5/18/10	x
CASA - Vesson Court	2420 Vesson Ct	10	3	5/18/10	x
Hsg for New Hope - Williams Sq	501 E. Carver St	24	5	6/15/10	x
Woodland Assoc - Underwood Apts	811 Underwood Ave	44	5	6/24/10	6/28/11

**ATTACHEMENT C**  
**Citizen Participation Plan**

## **CITIZEN PARTICIPATION PLAN**

### **Updated April 26, 2010**

#### **Introduction**

The purpose of the Citizen Participation Plan is to identify and set forth guidelines that the City of Durham Department of Community Development will follow to ensure that the citizens of Durham City and Durham County are adequately aware of the programs/activities that are financed with entitlement funding from the United States Department of Housing and Urban Development (HUD). The Citizen Participation Plan will address the time frame and manner in which citizens will be informed and encouraged to participate in the planning process for the expenditure of Community Development Block Grant (CDBG), Home Partnership Act (HOME), and Emergency Shelter Grant (ESG) funds. The Citizen Participation will also address how citizens will participate in the development of the Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance Report (CAPER).

**The Consolidated Plan** – The Consolidated Plan is a strategy which describes needs, resources, priorities and proposed activities to be undertaken with respect to HUD programs. As a recipient of federal grant funds from HUD, the City must submit an updated Plan every five years.

**The Annual Action Plan** – The Annual Action Plan is a yearly update of the Consolidated Plan in which specific projects are identified that will be funded from each of the entitlement programs for a particular fiscal year. The Consolidated Plan/Annual Action Plan is due to HUD 45 days prior to the end the City's fiscal year. The Plan must be submitted to HUD by May 15 of each year.

**The Consolidated Annual Performance Report (CAPER)** - The CAPER is a yearly summary that identifies the specific projects that were funded the previous year. The CAPER also identifies the amount of funds that were budgeted for each project, that have been expended to date for the particular project, as well as the demographic information relative to the number of individuals actually served from the project.

#### **Citizen Advisory Committee (CAC)**

The Citizen Advisory Committee (CAC) will serve as a primary mechanism for facilitating citizen participation throughout the affordable housing and community development planning process. The CAC comprises 15 citizens, 12 of them are appointed by the Council. The CAC will meet throughout the year to review and discuss

housing and community development issues (including CDBG, HOME and ESG funded proposals to be incorporated into the Annual Action Plan). In addition, the CAC will review and comment on the Consolidated /Annual Action Plan, amendments, and CAPER. CAC meetings are typically held the fourth Monday of each month throughout the year. All CAC meetings will be conducted in an open manner, with freedom of access for all interested parties. Regular meetings are held at 6:00 p.m. at the Department of Community Development, 807 E. Main Street, Building 2-Suite 200.

### **Public Hearings**

Two (2) public hearings will be held each year prior to the submission of the Consolidated /Annual Action Plan. Public hearings shall be held by the City Council and the Board of County Commissioners at each of the respective government locations. The first public hearing shall be held to receive comments on housing and community developments needs, including priority non-housing community development needs. The second public hearing shall be held to receive comments on the draft Consolidated/ Annual Action Plan.

### **Public Notice**

The City shall advertise public hearings at least 10 days before the date of the hearing. The City will publish notice of public hearings, draft Consolidated/Annual Action Plan, amendments, and CAPER in the Herald Sun and Carolina Times newspapers and on the City of Durham's Department of Community Development's web site at [www.durhamnc.gov/departments/comdev/](http://www.durhamnc.gov/departments/comdev/). In addition, notice will be distributed to interested persons, various community organizations and nonprofit groups via electronic mailings.

### **Access to Citizen Participation Activities**

All public hearings will be held at a convenient time and place to facilitate broad citizen participation, particularly by low- and moderate income citizens and residents of targeted neighborhoods. All public hearings will be held at locations, accessible to people with disabilities, and provisions will be made to accommodate persons with disabilities. Public notices state that a person with a disability may receive auxiliary aids or service to effectively participate in city government activities by contacting the American Disabilities Act (ADA) Coordinator no later than 48 hours before the event or deadline. Citizens may contact the ADA Coordinator via voice 919-560-4197, fax 919-560-4196, Teletypewriter (TTY) 919-560-1200 or [ADA@durhamnc.gov](mailto:ADA@durhamnc.gov). Upon request, translators will be provided for people who do not speak English and sign language interpreters will be provided for hearing impaired people.



### **Public Comment Period**

The public will be provided with a 30-day comment period on the draft Consolidated/Annual Action Plan. Copies of the Plan will be made available at the following locations: the Department of Community Development, the City and County Clerk's Offices, the front desk of City Hall and on-line [www.durhamnc.gov/departments/comdev/](http://www.durhamnc.gov/departments/comdev/). Citizen comments received during the citizen participation process will be summarized in writing and included in an attachment to the final Plan submitted to HUD. The summary will include staff response to the comments that are received.

### **Complaint Procedures**

The Department of Community Development staff shall be responsible for receiving and responding in writing to written citizen complaints and grievances that are related to the Consolidated/Annual Action Plan activities. Staff will make every effort to respond to any written complaint or grievance related to Consolidated/Annual Action Plan activities within 15 working days, where practicable.

### **Access to Records**

The City and County shall provide for full and timely disclosure of program records and information consistent with applicable state and local laws regarding personal privacy and obligations of confidentiality. Program documents must be retained for a minimum of five years. Upon written request, documents relevant to the program shall be available at the Department of Community Development during normal business hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. The City may charge a fee for copies to recover cost of materials and operations.

### **Technical Assistance**

Upon request, the Department of Community Development staff will meet with neighborhood groups or advocacy interest groups to obtain their views on housing and non-housing needs. Staff will be available during the application period to offer assistance in the process as requested. Staff will advise applicants on technical questions, such as determining the eligibility of a request and federal program requirements.

### **Relocation and Displacement**

The City will endeavor to take all reasonable steps to minimize the displacement of persons/households as a result of activities conducted through its program. Persons who are displaced receive relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (URA or Uniform Act).

### **Solicitation of CDBG, HOME, and ESG Applications**

Annually, the City shall hold a workshop to discuss the application process for the use of CDBG, HOME, and ESG funds. The City will provide public notice of the workshop and will encourage applicants to contact the DCD for technical assistance and program requirements. Using a formal application process, applications are made available during defined periods at locations that are listed in published notices. Notices shall inform citizens of the amount of funds available, deadline for proposal submission, the range of CDBG, HOME, and ESG activities that are proposed to be undertaken, and other pertinent program requirements. Applications submitted after the due date will not be considered for funding.

### **Consolidated Annual Performance Report (CAPER)**

Each year the City must produce a CAPER describing and evaluating the community development activities undertaken during the previous program year. The CAPER is due to HUD 90 days from the end of the fiscal year. Typically, the CAPER is due to HUD by September 30. The City will provide public notice of the draft CAPER as previously described under the Public Notice section. The public will be provided with a 30-day comment period on the draft CAPER. The CAPER will be made available for public review at the same locations as described for the Consolidated/Annual Action Plan. Citizen comments received during the citizen participation process will be summarized in writing and included in an attachment to the final CAPER submitted to HUD. The summary will include staff responses to the comments that are received.

### **Amendments to Consolidated/Annual Action Plan**

A public hearing shall be conducted for all substantial amendments to Consolidate/Annual Action Plan. The public will be provided with at least a 10-day notice prior to the date of the hearing and a 30-day comment period to receive citizen comments on the proposed amendment prior to implementation. A substantial amendment is constituted as:

1. The addition or deletion an activity not previously described in the Plan,
2. A change in purpose, scope, location, or beneficiaries of and activity, and
3. A change in the allocation or distribution of funds is defined as when the dollar amount of that change is equal to or greater than 25% of the City's current fiscal year federal allocation.

Substantial amendments will be made available for public comment at the same locations previously described for the Consolidated/ Annual Action Plan. Citizen comments received during the citizen participation process will be summarized in writing

and included in an attachment to any amendments submitted to HUD. The summary will include staff responses to the comments that are received.

### **Public Review Sites**

Documents that require a Public Comment period will be available for review at the following locations:

Departmental Website: [www.durhamnc.gov/departments/comdev/](http://www.durhamnc.gov/departments/comdev/).

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

City Hall  
Clerk's Office and  
behind the Durham One Call Desk  
101 City Hall Plaza  
Durham, NC 27701

Durham County  
Clerk's Office  
Administrative Complex, 2<sup>nd</sup> Floor  
200 E. Main Street  
Durham, NC 27701

Durham County Main Branch Library  
300 N. Roxboro Street  
Durham, NC 27701

**ATTACHEMENT D**

**Citizen Comments and Public Notices**

**Public Comments at Five-Year Consolidated Plan “Needs” Public Hearing  
Monday, January 4, 2010 at 7:00 PM  
Durham City Council  
(Excerpts from Approved Minutes)**

Community Development Director Mike Barros made comments stating every five years the City will prepare a plan to discuss how federal monies will be used and every year the plan is updated.

Wilmur Conyers, of Community Development, reported HUD requires the City to hold a Needs public hearing and there will be a second meeting that will take place later during this process. She stated the City has not received its 2010 - 2011 fiscal year allocations, will use the existing 2009-2010 allocations for planning purposes and expect to receive approximately \$1.9 million in CDBG funds, \$1.2 million in HOME funds and \$80,000 in Emergency Shelter Grant [ESG] funds. She reported the five-year plan is due to HUD by May 15, 2010.

Mayor Bell opened the public hearing.

Mayor Pro Tempore Cole-McFadden stated she would get with staff about how the Ten-Year Plan to End Homelessness will fit regarding this item.

Denise Hester stated the needs in the five neighborhoods around downtown are great, but the greatest need is for jobs to reduce the double digit unemployment. She asked the City to commit in making the neighborhood streetscapes a reality by committing local funds for the design of the construction drawings and by placing this project in the Capital Improvement Program as a real project with a dedicated funding source.

Victoria Peterson asked that a committee be formed to make sure young men and women that live in Durham have the first choice to receive work as well as training for housing projects.

Mayor Pro Tempore Cole-McFadden asked staff if the Citizens Advisory Committee [CAC] could participate as a level of oversight for what Ms. Peterson is requesting.

Community Development Director Mike Barros discussed the initiative with the Durham Affordable Housing Coalition that allows young people to work as volunteers on elderly homes. He stated that he would be meeting with Ms. Peterson in trying to involve some of her people.

Mayor Pro Tempore Cole-McFadden mentioned to staff if they could find money for the young people that would be great.

Community Development Director Mike Barros highlighted the role of CAC in developing the five-year plan.

LaVonnia Allison asked staff what are the plans to increase homeownership and reduce renters and to what extent has this been a priority.

Mike Barros stated he would provide Mrs. Allison, Council and the City Manager with all the programs that the City is running that relate to homeownership and what the plans have been in the past.

Mayor Bell closed the public hearing.

**MOTION** by Council Member Clement seconded by Mayor Pro Tempore Cole-McFadden to receive public comments on the FY2010-2015 Consolidated Plan "Needs" was approved at 7:34 p.m. by the following vote: Ayes: Mayor Bell, Mayor Pro Tempore Cole-McFadden and Council Members Ali, Catotti, Clement and Woodard. Noes: None. Excused Absence: Council Member Brown.

**Public Comments at Five-Year Consolidated Plan “Needs” Public Hearing  
Monday, January 11, 2010 at 7:00 PM  
Board of County Commissioners  
(Excerpts from Approved Minutes)**

The City of Durham Department of Community Development requests that the Board of County Commissioners hold the FY 2010-2015 Consolidated Plan “Needs” public hearing to receive citizen comments. The purpose of this meeting is to receive citizen comments on how City-County HOME Consortium funds can be used to address housing needs in Durham over the next five fiscal years.

The Chairman recognized Mr. Mike Barros, Director of the City of Durham’s Community Development Department.

Mr. Barros stated that each year, the Community Development Department comes before the Board to participate in a public meeting to hear the needs expressed by the Commission as well as by the public. He introduced Ms. Wilma Conyers, Federal Grants Coordinator, to elaborate on the process.

Ms. Conyers explained the purpose of the meeting is to receive citizen comments on the needs in the Durham neighborhoods. The needs will be met through the HOME Investment Partnership Consortium funds. She indicated that the City of Durham anticipates receiving a \$1.2 million allocation (2010-2011). As a part of the annual action plan, the Department of Housing and Urban Development (HUD) requires that two public hearings be held. This is the first of the two hearings. In addition, Ms. Conyers informed the Commission that it is time for the five-year plan (2010-2015). HUD required that a report be submitted by May 15, 2010. Said report will incorporate all comments.

The Chairman asked the Board if they had questions of the staff. Hearing none, the Chairman opened the public hearing.

Victoria Peterson pleaded with the Community Development Department to please keep an eye on boarded up houses in the community, particularly in the inner city. She added that there are many youth in the community who could be taught skills needed to repair the boarded up houses. She would like to see Durham hire local contractors and local youth.

She addressed the Chairman and stressed the importance of helping residents to become homeowners and not renters. According to Ms. Peterson, Northeast Central Durham has hundred of empty houses, and families could be living in the empty houses instead of in homeless shelters.

The Chairman closed the public hearing.

**Housing Education and Advocacy Results Team (HEART) Comments**  
**February 19, 2010**

Mike Barros  
Dept. of Community Development  
807 E. Main St., Ste. 2-200  
Durham, NC 27701

Dear Mike,

Over the last six months, the Housing Education and Advocacy Results Team (HEART) has been meeting biweekly to discuss issues related to the housing needs of low-income residents of our community. HEART is a special advisory committee of the Durham Affordable Housing Coalition (DAHC) and was created through a merger of the City/County Housing RBA group, the Permanent Housing Team of *Durham's Ten Year Results Plan to End Homelessness*, and DAHC's Public Policy board subcommittee. One of HEART's primary goals for the coming year is to provide input and expertise during the planning process for the Department's new 5 Year Consolidated Plan.

To this end, members of the group have drafted a list of recommendations and concerns that we would like to see considered in the planning process for the new Consolidated Plan (CP) and its implementation. Members of HEART and DAHC plan to attend the upcoming public input sessions and are hopeful that we can be a resource to the Department and the Consultant as the Plan takes shape in the coming months. We ask that the following suggestions be considered:

1. The CP should be consistent with the *Ten Year Plan to End Homelessness in Durham* (TYP), especially concerning the development of housing. The CP should include the broad goals of the TYP since the annual Continuum of Care grant requires a Certificate of Consistency with the CP. There should also be coordination between the development of the Durham Housing Authority's Consolidated Plan & the City's Consolidated Plan.
2. The effect of the Rolling Hills/Southside redevelopment on availability of funds for other projects in the City should be clarified.
3. Should/could the City be doing land banking in the targeted, priority neighborhoods identified in the CP? Locating and acquiring buildable lots close to other community resources has become a challenge due largely to Durham's explosive growth and development. This could be an area for partnership with Durham's nonprofit housing providers.
4. Cost transparency in development is needed so that the cost per unit of housing can be determined and reported, perhaps in the Consolidated Annual Performance and Evaluation Report (CAPER). The public should be able to know what the public cost per unit is as well as total cost per unit, both during the project planning phase and upon completion of the project.



5. Can the “Penny for Housing” initiative be incorporated into the Plan? This can be good tool for leveraging additional state and federal funds. We need an annual local commitment of housing trust funds for housing development. This trust fund should roll over from year to year, rather than reverting back to the City’s General Fund.
6. An ongoing liaison from City’s Department of Community Development is needed to a local housing advocacy organization. The Durham Affordable Housing Coalition board of directors or HEART would both be strategic choices. Housing advocates would also like to have a seat on the Housing Advisory Committee. We strongly believe that the development of the CAPER and CP should be a collaborative process, involving local housing groups/advocates, and we would like to see the DCD build strong relationships with local providers to this end.
7. The City needs a focus on development and preservation of affordable rental housing. Affordable rental housing should be added as a fifth priority in the next CP. DHA has a waiting list of approximately 2500 individuals and families for its roughly 1700 units. The DCD can help reduce this backlog by making affordable rental a priority.
8. The City should refine the Subsidized Housing Location Policy with the assistance of local housing providers. This policy also needs to be enforced proactively with funding and/or incentives to achieve greater geographic distribution of subsidized housing. Regulatory barrier reviews also should include the impact of this policy.
9. Permanent Supportive Housing (PSH) or affordable housing units should be included in redevelopment projects that receive significant City funding. This recommendation is consistent with the goals and strategies of the TYP.
10. The Consolidated Plan should include a review of the information online at HUD’s Regulatory Barriers Clearinghouse ([www.huduser.org/rbc](http://www.huduser.org/rbc)) for best practices and evaluate Durham compared to these standards.
11. Clearly link the Consolidated Plan to the CAPER. The CAPER should indicate whether elements of the Action Plan are consistent with the CP, and if not, the rationale for moving forward. The CAPER should clearly track the City’s yearly progress toward the larger CP goals.

We appreciate your commitment to healthy neighborhoods and to quality affordable housing options in our community. HEART believes that this can best be accomplished through collaboration and partnership with local housing providers and advocates. We look forward to working with the DCD as the new Consolidated Plan takes shape and are happy to be a resource in the coming months. Thank you for your consideration and service.

Sincerely,

Ryan J. Fehrman (on behalf of HEART)

**Responses to HEART Comments**  
**By Mike Barros, Director of Department of Community Development**  
**March 29, 2010**

1. The CP should be consistent with the *Ten Year Plan to End Homelessness in Durham* (TYP), especially concerning the development of housing. The CP should include the broad goals of the TYP since the annual Continuum of Care grant requires a Certificate of Consistency with the CP. There should also be coordination between the development of the Durham Housing Authority's Consolidated Plan & the City's Consolidated Plan.

We agree and will work to insure this.

2. The effect of the Rolling Hills/Southside redevelopment on availability of funds for other projects in the City should be clarified.

We agree and will work to insure this.

3. Should/could the City be doing land banking in the targeted, priority neighborhoods identified in the CP? Locating and acquiring buildable lots close to other community resources has become a challenge due largely to Durham's explosive growth and development. This could be an area for partnership with Durham's nonprofit housing providers.

We agree that land banking can be a valuable tool and we will explore this further.

4. Cost transparency in development is needed so that the cost per unit of housing can be determined and reported, perhaps in the Consolidated Annual Performance and Evaluation Report (CAPER). The public should be able to know what the public cost per unit is as well as total cost per unit, both during the project planning phase and upon completion of the project.

How this is reported and when should be discussed, but this practice would not be a strategy in the five year plan or CAPER.

5. Can the "Penny for Housing" initiative be incorporated into the Plan? This can be good tool for leveraging additional state and federal funds. We need an annual local commitment of housing trust funds for housing development. This trust fund should roll over from year to year, rather than reverting back to the City's General Fund.

The sitting Council can make yearly decisions on allocations, but cannot obligate the decision of a future council on this particular issue. However, we will list working to

create a revolving loan fund as a strategy under both neighborhood revitalization and special needs housing.

6. An ongoing liaison from City's Department of Community Development is needed to a local housing advocacy organization. The Durham Affordable Housing Coalition board of directors or HEART would both be strategic choices. Housing advocates would also like to have a seat on the Housing Advisory Committee. We strongly believe that the development of the CAPER and CP should be a collaborative process, involving local housing groups/advocates, and we would like to see the DCD build strong relationships with local providers to this end.

We will assign someone to work with HEART. If by the Housing Advisory Committee you are referring to the Citizens Advisory Committee (CAC) the CAC is a City Council appointed committee, not one appointed by the DCD.

Several years ago someone was on the CAC and also staff of an organization using entitlement dollars. HUD ruled that this person could not be both a CAC representative and an employee of an organization funded by resources that were reviewed by the CAC. HUD suggested that even if this staff person did not participate in any discussion on the allocations of the entitlements, there existed "the appearance of conflict".

The CAC, individuals and organizations all have the opportunity for input to the Action Plan and the Five Year Plan; however, the CAPER is more a summary and evaluation rather than an opportunity for planning and implementation. The CAC does comment on the CAPER and there is a mechanism for public input.

7. The City needs a focus on development and preservation of affordable rental housing. Affordable rental housing should be added as a fifth priority in the next CP. DHA has a waiting list of approximately 2500 individuals and families for its roughly 1700 units. The DCD can help reduce this backlog by making affordable rental a priority.

An attachment with this e mail indicates two priorities. This is a strategy under the Neighborhood Revitalization priority. If more priorities are needed we should discuss.

8. The City should refine the Subsidized Housing Location Policy with the assistance of local housing providers. This policy also needs to be enforced proactively with funding and/or incentives to achieve greater geographic distribution of subsidized housing. Regulatory barrier reviews also should include the impact of this policy.

This is partly covered in the Fair Housing Section; nevertheless, a discussion on the Location Policy should take place during the coming year.

9. Permanent Supportive Housing (PSH) or affordable housing units should be included in redevelopment projects that receive significant City funding. This recommendation is consistent with the goals and strategies of the TYP.

This conversation should take place, but outside the five year plan discussion.

10. The Consolidated Plan should include a review of the information online at HUD's Regulatory Barriers Clearinghouse ([www.huduser.org/rbc](http://www.huduser.org/rbc)) for best practices and evaluate Durham compared to these standards.

We will discuss this suggestion with the consultant and are aware of the web site.

11. Clearly link the Consolidated Plan to the CAPER. The CAPER should indicate whether elements of the Action Plan are consistent with the CP, and if not, the rationale for moving forward. The CAPER should clearly track the City's yearly progress toward the larger CP goals.

We believe this is already done.

**Meeting to Identify Community Development and Housing Needs  
Five Year Consolidated Plan  
Monday, February 22, 2010 at 3:00 PM  
Neighborhood Improvement Services Conference Room  
807 East Main Street - Building 2, Suite 300**

This meeting was held to receive comments on the proposed use of CDBG, HOME and ESG funds for the Five Year Consolidated Plan and Annual Action Plan.

Judy Kincaid, a representative of Clean Energy Durham, suggested that in terms of what the City is doing for renovation and revitalization, more emphasis should be put on how the City can tie in energy retrofitting and a community education piece to help citizens understand how they can take part in helping themselves become more energy efficient.

Ryan Fehrman, a representative of Genesis Home, expressed concerns with regard to the shortfall of affordable rental housing in Durham. He stated that he would like to see homeless individuals prioritized and that a written recommendation has been submitted to the department. In addition, he stated that the City Library is currently used during the day by the homeless population. In about two years, it will be renovated and unavailable to them. This should be taken into consideration when making future plans as this will become an issue.

Terry Allebaugh, a representative of Housing for New Hope, stated that The 10 Year Plan to End Homelessness is already in place, and that the City should incorporate the strategies and language that is in that plan. Specifically, he suggested that the City extract those portions of the plan that apply and incorporate them into the City's Consolidated Plan. In addition, he suggested that landbanking be considered as a strategy for addressing more affordable housing and homelessness. These comments were incorporated into previously mentioned written recommendation submitted to the Department.

Miguel Rubiera, a representative of Habitat for Humanity, suggested that as new neighborhoods are addressed, focus be kept on those that we are already involved in, specifically, concerns were expressed in regards to Northeast Central Durham (NECD) losing focus with the more recent focus moving toward other areas of Durham.

Anita Oldham, a representative of Durham Affordable Housing Coalition (DAHC), suggested that the Department review Exhibit One of the 10 Year Plan to End Homelessness in order to coordinate the City's plan.

Griff Gatewood, a representative of Community Alternatives for Supportive Abodes (CASA), stated that rental subsidies are needed to help with operational costs of affordable rental units for the homeless and disabled, as well as re-entry support for ex-offenders.

Kathy Malloy, a representative of Partnership Effort for the Advancement of Children's Health (PEACH), stated that in regards to lead based paint removal, there are new State and Federal guidelines requiring specific certifications for those removing the hazards, and that the City should keep those new regulations in mind when hiring and working with contractors and other local agencies.

Patrice Nelson, a representative of Urban Ministries stated that affordable housing, essential services and supportive services at the emergency shelter level is needed to help move the individuals out of the facilities within the 45 day goal and help those individuals make it to the next level of services. Part of this is also making connections with people with access to jobs.

Patrice Nelson, a representative of Urban Ministries of Durham (UMD), stated that emphasis should be placed on affordable opportunities and services, particularly essential triage services at the emergency shelter level.

Shannon McLean, a representative of Durham Housing Authority (DHA), stated that she would like to see continued funding for NECD revitalization as well as funding for the rehabilitation of property, rental subsidies and affordable housing opportunities. In addition, she expressed a desire for an increased partnership with the City in order to reach these goals.

Evan Covington-Chavez, a representative of Self Help stated that she would like to see CDBG funds go towards helping citizens living in NECD, (Southwest Central Durham) SWCD, and Southside living with drainage and run off issues.

Wendy Clark, a representative of Lewis & Clark Community Developers, LLC, recommended that focus be placed on Job Creation and Entrepreneurial Training in NECD.

Drew Cummings, a representative of Durham County, stated that he would like to see child care services be evenly distributed over the city. In addition, he requested a summary of the current five year plan. Larry Jarvis, Assistant Director of Community Development, stated he would accommodate his request.

Patrice Nelson, a representative of Urban Ministries of Durham (UMD), stated that she would like to see emphasis placed on affordable housing and services for the working core who does not having housing due to credit issues.

Lanea Foster, a representative of (DAHC) and the 10 Year Plan, stated that she would like to see non-profits encouraged to collaborate in effort to leverage the limited available resources. She suggested that support is also needed for veterans, homeless services, battered women and their families.

Cathleen Turner, a representative of Preservation NC, suggested that Historic Preservations be made a priority because it is more labor intensive and will create new

jobs as well as being a vehicle for job training. She added that lead abatement will also come into play when rehabilitating these homes.

Jack Preiss, a representative of DAHC, stated that he would like a better understanding of how this process works in regards to incorporating the large amount of information that is being gathered and who makes the final decisions. Both Pat Crawford and Mike Barros addressed his question and stated that making those determinations is a very lengthy process which includes the Citizen Advisory Committee (CAC), staff review, surveys to solicit feedback, public hearings, and various other methods of gathering input. The draft plan will be put out for public review on the Community Development website for a period of 30 days. Ultimately, the Department of Community Development management will make a recommendation to the City Council for approval.

Pam Karriker, a concerned citizen, stated that she would like to see emphasis placed on affordable housing and services for the working core who does not have housing due to credit issues.

Ryan Fehrman, a representative of Genesis Home, stated that the next meeting is scheduled for March 25<sup>th</sup> and the first draft of the plan is due April 1<sup>st</sup> which only leaves four working days. He recommended that since this is to be a collaborative process, the City should have meetings such as this earlier on.

In conclusion some additional suggestions were added to the list of recommendations which are as follows:

- Increase transitional housing for youth coming out of foster care
- Provide additional Infrastructure
- Provide more crime reduction programs
- Reduce bus fees that non-profits have to pay for their clients
- Improve youth services coordination
- Increase child care vouchers – the demand is greater than the supply
- Improve better collaboration for job creation
- Consider the working poor as well who need acceptable housing or need credit counseling because credit is preventing them from purchasing a home, a kind of second chance program.

**Five Year Consolidated Plan Public Meeting**  
**March 25, 2010 6:00PM**  
**Neighborhood Improvement Services Conference Room**  
**807 E Main Street, Building 2, Suite 3, Durham, NC**

This meeting was held to receive comments on the proposed use of CDBG, HOME and ESG funds for the Five Year Consolidated Plan and Annual Action Plan.

Ryan Fehrman a representative of Genesis Home asked the purpose behind reducing the priorities from four to two and if these priorities are compatible or exclusive. Larry Jarvis, Assistant Director of Community Development, responded that many resources over the coming years will be focused on the Rolling Hills/Southside area, and at the same time there is a population of people with special needs that will also need to be provided for and added that these priorities are compatible with one another. Mike Barros, Director of Community Development, added that the department's goal is to keep in mind both the geographic area and the individuals in those areas.

Mr. Fehrman asked if the reference to effective management information systems is a reference to MIS and CHIN. Larry responded that the department wants to ensure that we are doing one of those and that the information is being captured and everyone is operating as smoothly as possible. Mr. Fehrman commented that their agency would like to see that information systems such as CHIN become an eligible expense and allow a better quality of data to be gathered for additional local agencies.

Philip Azar a representative for Habitat for Humanity commented that there are two broad priorities with two subheadings each and asked if sub-priorities have been weighted and recommended more facilitated discussions, as opposed to electronic communication, with advocates and developers with regard to regulatory barriers and the forms that the agencies are asked to complete.

Judy Kinkaid a representative of Clean Energy Durham asked when their agency will see the sub-priorities and further details with regard to the priorities listed on the meeting's agenda and commented that they are curious to see if clean energy falls under one of those categories.

Larry Jarvis, Assistant Director of Community Development, responded that the draft Consolidated Plan will be out for public review by April 2<sup>nd</sup> which will provide more details. The first year will propose to fund more subrecipients. Years two through five do not identify specific activities which allow a little latitude to stay consistent with a broader vision. He suggested that very specific details such as retrofitting homes to make them more energy efficient will not be listed, however as a part of the departments requirements for new housing constructed using our funding they will be required to meet certain energy efficiency standards. It is possible that retrofitting homes could fit under the umbrella of neighborhood revitalization.

Miguel Rubiera a representative of Habitat for Humanity suggested that the balance between homeownership and rental in the Rolling Hills/Southside area is askew, and



pointed out that homeownership in Durham is 20% below the average of the State of North Carolina, and suggested that there be more effort in this area, which will assist in long term stability for the families in that area.

Larry Jarvis, Assistant Director of Community Development, responded that over a longer term of ten years, for example, the balance will shift back towards homeownership; the rental is a lead in piece to attract people back into the neighborhood with high quality rental units, and then bring in more homeownership through phases three through six.

Philip Azar a representative for Habitat for Humanity asked if we would be targeting specific income levels for that area. Larry Jarvis, Assistant Director of Community Development, responded that the goal is to create a mixed income area with an affordable workforce and market rate.

Sandy Demeree, a representative of the Citizens Advisory Committee, asked if the plan addresses the preservation of historic homes, and suggested that the city stay sensitive to potential of gentrification. Larry Jarvis, Assistant Director of Community Development, responded that there are measures in the plans to help ensure long term affordability. Ms. Demeree suggested making the affordability period longer and recommended urban farming to promote self sustainability and bring communities closer together which would in turn encourage them to support one another.

Miguel Rubiera, a representative of Habitat for Humanity, contributed that there is typically not enough money to support some of the more expensive energy saving ventures, however community gardens are not as costly and could potentially be promoted among communities.

Ryan Fehrman, a representative of Genesis Home, recommended making sure that more special needs units are multiple room units for families as opposed to single units for individuals only.

### **Comments on Funding Recommendations for FY 2010-2011**

Ryan Fehrman, a representative of Genesis Home, asked what the rationale is for bringing Housing Counseling in house. Larry Jarvis, Assistant Director of Community Development, responded that by bringing it in house the department would have the opportunity to reach a broader audience such as elderly homeowners through the department's Rehabilitation Division who need counseling on issues such as budgeting and predatory lending as well as individuals with City second mortgages who are delinquent on their mortgages and running into trouble. Mr. Fehrman asked if bringing this position in house would be a big gain and added that if this happens the DAHC could lose a staff member. Mike Barros, Director of Community Development, added that things are changing and he has had conversations at length with local agencies and City management. The department needs someone on staff working with our portfolio and HUD has informed the department

that more work needs to be done with Fair Housing. The new position is not guaranteed and currently still under discussion.

Mr. Fehrman asked that local agencies be informed if someone is laid off to allow this person other opportunities.

Miguel Rubiera, a representative of Habitat for Humanity, asked if the department has looked at the data from previous year's allocation and asked if the department can share that information with those agencies. Larry Jarvis, Assistant Director of Community Development, responded that the department is always willing to share that information and it is captured in the CAPER each year as well.

Philip Azar, a representative of Habitat for Humanity, asked if the CDBG funds allocated to Community Development for Housing Rehabilitation involves activities that the department has done in the past. Larry Jarvis, Assistant Director of Community Development, responded that this is a program that the department has administered for some time.

Ryan Fehrman, a representative of Genesis Home, added that his agency has previously submitted its written comments to the department and would like some idea if those ideas have been incorporated in the plan. Mike Barros, Director of Community Development, responded that he will be following up on those comments directly.

**Comments Received via Email**  
**May 3, 2010**

Durham City Council & Staff:

Please include the following three requests for counseling, home repairs, and special needs housing in the 2010-2011 Consolidated Action Plan and 2010-2015 Consolidated Plan. These programs are needed by lower income residents of target areas, including the Southside neighborhood.

1. For 2010-2011, please restore the Durham Affordable Housing Coalition (DAHC) housing counseling funds to \$60,000.

With our current funding of \$60,000, we provide free housing counseling to 80 people out of a total of 600/year, and we always have a waiting list. Now is the time for Southside residents to start budget, credit, and homebuyer counseling to be ready for future homeownership, rental housing, and job opportunities.

2. Home repair funds are needed for lower income homeowners in the Southside neighborhood.

Our Volunteer Home Repair Program assisted 294 homeowners, including 15 in the Southside. However, more homeowners needed major repairs that could not be done by volunteers. For 2010-2011, please use the proposed \$204,918 for Rolling Hills/Southside Public Infrastructure for Southside home repairs. It is too early in the plan for infrastructure improvements, and Southside homeowners need repairs now.

3. In the 2010-2015 Consolidated Plan, specific measures are needed to achieve the two goals: Neighborhood Revitalization (NECD, SWCD, & Southside) and Special Needs Housing (elderly and homeless).

Please add the 10-Year Plan to End Homelessness goal of 15 permanent homes per year for formerly homeless people. Also, add another goal of 15 homes per year for very low income elderly.

All three neighborhood revitalization target area goals should include affordable housing for elderly, disabled, and other residents with special needs. An assessment of residents' housing and service needs may be needed.

Thank you for your consideration.

Lorisa Seibel  
Durham Affordable Housing Coalition  
400 W. Main St.  
Durham, NC 27701

**Note:** Upon the official approval of the minutes from the May 3, 2010 Durham City Council Meeting and May 10, 2010 Board of County Commissioners, public comments relative to the 2010-2015 Consolidated Plan/2010-2011 Annual Action Plan will be attached to the Plan.

DURHAM



1869  
CITY OF MEDICINE

## **Draft 2010-2015 Consolidated Plan/ 2010-2011 Annual Action Plan**

**May 3, 2010 • 7:00 PM**

**Durham City Council Chamber • City Hall**



A public hearing will be held by the Durham City Council to receive citizen comments on the Draft 2010-2015 Consolidated Plan/2010-2011 Annual Action Plan. The Consolidated/Annual Action Plan specifies how the City of Durham will address housing and community needs for the next five years through the use of federal Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) Consortium funds and Emergency Shelter Grant (ESG) funds. For FY 10-11, the City of Durham anticipates receiving \$2,104,922 in CDBG funds, \$1,361,212 in HOME Consortium funds and \$85,140 in ESG funds from the U.S. Department of Housing and Urban Development (HUD).

**May 10, 2010 • 7:00 PM**

**Durham County Administrative Complex**

200 East Main Street, 2nd Floor

**Board of County Commissioners Meeting Room**

A public hearing will be held by the Durham Board of County Commissioners to receive citizen comments on the Draft 2010-2015 Consolidated Plan/2010-2011 Annual Action Plan. The Consolidated/Annual Action Plan specifies how the City of Durham will address housing and community needs for the next five years through the use of federal Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) Consortium funds, and Emergency Shelter Grant (ESG) funds. Durham County anticipates receiving \$1,361,212 in HOME Consortium funds from the U.S. Department of Housing and Urban Development (HUD).



# PUBLIC NOTICE

## Draft 2010-2015 Consolidated Plan/ 2010-2011 Annual Action Plan



As required by the U.S. Department of Housing and Urban Development (HUD), the City must develop and publish for citizen review and comment, its five year Consolidated Plan. The Consolidated Plan outlines strategies, community needs, long and short term objectives, resources and proposed projects for submission as a combined planning and application document. For fiscal year 2010-2011, the City anticipates receiving \$1.9 million in CDBG funds and approximately \$1.2 million in HOME Consortium funds and \$80,000 in ESG funds from the U.S. Department of Housing and Urban Development (HUD).

The Draft 2010-2015 Consolidated Plan/2010-2011 Annual Action Plan will be available for public review beginning April 2, 2010 and ending May 3, 2010 at the Department of Community Development located at 807 E. Main Street, Building 2-Suite 200, the Durham County Public (Main) Library, the City and County Clerk's Offices, the front desk of City Hall and on-line at [www.durhamnc.gov/departments/comdev/](http://www.durhamnc.gov/departments/comdev/).

For additional information, contact Wilmur Conyers, Federal Programs Coordinator, Department of Community Development at 919-560-4570 ext. 22277 or written comments concerning the Plan should be submitted to [Wilmur.Conyers@durhamnc.gov](mailto:Wilmur.Conyers@durhamnc.gov).

### **Notice Under the Americans With Disabilities Act**

A person with a disability may receive an auxiliary aid or service to effectively participate in city government activities by contacting the ADA Coordinator, voice 919-560-4197, fax 919-560-4196, TTY 919-560-1200, or [ADA@durhamnc.gov](mailto:ADA@durhamnc.gov), as soon as possible but no later than 48 hours before the event or deadline date.

DURHAM



1869

CITY OF MEDICINE

# Five Year Consolidated Plan Public Meeting March 25, 2010 at 6:00 PM

Neighborhood Improvement Services Conference Room  
807 E. Main Street, Building 2, Suite-3, Durham NC



A public meeting will be held by the City of Durham to receive citizen comments on the development of the FY 2010-2015 Consolidated Plan and 2010-2011 Annual Action Plan. The City's Consolidated Plan and Annual Action Plan focus principally on three federal programs: Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Shelter Grant Program (ESG). For fiscal year 2010-2011, the City anticipates receiving \$1.9 million in CDBG funds and approximately \$1.2 million in HOME Consortium funds and \$80,000 in ESG funds from the U.S. Department of Housing and Urban Development (HUD).

The Consolidated Plan will be a five-year strategy for addressing the housing and non-housing community developments in Durham neighborhoods. The Consolidated Plan will set forth long term goals for the development of viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low-and moderate income persons. The City of Durham must submit a completed Consolidated Plan and Annual Action Plan to HUD by May 15, 2010.

For additional information contact Wilmur Conyers, Federal Programs Coordinator, Department of Community Development at (919) 560-4570 ext 22277. Individuals who are unable to attend may submit written comments concerning the Consolidated Plan to [Wilmur.Conyers@durhamnc.gov](mailto:Wilmur.Conyers@durhamnc.gov). In addition, please help us to determine our housing and community development needs by participating in an online survey located at <http://www.surveymonkey.com/s/durhamnc>. The survey will be accessible until March 17, 2010. We appreciate your time and assistance in helping us plan for the next five years.

## **Notice Under the Americans With Disabilities Act**

A person with a disability may receive an auxiliary aid or service to effectively participate in city government activities by contacting the ADA Coordinator, voice 919-560-4197, fax 560-4196, TTY 919-560-1200, or [ADA@durhamnc.gov](mailto:ADA@durhamnc.gov), as soon as possible but no later than 48 hours before the event or deadline date.

DURHAM



1869  
CITY OF MEDICINE

# Durham Five-Year Consolidated Plan “Needs” Public Hearing



**January 4, 2010**

**7:00 PM**

**Durham City Council Chamber  
City Hall**

A public hearing will be held by the Durham City Council to receive citizen comments on needs in Durham neighborhoods. It is envisioned that these needs will be met through the use of federal Community Development Block Grant (CDBG) funds, HOME Investment Partnership Program (HOME) Consortium funds, and Emergency Shelter Grant (ESG) funds as contained in the upcoming Five-Year Consolidated Plan (2010-2015). For fiscal year 2010-2011, the City of Durham anticipates receiving approximately \$1.9 million in CDBG funds and approximately \$1.2 million in HOME Consortium funds and \$80,000 in Emergency Shelter Grant funds from the U.S. Department of Housing and Urban Development.

**January 11, 2010**

**7:00 PM**

**Durham County Administrative Complex  
200 East Main Street, 2nd Floor  
Board of County Commissioners Meeting Room**

A public hearing will be held by the Durham Board of County Commissioners to receive citizen comments on needs in Durham neighborhoods. It is envisioned that these needs will be met through the use of HOME Investment Partnership Program (HOME) Consortium funds as contained in the upcoming Five-Year Consolidated Plan (2010-2015). For fiscal year 2010-2011, Durham anticipates receiving approximately \$1.2 million in HOME Consortium funds from the U.S. Department of Housing and Urban Development.

For additional information contact Wilmur Conyers, Federal Programs Coordinator, Department of Community Development at (919) 560-4570, ext. 22277; [Wilmur.Conyers@durhamnc.gov](mailto:Wilmur.Conyers@durhamnc.gov).

## **Notice Under the Americans with Disabilities Act**

The City of Durham will not discriminate against qualified individuals with disabilities on the basis of disability. Anyone who requires an auxiliary aid or service for effective communications, or assistance to participate in a City program, service, or activity, should contact the office of Stacey Poston, ADA Coordinator, Voice: 919-560-4197 ext. 21254, TTY: 919-560-4809; [Stacey.Poston@durhamnc.gov](mailto:Stacey.Poston@durhamnc.gov), as soon as possible but no later than 48 hours before the scheduled event.



# CDBG/HOME/and ESG Programs FY 2010-2011



## Application for Funds Workshop



On October 13, 2009 the City of Durham will release applications for the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Shelter Grant (ESG) Programs for the FY 2010-2011 period. All applications must be submitted by 4:00 PM on Monday, November 16, 2009.

**Eligible Applicants.** All applicants must meet the following minimum criteria:

### HOME:

- IRS designated 501(c)(3) nonprofit agencies or for-profit corporations with experience in constructing and providing affordable housing to low- and moderate-income families; or
- Nonprofit agencies acting as Community Housing Development Organizations (CHDO's) and recognized as such by the City of Durham.

### CDBG/ESG

- IRS designated 501(c)(3) nonprofit agencies or for-profit corporations that have at least one year of experience providing housing, human services or economic development services within the City of Durham; and
- Ability to demonstrate the proposed project meets a National Objective according to 24 CFR 570.208.

### Application Workshop

Eligible non-profit and business entities interested in applying for assistance are invited to a workshop discussing the Application process on Tuesday, October 13, 2009 beginning at 10 AM at the City of Durham's Solid Waste Department's Auditorium located at 1833 Camden Avenue, between Midland Terrace and E. Club Boulevard near the I-85 Club Boulevard exit. The application will be available for dissemination at this workshop. Beginning Tuesday, October 13, the application can also be downloaded at <http://www.durhamnc.gov/departments/comdev/>.

Interested applicants may print the application from the City website, complete, and submit it to the Department of Community Development as described in the application.

Applicants are encouraged to contact the Department of Community Development to discuss the eligibility of their application or to obtain technical assistance. Please contact:

**Wilmur Conyers, Federal Programs Coordinator**  
(919) 560-4570, ext. 22277  
[wilmur.conyers@durhamnc.gov](mailto:wilmur.conyers@durhamnc.gov)

**ATTACHEMENT E**

**Certifications and Standard Forms 424s**



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

---

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



May 11, 2010

Signature/Authorized Official

Date



Thomas J. Bonfield

Name

City Manager

Title

101 City Hall Plaza

Address

Durham, NC 27701

City/State/Zip

919-560-4222

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2011, 2012, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force --** It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

---

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.



May 11, 2010

Signature/Authorized Official

Date



Thomas J. Bonfield

Name

City Manager

Title

101 City Hall Plaza

Address

Durham, NC 27701

City/State/Zip

919-560-4222

Telephone Number

- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

### Specific HOME Certifications


The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



---

May 11, 2010

Signature/Authorized Official

Date

Thomas J. Bonfield

Name

City Manager

Title

101 City Hall Plaza

Address

Durham, NC 27701

City/State/Zip

919-560-4222

Telephone Number



<input checked="" type="checkbox"/> <b>This certification does not apply.</b>
<input type="checkbox"/> <b>This certification is applicable.</b>

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities --** Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building --** Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

- This certification does not apply.  
 This certification is applicable.

### ESG Certifications

I, Thomas J. Bonfield, Chief Executive Officer of Jurisdiction, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



May 11, 2010

Signature/Authorized Official

Date

Thomas J. Bonfield

Name

City Manager

Title

101 City Hall Plaza

Address

Durham, NC 27701

City/State/Zip

919-560-4222

Telephone Number

This certification does not apply.  
 This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Durham	101 City Hall	Durham	Durham	NC	27701
County of Durham	200 E. Main Street	Durham	Durham	NC	27701

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

Jurisdiction

---

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



May 11, 2010

Signature/Authorized Official

Date

Thomas J. Bonfield

Name

City Manager

Title

101 City Hall Plaza

Address

Durham, NC 27701

City/State/Zip

919-560-4222

Telephone Number

**APPLICATION FOR FEDERAL ASSISTANCE**

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b>	Applicant Identifier
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier

**5. APPLICANT INFORMATION**

Legal Name: City of Durham, North Carolina and County of Durham, North Carolina	<b>Organizational Unit:</b> Department: Community Development
Organizational DUNS: 01149132	Division: Housing Production
Address: Street: 101 City Hall Plaza	<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b> Prefix: Ms. First Name: Wilmur
City: Durham	Middle Name
County: Durham	Last Name Conyers
State: North Carolina Zip Code 27701	Suffix:
Country: USA	Email: wilmur.conyers@durhamnc.gov

**6. EMPLOYER IDENTIFICATION NUMBER (EIN):**  
56-6000225

Phone Number (give area code) 919-560-4570 ext. 22277	Fax Number (give area code) 919-560-4090
--	---

**8. TYPE OF APPLICATION:**  
 New  Continuation  Revision  
 If Revision, enter appropriate letter(s) in box(es)  
 (See back of form for description of letters.)  
 Other (specify)

**7. TYPE OF APPLICANT:** (See back of form for Application Types)  
 Municipality  
 Other (specify)

**10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:**  
14-239

TITLE (Name of Program):  
HOME Investment Partnerships Program

**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:**  
HOME investment Partnerships Program

**12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):**  
City of Durham, NC

**13. PROPOSED PROJECT**

Start Date: 07/01/10	Ending Date: 6/30/11
-------------------------	-------------------------

**14. CONGRESSIONAL DISTRICTS OF:**  
 a. Applicant 4th b. Project 4th

<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$ 1,361,212 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$ <sup>00</sup>	DATE:	
c. State	\$ <sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$ <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$ <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$ 250,000 <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ 1,611,212 <sup>00</sup>		

**18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.**

**a. Authorized Representative**

Prefix Mr.	First Name Thomas	Middle Name J.
Last Name Bonfield		Suffix
b. Title City Manager		c. Telephone Number (give area code) 919-560-4222
d. Signature of Authorized Representative 		e. Date Signed May 11, 2010

**APPLICATION FOR  
FEDERAL ASSISTANCE**

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b>	Applicant Identifier
Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier

**5. APPLICANT INFORMATION**

Legal Name: City of Durham, North Carolina and County of Durham, North Carolina		<b>Organizational Unit:</b> Department: Community Development	
Organizational DUNS: 01149132		Division: Housing Production	
<b>Address:</b> Street: 101 City Hall Plaza		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
City: Durham		Prefix: Ms.	First Name: Wilmur
County: Durham		Middle Name	
State: North Carolina		Last Name Conyers	
Zip Code 27701	Suffix:		
Country: USA		Email: wilmur.conyers@durhamnc.gov	

**6. EMPLOYER IDENTIFICATION NUMBER (EIN):**  
56-6000225

Phone Number (give area code) 919-560-4570 ext. 22277	Fax Number (give area code) 919-560-4090
--	---

**8. TYPE OF APPLICATION:**  
 New     Continuation     Revision  
If Revision, enter appropriate letter(s) in box(es)  
(See back of form for description of letters.)  
Other (specify)       

**7. TYPE OF APPLICANT:** (See back of form for Application Types)  
Municipality  
Other (specify)

**9. NAME OF FEDERAL AGENCY:**  
U.S. Department of Housing and Urban Development

**10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:**  
14-239

**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:**  
HOME Investment Partnerships Program

**12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):**  
City of Durham, NC

**13. PROPOSED PROJECT**  
Start Date: 07/01/10    Ending Date: 6/30/11

**14. CONGRESSIONAL DISTRICTS OF:**  
a. Applicant 4th    b. Project 4th

**15. ESTIMATED FUNDING:**

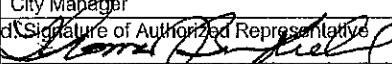
a. Federal	\$	1,361,212 <sup>00</sup>
b. Applicant	\$	<sup>00</sup>
c. State	\$	<sup>00</sup>
d. Local	\$	<sup>00</sup>
e. Other	\$	<sup>00</sup>
f. Program Income	\$	250,000 <sup>00</sup>
g. TOTAL	\$	1,611,212 <sup>00</sup>

**16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?**  
a. Yes.  THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON  
DATE:  
b. No.  PROGRAM IS NOT COVERED BY E. O. 12372  
 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

**17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?**  
 Yes If "Yes" attach an explanation.     No

**18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.**

**a. Authorized Representative**

Prefix Mr.	First Name Thomas	Middle Name J.
Last Name Bonfield		Suffix
b. Title City Manager		c. Telephone Number (give area code) 919-560-4222
d. Signature of Authorized Representative 		e. Date Signed May 11, 2010

APPLICATION FOR  
FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED	Applicant Identifier
3. DATE RECEIVED BY STATE		State Application Identifier		
4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier		
5. APPLICANT INFORMATION				
Legal Name: City of Durham, North Carolina and County of Durham, North Carolina		Organizational Unit: Department: Community Development		
Organizational DUNS: 01749132		Division: Housing Production		
Address: Street: 101 City Hall Plaza		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms.		
City: Durham		First Name: Wilmur		
County: Durham		Middle Name		
State: North Carolina		Last Name Conyers		
Zip Code 27701		Suffix:		
Country: USA		Email: wilmur.conyers@durhamnc.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 56-6000225		Phone Number (give area code) 919-560-4570 ext. 22277		Fax Number (give area code) 919-560-4090
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipality Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-239 TITLE (Name of Program): HOME Investment Partnerships Program		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Durham, NC		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: HOME Investment Partnerships Program		
13. PROPOSED PROJECT Start Date: 07/01/10    Ending Date: 6/30/11		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 4th    b. Project 4th		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$	1,361,212	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$	.00	DATE:	
c. State	\$	.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$	.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$	.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
f. Program Income	\$	250,000	<input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$	1,611,212		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative				
Prefix Mr.	First Name Thomas		Middle Name J.	
Last Name Bonfield			Suffix	
b. Title City Manager			c. Telephone Number (give area code) 919-560-4222	
d. Signature of Authorized Representative			e. Date Signed May 11, 2010	