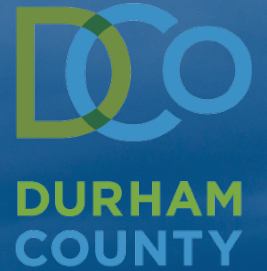


DURHAM NEIGHBORHOOD COLLEGE 2023



Community Development

Presented by Reginald J. Johnson, Director



Community Development Department Mission & Vision

The mission of the Community Development Department is to foster safe, decent, and sustainable neighborhoods and to enhance housing quality and the residents of Durham.



Community Development Department Organizational Chart & Structure

Fiscal Management and Planning Administration Division

Provides fiscal oversight and administration

Performs fiscal reporting and compliance

U.S. Department of Housing and Urban Development (Consolidated Plan and Annual Action Plan)

Loan Portfolio Management

HUD IDIS (Integrated Disbursement Information System)

Federal Entitlements Financial Management

Strategy Division

Oversight and administration of community development, housing development, community revitalization, and redevelopment projects.

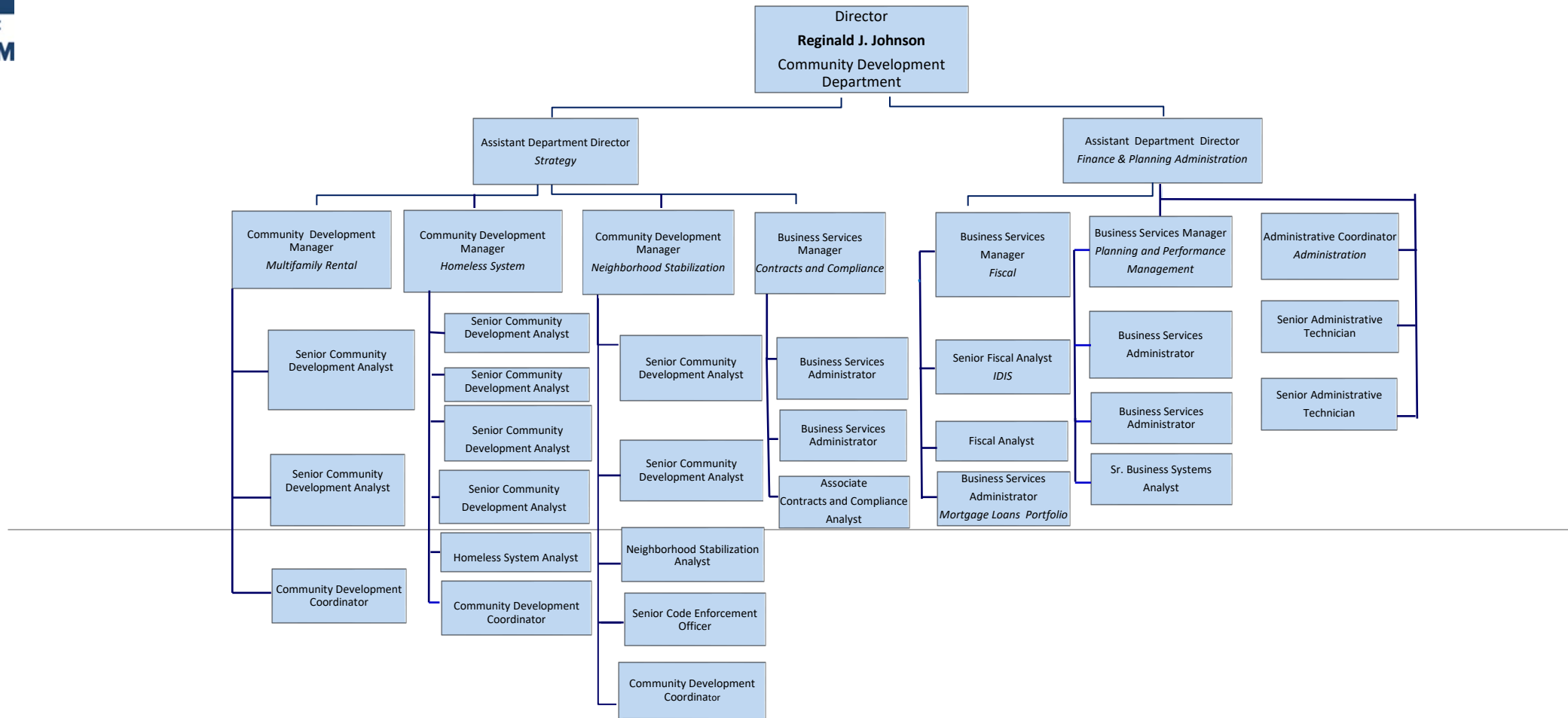
Implements programs and services intended to stabilize communities through housing production, public service delivery, customer services and partnerships with non-profit and for-profit entities.





Community Development

FY 23-24 35 FTES



Community Development Department

Key Divisions, Programs & Initiatives

Strategy Division Teams

Multifamily Rental Production and Preservation – Promotes the creation and preservation of multifamily rental housing affordable to individuals and families at or below 60% of the Area Median Income (AMI). Manages the City partnership with the Durham Housing Authority.

Homeless Housing System – Seeks to reduce the number of homeless families and individuals in Durham through the creation of a strong homeless housing system, including effective coordinated entry and diversion systems, emergency shelter, and a range of permanent housing options to meet the diverse needs of homeless households.

Neighborhood Stabilization – Seeks to increase the supply of small scale rental housing and affordable homeownership opportunities.

Contracts and Compliance – Oversees contracting and compliance monitoring of applicable federal and local requirements over the life cycle of the projects funded by the Department.



Community Development Department Frequently Asked Questions

What is affordable housing?

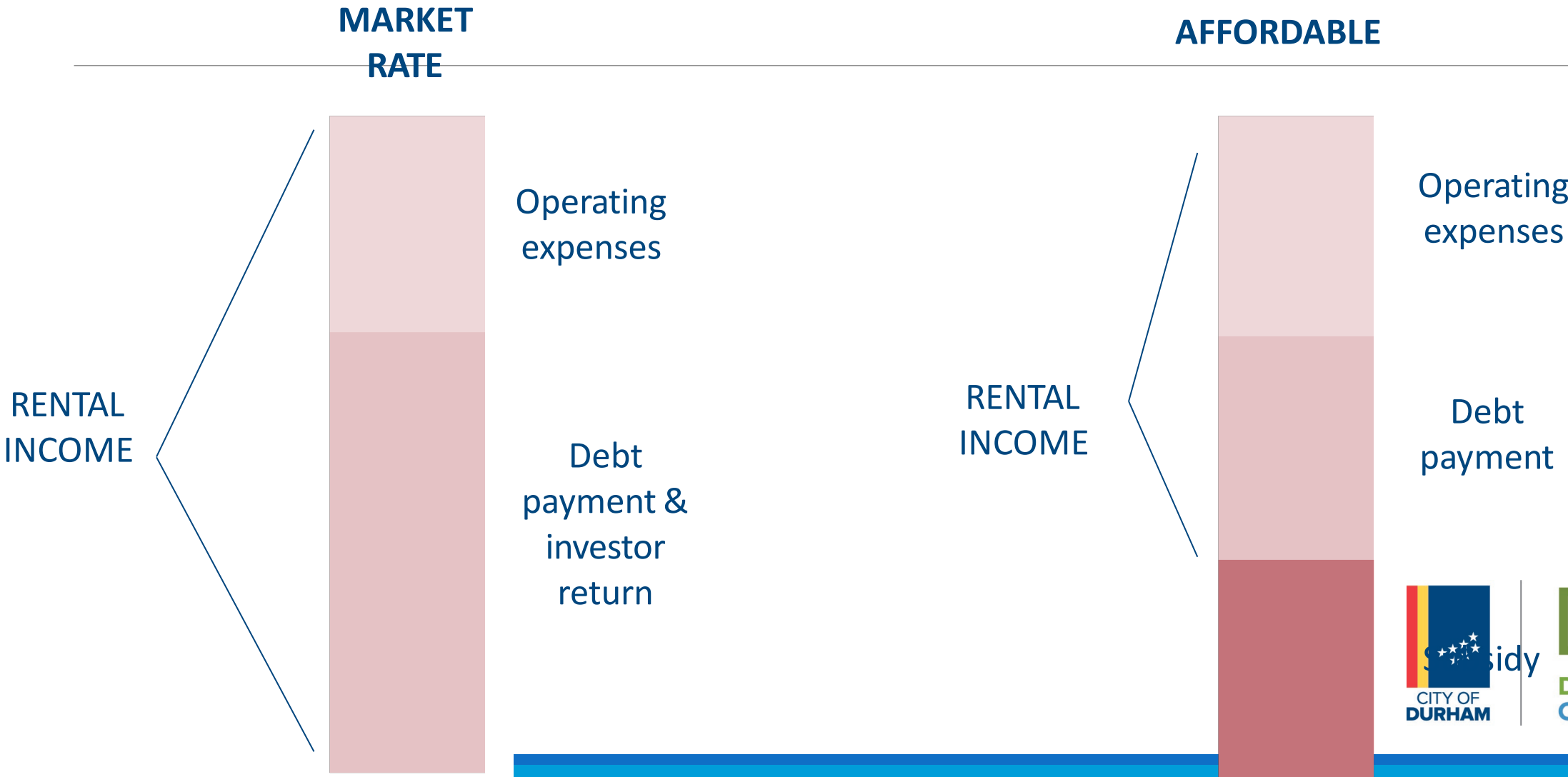


2023 HUD Income Chart

FY 2023 Income Limit Area	Median Family Income Click for More Detail	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Durham-Chapel Hill, NC HUD Metro FMR Area	\$116,200	Very Low (50%) Income Limits (\$) Click for More Detail	35,400	40,450	45,500	50,550	54,600	58,650	62,700	66,750
		Extremely Low Income Limits (\$)* Click for More Detail	21,250	24,300	27,350	30,350	35,140	40,280	45,420	50,560
		Low (80%) Income Limits (\$) Click for More Detail	56,650	64,750	72,850	80,900	87,400	93,850	100,350	106,800



Why is City assistance required?



Forever Home, Durham

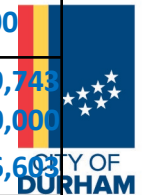
Forever Home, Durham is a \$160 million, multi-year investment in affordable housing and services for low-income Durham residents funded with a combination of a \$95 million Affordable Housing Bond and \$65 million in existing City and federal funds. Program goals include:

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



Overview of Investment Program

CATEGORY		ACTIVITIES	
Name	Amount	Name	Amount
Homelessness	\$10,455,835	Emergency Shelter and Rapid Rehousing	\$3,463,610
		Homeless System Investments	\$4,850,000
		Technical assistance and capacity building	\$300,000
		HOPWA Assistance	\$1,842,225
Multifamily Rental	\$58,905,847	Downtown Revitalization Plan/DHA	\$58,905,847
		Downtown Plan Acceleration/New 4% LIHTC	\$16,000,000
Neighborhood Stabilization	\$23,918,000	Multifamily Production/Preservation	\$25,000,000
		Preservation outreach	\$360,000
		Small Scale Production/Preservation	\$7,500,000
		Home repair and rehabilitation	\$4,600,000
Financing Pilots	\$5,000,000	Property tax outreach/homeowner education	\$650,000
		Downpayment Assistance/IDAs/HO Counseling	\$6,350,000
Program Operations	\$20,316,346	Eviction Diversion	\$2,350,000
		Employment and Training Pilot	\$2,468,000
		Durham Affordable Housing Loan Fund P2	\$1,500,000
		NOAH preservation/ADUs	\$3,500,000
		Salaries and Operating Expenses	\$16,449,743
		Bond issuance costs	\$1,000,000
		Section 108 Loan	\$2,866,603
TOTAL	\$159,956,028		\$159,956,028



Forever Home, Durham

Progress to Date

2019 Bond Tracker

FY20-FY26

	GOAL	July 1, 2019 to Present				Balance Remaining
		<i>Pipeline</i>	<i>Contract</i>	<i>Completed</i>	<i>Total</i>	
Rental units created, total	1,600	1,257	451	162	1,870	(270)
Rental units preserved, total	800	27	56	355	438	362
Homeownership opportunities created	400	90	6	-	96	304
Homeless persons in permanent housing	1,700	-	-	1,481	1,481	219
Low income households stabilized	3,000	-	-	1,810	1,810	1,190

Note: Rental units created and preserved do not include results from CDD FY22 Request for Proposals for Gap Financing for LIHTC Projects



COMMUNITY DEVELOPMENT

CITY OF DURHAM

Community Development Department Opportunities for Engagement

Annual Action Plan Public Hearings, twice each year.

Consolidated Plan Public Hearings, once every five years.

Citizens Advisory Committee (CAC), monthly.

Affordable Housing Implementation Committee, once each quarter.

Homeless Services Advisory Committee (HSAC), monthly.

Engagement Team, Neighborhood Improvement Services Department



FY23-24 Priorities

Rental Housing

Continue to move rental projects forward, including:

- ✓ *DHA*: Complete construction projects on 519 East Main Street site, and begin construction of replacement housing projects in the CNI footprint.
- ✓ Planning on the balance of DDNP sites.
- ✓ *Other*: Begin contracting for projects awarded ARPA funds targeted at FY21-22 RFP projects.

Homelessness

- ✓ Maintain support for homeless system and providers
- ✓ Increase the number of landlords willing to accept vouchers and rent to higher barrier households.
- ✓ Expand technical assistance opportunities for providers
- ✓ Transition from pandemic operations to new normal

Neighborhood Stabilization

Successfully manage current programs, including

- ✓ Down Payment Assistance Program
- ✓ Eviction diversion program
- ✓ Minor Repair
- ✓ Substantial Rehabilitation
- ✓ Surplus Property Development

Maintain and expand support for small-scale production

- ✓ Move current projects forward
- ✓ Issue new RFPs for funding

Community Development Final Thoughts

1. We are making progress, though not uniform through all the *Forever Home, Durham* categories. Some categories we are projected to exceed our goals and some categories we still striving for progress. As a reminder, though we have expended resources those resources are not enough to address the need which is being exacerbated by the current economy and housing market.
2. We have been successful to the point of providing sufficient additional funding to keep our multifamily projects proceeding despite increasing construction costs and interest rates.



STAY CONNECTED

Community Development



www.durhamnc.gov/445/Community-Development

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