# Minutes: PSH/FFI Committee Meeting, April 6, 2023

Attendees:

Wendy Jacobs, chair

Ryan Smith

Debra Clark Jones

Eliza Mathew

Colin Davis

Gudrun Parmer

Helen Tripp

Evan Ashkin

Javiera Caballero

Libby Doyle

Russell Pierce

Ann Oshel

Heidi Carter

Nicole Schramm-Sapyta

Agenda:

1. Update on Purchase of Carver Creek Apartments (R. Pierce)
   1. Russ shared that the property is currently under contract with due diligence until May 27, hoping to close on the purchase June 28
   2. Current residents of the property are mostly recipients of housing vouchers who will therefore not need to move out upon this purchase (and who likely would not be able to afford it if sold at market value). If any residents prefer to relocate, HfNH has spoken with DHIC and will help to coordinate a warm handoff/move.
   3. The required inspection revealed the expected needs for minor renovations, but no major repairs. Thus, the group will prioritize new construction and a phased approach to renovations.
   4. HfNH is pursuing a 2-part appraisal, 1) the value at the reduced current level with tenants who cannot afford market rate, 2) a full open-market appraisal.
   5. Russell has been in contact with City and County managers, starting white papers and generally building support for the project. It will be brought up as a “recommendation” at the May 1 County Commissioners meeting and the May 4 City Council meeting. It is important to get their support, b/c if these entities provide funds, we can avoid a “bridge loan” that will result in additional costs of approximately $60,000.
   6. HfNH has already received a $30,000 gift toward this project
   7. Debra asked about an inventory of affordable housing in Durham, Libby agreed to check on sources for that.
   8. Overall, this project is moving quickly with lots of support!
2. Update on County/City Funding Process (W. Jacobs and J. Caballero)
   1. Discussed information needed to ensure success at May 1 and 4 meetings listed above. Wendy, Javiera, and Russ will meet separately
   2. County Commissioners could vote on this May 8 or 22; City Council could vote May 15
   3. Members of this group are asked to write letters of support as appropriate
3. Report outs from Work Group Meetings:
   1. Planning and Budgeting
      1. The group is working toward a comprehensive master plan
      2. They will have a Sanford intern this summer to work on funding options, create pro-formas, etc.
      3. They are also gathering a list of assets near the Carver Creek site (greenway, but stop, close to Duke Regional, RRC, etc.)
      4. One suggestion came up to look at integrated supportive housing program or ISHP for flexible funding for the project.
   2. Support Services
      1. This group is looking at several models for supportive services, including “intentional neighboring” with peer supporters/staff nearby.
      2. Many potential partners will need a critical mass on site to initialize partnerships, as well as insurance information about residents.
   3. Data
      1. The data group reported on exploration to gather data to support the financial feasibility of the project and asked for suggestions from others in the group to help select the right data for collection.
      2. Nicole S-S shared data estimating costs to Duke University Health System for the top 50 utilizers of the Duke emergency department who are also justice involved over the past 7 years.
4. Plans for Site Visit to Charlotte (A. Oshel)
   1. Aiming for Wednesday, May 31. Ann will reach out to Charlotte folks to schedule.

Work groups are charged to meet again before the next full committee meeting, which will be held on May 4, 2023, 8:30am.