

Name of Group: Neighborhoods

Meeting Date: March 23, 2022

Meeting Time: 6PM

Meeting Location: Zoom

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

1. Icebreaker and Group Agreements Refresher

2. Updates from Staff
 - Staff is working on brainstorming upcoming Spring Engagement for the draft policies we are creating. We are partnering with the Office on Youth to do some intentional youth engagement as part of this. Community-wide engagement on the draft policy recommendations will happen in Spring 2022, roughly from late April through June 2022.
 - After Spring Engagement, we will share what we heard from residents back with the policy working groups and the community. We will then be working on making further revisions and adjustments to the policies based on input.
 - Staff is working on figuring out a meeting schedule beyond spring engagement and will let you all know soon. The intention is to have one or two more meetings after spring engagement, likely in July and/or August, to share the feedback we've received and allow groups to contribute additional feedback and editing of the draft objectives.
 - We will be taking a break between now and the next time we meet, but we hope you will participate in engagement for the policies and encourage your family, friends, and neighbors to participate as well!
 - Any questions about the general timeline or our work together?
 - Want to establish clear policies (not actions) for development cases in the future - policies are more binding, reviewed as part of staff reports and considered by boards
 - Plan is to include action items as part of final product; engagement on policies will include example actions; we may get

additional ideas for actions/wording from residents through policy engagement

- Topical grouping approach to sharing policies for engagement; identifying topics, determining which topics everyone engaging should see, determining how to group policies; will hopefully make the final product less daunting

3. Policy Discussion

- Meeting purpose: reviewing draft policies to be shared during community-wide engagement in Spring.
 - Focus on our group's topic first – review the housing related policies from other groups and the revised housing policies from this group
 1. Note big picture comments,
 2. Any red flags that you may see,
 3. Any small edits/refinements that staff can change quickly.
 4. Staff has a quick turnaround time to get these draft policies finalized and translated before engagement begins in April.
 - Review other policies if there's time – again noting high-level comments/suggestions that staff can quickly draft before community-wide engagement.
- Discussion Prompts:
 - How we can better incorporate equity, health, and sustainability into the objectives?
 - What is missing from the list we created? Are there gaps you see with the new way we have organized our ideas?
 - What are the highest priority policies on housing and neighborhoods?
- Comments on policies
 - Row 15: Maintain a system of public libraries that serve as community hubs and a place for all cultures to provide services such as internet access, first point of access for immigrant communities, access to computers, and classes
 1. "Is there a concern about libraries not becoming available? It seems like the County already does a good job of doing what's listed."
 - Row 49: Encourage builders of new residential construction to adopt innovative building practices that achieve energy efficiency improvements above the minimum energy code, and other sustainable building practices.

1. "I think there's an overlap with one of our policies (or maybe it's an action) around ensuring that affordable housing is green."
- Row 44: Design infill development to fit into and connect to the surrounding neighborhoods and be rooted in Durham's history. Include housing and resources to meet the needs of nearby residents.
 1. Proposed language: "Design infill AND new development to fit into and connect to surrounding neighborhoods (new developments should be connected to the existing community-- not walled off and isolated)"
- Row 54: Prioritize programs, services, and infrastructure investments in historically redlined areas and in communities that have been ignored or harmed by public and private actions and inactions.
 1. Proposed language: "I would use excluded instead of ignored"
 2. "Highlight"
 3. "Overlaps with housing policy around prioritizing affordable housing in historically redlined neighborhoods. Is there a chance to combine?"
- Row 90: Collaborate with nearby residents on the design of Community Institutions to enhance and support the neighborhood.
 1. "What is meant by 'design community institutions'"
 2. "What is defined as a community institution?"
- Row 53: Build and increase resiliency of people and infrastructure in Durham by preparing for disasters like extreme weather events, climate change, pandemics, economic recession, and other unpredictable disruptions. Invest in stable, secure, and affordable housing, multi-modal transportation options, diverse jobs and pathways, and strong community networks that support and care for residents. Prioritize resiliency efforts in low-income, Black and Hispanic/Latino neighborhoods, or other areas that will be disproportionately impacted.
 1. "This seems like a HUGE idea to be a single policy."
- Row 94: Provide estimated number of school students generated by proposed residential developments
 1. "94 and 95 seem very similar"
- Row 101: Equitably invest in park maintenance and ADA upgrades in neighborhoods throughout Durham
 1. "What is our definition of equity? Does it involve the various possibilities of accessibility"

2. “Equitably invest in parks should be just parks - not only maintenance. maybe also open space and recreational programming. / also, i'd love to find a way we can support recreation spaces beyond our city-owned park property - like basketball and open spaces at dha communities”

■Row 105: New mixed-use neighborhoods should include a mix of residential and nonresidential uses and a mix of housing types, with nonresidential uses being located within a 15-minute walk of all residential uses. Residential uses should be provided at a variety of price levels, with a portion being housing that is accessible to those with low incomes

1. “Housing accessible to low income people should also be accessible to transit. Developers not served by transit could contribute cash to affordable housing fund”

■Row 106: New Mixed Residential Neighborhoods of greater than 20 developable acres should include a mix of at least two housing types. New Mixed Residential Neighborhoods greater than 80 developable acres should include a mix of at least three housing types. Mixed Residential Neighborhoods smaller than 20 developable acres should increase the housing mix in the immediate vicinity. All new Mixed Residential neighborhoods should include housing at a variety of price levels.

1. “Specify AMI or range of affordable price levels?”

■Row 109: New single-family detached residential is discouraged in Apartment and Townhouse Neighborhoods.

1. “Is the idea that we don't want land designated for higher density to be used for lower density? Otherwise it seems like we might want to encourage a mix of product types.”

■Row 110: Reduce both public and private barriers to housing choice in existing Planned Suburban Neighborhoods to allow a greater variety of housing types and price levels.

1. “Any idea what the ‘public and private barriers’ they reference are? It would be good to be more specific”

■Row 111: Discourage the redevelopment of existing mobile homes parks unless the residents have safe and affordable new places to live.

1. “I don't like the framing of this to discourage redevelopment/ creating of housing. Instead what are the policy steps to pro-actively create those affordable places for the current residents to move to?”

2. “mobile homes - say something about requiring a transition / rehousing plan (what can they do, as opposed to can't)
- Row 113: Encourage minimum maintenance of common areas and infrastructure in mobile home parks.
 1. “‘Encourage minimum maintenance’ sounds like a negative. Maybe add ‘at least’ - not that we are encouraging only minimum maintenance”
 - Row114: Encourage the development of affordable or supportive housing on Community Institution sites.
 1. “What does "community institution" mean?”
 2. “114 and 122- can we be specific about community and campus institutions? What are they?”
 3. “Technical point. Supportive housing is a subset of affordable housing.”
 - Row 122: Encourage Institutional Campus place types to include safe and affordable housing for students and staff.
 1. “Encourage industrial, commercial, office place types to provide affordable housing for employees (at least those who receive OEWD benefits--is this pie in the sky?”
 - Row 191: Include affordable housing in new development proposals. Negotiate to insure that proposed housing meets the needs of Durham residents in terms of unit sizes, housing types, levels of affordability, ADA accessibility, and locations.
 1. “add ‘all’ new development”
 - Row 192: Streamline the development process for all LIHTC and affordable housing projects, in partnership with affordable housing developers. This could include removing regulatory barriers or providing expedited review and approval processes.
 1. “spell out acronyms, what is LIHTC?”
 - Row 194: Improve access to homeownership, especially among low-income residents, people of color, and indigenous people to counteract historical policies and programs, such as redlining, that restricted access to ownership and wealth-building to these residents.
 1. “What does improve access to homeownership mean specifically?”
 - Row 196: Encourage and create permanent and temporary supportive and transitional housing. This should include Single Room Occupancy, family care home, co-living, congregate living facility, group

homes, independent living facility. It should also include temporary or mobile structures for transitional, emergency, or short-term housing to prevent homelessness, particularly for youth and families and persons re-entering after incarceration.

1. "Define specifically what is meant by "transitional housing". This has a HUD definition and is largely NOT recommended as a best practice."
2. "I wouldn't discourage transitional housing though, since shelters fall into that category and they're necessary."

■Row 211: Direct historic preservation efforts and resources to telling histories that have gone untold from BIPOC communities in Durham and physically preserving and memorializing them. Equitable and honest preservation of our history cannot solely preserve structures because most historic structures that remain will privilege the history of white wealth in our community.

■Row 212: Focus public funds and publicly supported programs on reflecting our full history to this community. This means a more inclusive telling of our history including indigenous and pre-colonist histories, Black histories and the role of enslaved persons in our community, and immigrant and refugee histories which are often left out.

■Row 213: Address historic land use inequities through new use of land use tools to address specific ways that BIPOC communities have been and are being dishonored. Examples: the lack of acknowledgement of indigenous communities prior to colonization, the lack of maintenance and recognition of Black cemeteries, the continued impacts of the Durham Freeway, and the location of industrial uses or land near historically Black neighborhoods.

1. "I like 211-213!"

■Row 224: The City and County will no longer accept proffers that restrict housing based on age.

1. "I'm concerned about restricting proffers that are age restricted. We do have the need for affordable housing for seniors, and if we have a developer that is willing to proffer units for seniors (or use a development agreement) I wouldn't want to limit that possibility up front."

■Row 228: Evaluate public projects and engage residents to determine whether they will cause involuntary displacement.

1. “you may want to add a little more detail to this one. what counts as a project? what counts as involuntary displacement?”
 - Also reviewed updated list of draft policies and actions coming from this Policy Working Group’s work

4. Finishing Up
 - Staff will send follow-up notes to this group for review before posting publicly to the EngageDurham site.
 - Next meeting will be in after spring engagement and determined by a doodle poll in the next couple of months. Again, we will be taking a break between now and the next time we meet, but we hope you will participate in engagement for the policies and encourage your family, friends, and neighbors to participate as well! Staff will send updates and communication by email during this time.
 - Any announcements for the group?
 - Upcoming Community Stories is on the Harriet Tubman YWCA https://www.durhamcommunityengagement.org/our_community_stories_harriet-tubman-ywca
 - 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!