

Name of Group: Housing and Neighborhoods

Meeting Date: January 26, 2022

Meeting Time: 6PM

Meeting Location: Zoom

Members Present: Lisa Miller, Dionne Hines, Michael Stock, Erin Durkin, Jess Brandes, Rebecca Winders, Chanetha McCabe, Laura Biediger, Keagan Sacripanti, Marissa Mortiboy, Ashley Robbins, Nikki McDonald, Dian Wilson (members absent: Tara Parrish, Felipe Blue, Karen Lado)

1. Introduction

- What is one, small change that could happen in your neighborhood that would fundamentally improve the quality of life/comfort for you and your neighbors? (just a couple of sentences);
 - Sidewalks
 - Crosswalks
 - Separated pedestrian lanes in streets (for multiple kinds of non-car movement)
 - Parks
 - Property owners/managers living in their neighborhoods
 - Public events
 - Better outdoor lighting
 - Slower drivers/traffic
- What are some non-traditional items that could be transformed into housing?
 - Compost receptacles (like trash and recycling)
 - Hotels converted into housing
 - New units on existing parking areas
 - Yurts, tiny homes, homesteads
 - 3D-printed homes

2. Updates from Staff

- Schedule for drafting policy ideas and policy language before community-wide engagement in Spring 2022.
 - Planning staff are using a policy development process to use each group's policy ideas to craft more complete policy recommendations.

- In February and March, after our policy idea brainstorming and once staff has shared some draft policy language back to each group, we will work together to revise and finalize the draft policy recommendations.
- Option to coordinate with other working groups in February and March.
- Finally, community-wide engagement on the draft policy recommendations will happen in Spring 2022, roughly from April through July 2022.
- After that Engagement, we will share what we heard from the general community back with these groups and publicly and will work together on making further revisions and adjustments to the policies based on feedback.
- Share Policy Development Process Overview and Staff Work.
 - We wanted to share an overview of how we're approaching developing draft policy statements for Spring engagement.
 - We started with a simple flow chart to parse out what parts of our discussions are goal or objective level, which ones are more of policy language, and which ones are action items that would work towards implementation:



- **Creative and Varied Housing Solutions example spreadsheet content**

3. Policy Discussion (50 minutes) - Co-facilitator led

- What is missing from [the list we created](#)? Are there gaps you see with the new way we have organized our ideas?
- Based on the list of priorities generated in our icebreaker at the December meeting, we'll do a deeper dive on four objectives that get at most of those priorities. For each of these four objectives we will:
 - Read the objective language together
 - Read the policies that came up in our working group discussion that are from other communities and related to this objective
 - Work together to develop language from these examples that gets at ***Durham's specific needs and context.***

- Finally, let's discuss what questions that we have or information we would like to share with other policy working groups.

Policies (Slides)

- Creative and Varied Housing Solutions
 - Access to Housing
 1. Making existing residents more secure in their housing as part of access to housing
 2. Add language about those who have been historically disadvantaged such as Black and Brown communities, dealing with impacts of gentrification, etc.
 3. Access to quality housing ... and then define quality ... at low and medium income levels
 - a. Add price points--diversity of locations, types, and prices
 - b. Increase the supply of affordable housing
 4. Increasing the intensity and variety of housing throughout Durham, need to build denser in some places because Durham is very built out
 5. Expanding education to support homeownership
 6. quality connected infrastructure that supports the different variety of housing types, traditional infrastructure needs, but also waste management, environmental sustainability goals, all of those things working together in all housing types
 7. Leveraging Housing Programs needs to include communication. There are programs out there that those who it is intended for don't have the information to be able to access.
 8. Pursue innovative housing types that include repurposing buildings, items etc. to create more housing that is also sustainable and environmentally conscious (ex: shipping crates, gutted buses etc converted into housing, 3d housing, tiny homes)
 9. Theme around assistance - technical assistance for ADUs and assistant for sharing housing are named
 - Affordable Housing
 1. Affordable housing at different price points to ensure that the definition of affordable housing (HUD- not more than 30% of income to housing) is met - Price points and housing types

2. Health; affordable housing that either contributes to health or doesn't cause poor health/health conditions
3. Affordable housing for differently abled people
4. Housing and environments that support healthy & sustainable lives for all resident's needs.
5. Looking at AMI of a more specific area (possibly census tract level) - not the Durham - Chapel Hill area; new definition and regulated Ami percentage for housing & how it is affordable, accessible and a healthy environment
6. Creating affordable housing that preserves Durham's Black legacy neighborhoods
7. Create more affordable housing near accessible transportation options
8. Developer or property owner responsibility in the community needs to be included here - stating that we expect developers of affordable housing to fit into the community, to provide something for the community, not create a self-contained new neighborhood
9. Community engagement within mixed-income neighborhoods - when bringing people together in mixed income housing, need community engagement to build relationships in that space
10. Create affordable housing options that allow renters to build equity and create pathways to ownership - ownership could lead to generational stability & wealth
11. Quality materials that positively contribute to health and wellness in affordable housing
12. Increasing income and purchasing power all of the above approach around programming, funding, and supply - increase peoples income and stretch their dollars, mandating acceptance of rental subsidies, down payment assistance, better financing terms
 - a. maybe there's a way for larger employers to help with savings / equity toward homeownership - like duke, etc. putting funds towards their lower paid employees - so they're actually able to live in Durham
13. create temporary, mobile structures for transitional/emergency/short-term housing to prevent homelessness

14. Work at state level to make shared equity models of housing more feasible in NC
 15. Incentivize property owners who create housing units
 16. Invest in affordable housing in historic neighborhoods impacted by gentrification/displacement (Hayti)
4. Finishing Up (5 minutes) - Planning Staff led
- Staff will send follow-up notes to this group for review before posting publicly to the ENGAGEDurham site.
 - Next two meetings will be in February and then March determined by a doodle poll after this meeting. **What day during the last week of February (21-25) works for folks? Wednesday, February 23 seems like the best option, confirm with the whole group by email**
 - We will also continue to coordinate with other working groups that we would like to meet with based on our discussion and other group's discussions.
 - What can we work on individually before then? Anything you'd like to see planning staff work on?
 - Planning staff will share content on two additional objectives for folks to suggest Durham specific policy language ([here](#))
 - Any announcements for the group?
 - Next Our Community Stories is about Wheels on Friday, January 28 at noon:
https://www.durhamcommunityengagement.org/our_community_stories_wheels
 - Please share any thoughts or suggestions for how we can improve future meetings with our team after this meeting if you'd like to share.
 - Thank you!