

**Wake County Human Services Board
Meeting Minutes
February 28, 2019**

Board Members Present:

Deborah Lawson
Edward Buchan
Fiorella Horna
Dr. James Smith, III
John Myhre
Dr. Randy Marsh
Angie Welsh
Betsy Van Benthuisen
Dr. John Perry
Ann Rollins
Margaret Raynor
Commissioner James West

Staff Members Present:

Josephine Rutledge
Regina Petteway
Derwick Paige
Bridget Wight
Debra Baker
Ken Murphy
Pauline Singletary
Dr. Jennifer Federica
Alicia Arnold
Cassandra Watford
Dr. Joseph Threadcraft
Liz Scott
Paige Rosemond
Dr. Sue Lynn Ledford
Evan Kane
Antonia Pedroza
Andrew Sawyer
Amy Keyworth
Ross Yeager
John Hamlin
Commissioner Sig Hutchinson
Commissioner Vickie Adamson
Dr. Caroline Loop
Rochelle Whitaker
Emily Fischbein
Alicia Arnold

Guests Present:

Frank Eagles
Madalyn McMillan
Vicki Scroggins-Johnson
Laura Holt
Sonia Anderson
Joyce Hicklen
Kent Earnhardt
Yvette Holmes

Call to Order

Chair Dr. James Smith called the meeting to order at 7:36am

Reflections

(Dr. Randy Marsh)

Dr. Marsh Spoke about a concept called Citizens Healthcare. A theory developed by therapist William Doherty to engage patient, families and communities as co-producers, not just consumers. Williams vision is to create a global health economy where every man, woman, and child will be healthy and have access to the very best care regardless of social status, economic position, or political views.

Treasurers Report

Treasurer Ms. Margaret Raynor reported that the current balance of the Board fund is \$2,855.92 reconciled. That included the \$1,000.00 check to Wake County Human services.

Approval of Minutes

Chair Dr. Smith asked for a motion to approve the January 24, 2019 meeting minutes. Mr. John Myhre noted that a correction needed to be made on the attendance list. Dr. Smith then asked for a motion to approve the minutes with the noted correction. Ms. Margaret Raynor motioned and was seconded by Mr. John Myhre. The minutes were unanimously approved with the change.

Next Board Meeting – March 28, 2019

Human Services Board New Member Oath

Mr. Ken Murphy administered the Oath to new Human Services Board Member Ms. Ann Rollins. Chair Dr. Smith asked all to welcome Ms. Rollins and a few photos were taken of the ceremony.

Human Services Board Advocacy Event Follow Up Discussion

(Presented by Chair Dr. James Smith)

Chair Dr. Smith thanked everyone who attended the advocacy event. Dr. Smith stated he looks at January as a beginning not an end in terms of what we are trying to do to help the health and wellness of this community. Dr. Smith mentioned that most of the advocacy is going to be referenced in the Population Health Task Force that will be happening later in the meeting.

Recommendation to Adopt Revised Wake County Well Regulations [Accreditation Benchmark #34.4]

(Presented by Mr. Evan Kane)

Mr. Evan Kane began by giving a brief overview of the Wake County Well Permitting Program, this covers new private drinking water wells & irrigation wells in unincorporated areas, county-wide. Mr. Kane went over the current well program requirements and then the rule revision goals:

- Correctly reference current state regulations
- Ensure consistency in interpretation and application of rules
- Improve compliance sampling requirements to protect public health and ensure efficient permitting
- Consider other concerns raised by stakeholders

Mr. Kane then discussed the proposed revisions and how they are separated into three major categories:

1. Revisions to reflect updated state rules

Adopt by reference:

- NC Well Construction Standards - revised 2008
- Permitting and Inspection of Private Drinking Water Wells - new in 2008
- Private Drinking Water Well Sampling Rules – new in 2008
- Contractor bonding & registration
- Bonding requirement retained per GLUE Committee & Manager’s office recommendation
- Align contractor registration deadline with state certification deadlines

2. Updated well testing requirements for new wells

- For man-made contaminants: Clearly define conditions requiring additional testing, anticipate state requirements for notice about known contamination sites and add pesticide testing near mid-20th century building.
- Address most common chemical health threat in wells - this includes radionuclides, pesticides, inorganics and volatile organics.
- Current rules do not require radiological testing for approval of new wells
- Proposed revision: Add radiological testing requirement in half of county
- Test to screen for uranium & radium- naturally occurring
- Radon test not required
- Extensive discussion with Home Builders Association of Raleigh-Wake
- Anticipate 10% of new wells (40 wells annually) will require treatment before granting CO

Mr. Kane spoke about the most common chemical health threat in Wake County private wells is uranium and its breakdown products. Current rules do not give authority to require uranium or radon testing for private wells. This chemical is naturally occurring mostly in the eastern part of the county. There are two areas where this testing will be required. Only new homes will be required to test for radon. Chair. Dr. Smith then agreed with the importance of the updated well testing requirements for new wells. Mr. McKinley Wooten asked about the possibility of the new well owner getting a recommendation for radon testing. Mr. Kane said we will continue to recommend radon testing on new well permits but it will not be required. Mr. Kane said it will remain a suggestion, not a requirement.

Mr. Kane stated that about 30% of wells violate the radioactivity standard and its estimated 10% of new wells will required treatment before a certificate of occupancy can be granted.

3. General cleanup of rule text

- Wordiness
- Removal of unused terms

Mr. Kane went on to say that the primary financial impact will be on homebuilders for additional radiological testing and mitigation. Mr. Kane then highlighted the take-aways of this presentation:

- Rules developed with input from multiple stakeholders
- Updated well rules will conform to current state requirements
- Improved required testing will provide better health protection to residents
- Proposed revisions have foreseeable and manageable impacts on industry

Mr. Myhre stated there should be an educating component for Dr's to get the word out without scaring people. Ms. Fiorella Horna agreed that she would like to incorporate the community. So that everyone is on the same page.

Mr. Kane finished his presentation by noting that Wake County will be the first county in North Carolina, possibly in the country, to require radionuclide testing.

Chair Dr. Smith stated that the Board members had reviewed the document and discussed the information. Dr. Smith then asked for any public comments on this topic and there were none. Dr. Smith then called for a motion to adopt the amended Wake County well regulations. There was a motion and a second, the board voted unanimously to adopt the amended regulations.

Public Hearing for the Annual Affordable Housing Action Plan

(Presented by Ms. Emily Fischbein and Ms. Alicia Arnold)

Ms. Alicia Arnold stated that the main purpose of the presentation today is to receive input on affordable housing and community development to focus on the needs of the low to moderate income households. This presentation is to reach out for Public Comment on the Wake County Annual Affordable Housing Action Plan.

Ms. Arnold presented materials to the Board for the FY 2019-2020 Affordable Housing Action Plan. This is part of a 5-year consolidated plan that is really a much broader document that looks at strategic planning for defining the priority populations we want to serve, and how we want to serve them. The Consolidated Plan defines the housing and community revitalization needs of low-income families in Wake County for five years, 2015-2020. It is the last part of the FY 2015-2020 Consolidated Plan approved by the Board of Commissioners in May 2015. The Affordable Housing Action Plan is a one-year planning document that tells the community how we spend the funding we receive from the Department of Housing (USDH) and Urban Development. Ms. Arnold mentioned this is the last year, of our one-year consolidated action plans. Moving forward they will be creating a new document.

Ms. Arnold then went on to explain the population groups that were identified as top priorities in the 2015-2020 Consolidated Plan for funding. These groups were chosen because they have the greatest housing need:

High Priority

1. Renters 0-40% AMI (\$23,640/1 & \$33,720/4)
2. Homeless individuals and families
3. Non-homeless individuals and families with special needs

Medium Priority

1. Renters 41-50% AMI (\$29,550/1 & \$42,150/4)
2. Homeowners 41-50% AMI

Low Priority

1. Renters 51-80% AMI (\$47,250/1 and \$67,450/4)
2. Homeowners 51-80% AMI

Ms. Arnold then mentioned that while we focus on supporting the high priority, we also need to make investments across the board to improve overall. Ms. Arnold then went on to discuss the action plan public process:

1. Three Public Hearings, February 2019: Board of Commissioners, Partnership to End Homelessness, & Human Services Board
2. Community Consultations: Wake County Housing Advisory Committee, Wake County Town Planners
3. Draft Plan Public Comment Period: March 29 through April 29, 2019 (estimated)
4. Board of Commissioners Plan Approval: May 6, 2019 (estimated)
5. Approved Action Plan sent to HUD

Ms. Arnold discussed the grant and sources of funding for the FY 2019-2020:

1. Community Development Block Grant (CDBG)
 - Rehabilitation of single and multi-family homes including emergency repairs for seniors and persons with disabilities – Estimated \$804,165
 - Housing Activities: Acquisition- Estimated \$256,346
 - Housing Activities: Home Purchase- Estimated \$250,000
 - Fuquay-Varina public facility project- Estimated \$24,608
 - Garner public facility project- Estimated \$141,600
 - Morrisville housing activity- Estimated \$396,000
 - Public Services: Job training- Estimated \$20,000
 - Public Services: Rental assistance- Estimated \$30,000
 - Grant administration: salaries and operating costs- Estimated \$380,611

❖ **Total \$2,326,755**

2. HOME Investment Partnership Act - \$1,174,067

- Development or preservation of affordable housing – Estimated \$945,384
- Rental assistance for youth aging out of foster care- Estimated \$152,000
- Grant administration: salaries- Estimated \$76,683

❖ **Total \$1,174,067**

3. Housing Opportunities for Persons with AIDS (HOPWA)- \$723,076

- Long term rental assistance – Estimated \$450,139
- Short term rent, mortgage, and utility assistance- Estimated \$146,376
- Supportive services- Estimated \$105,071
- Grant administration: salaries- Estimated \$21,490

❖ **Total \$723,076**

4. Emergency Solutions Grant (ESG)- \$149,012

- Homelessness Prevention – Estimated \$149,012

❖ **Total \$149,012**

Grand total: \$4,372,910

Commissioner James West asked Ms. Arnold about trends. Has this input from multiple local municipalities moved upward with our best candidates? Mr. West noted that because it has been an issue for a long period of time to get these municipalities to buy-in and be a key part. Ms. Arnold said once they went through the comprehensive Affordable Housing Plan process and adopted the plan from 2017 there was a drastic increase in partnership with municipalities coming to us asking how they can further affordable housing in their areas. Some of these municipalities have started their own plan and invited Wake County to help in the process.

Dr. Smith then opened the floor for public comments:

There were four speakers signed up for Public Comments:

Public Comments:

Ms. Scroggins-Johnson is the Mayor of Morrisville, NC. Ms. Scroggins-Johnson stated that she was delighted to hear how municipalities are embracing the Affordable Housing dilemma. Ms. Scroggins-Johnson said that in Morrisville, they have been very challenged. Ms. Scroggins-Johnson then said that Morrisville is approximately 30,000 people in 10 square miles; the average median income is between \$80-\$90,000 thousand dollars. Ms. Scroggins-Johnson had the opportunity to serve on the Wake County Affordable Housing Steering Committee. This committee did an analysis of all the municipalities across Wake County and how much affordable housing stock there was in each municipality. Ms. Scroggins-Johnson said Morrisville reached a

milestone during that analysis in that Morrisville was the only community that had zero affordable housing. Ms. Scroggins-Johnson stated that she has been advocating across town for how Morrisville can get there as far as affordable housing. They decided to establish an affordable housing policy in 2019. The main priority of this plan is to workforce housing more than 80% of the median income. This policy is targeting teachers, firefighters, police officers, working staff, and other people that serve the County. We want to make sure that everyone that serves, lives in Morrisville if they wish. Recently, Morrisville worked with the new construction on re-zoning and asked for affordable housing. As of recently on Tuesday March 5, 2019 the County was approved for 20 units out of 250. It's a voluntary private ownership, where the 20 units will be held for 15 years at a rent reduced rate. Ms. Scroggins- Johnson briefly discussed what Morrisville will need to sustain its partnership with the County and other sources. Ms. Scroggins- Johnson closed by saying Morrisville is very grateful for Wake County's affordable Housing Action Plan.

2. Dr. Smith called upon Ms. Joyce Hicklen for public comment. Ms. Hicklen works for CASA. CASA fully supports the affordable housing plan priorities and the emphasis on supporting those in the greatest need. Ms. Hicklen said CASA does not have a specific request, but CASA has been a frequent recipient of county funding to create or preserve housing for persons with disabilities in Wake County. CASA currently owns and manages over 300 units of apartments for Wake citizens, the vast majority of whom have disabilities and have incomes below 40% AMI. Ms. Hicklen said CASA is actively planning the next Wake County project, which has little to no construction focused on permanent, supportive housing for individuals and families with disabilities. Ms. Hicklen closed by saying CASA is grateful for Wake County and the over 27 years of partnership.

3. Dr. Smith called upon Mr. Kent Earnhardt for public comment. Mr. Earnhardt was the Vice Representative for people with mental illness on the Wake County Human Services Board. Mr. Earnhardt then went to the UNC Step Clinic for services including housing then ventured to Wakebrook for primary care services. He then served on the Wakebrook primary care advisory committee. Mr. Earnhardt spoke about the plan and noted that there should be an option to check consumer experience as well. Mr. Earnhardt spoke about looking at the housing site online and that in his opinion there is not a lot of usable information. He spoke about his research online and that there is not a lot of information on affordable housing for property owners or for low-income families. He spoke for a few more minutes about ways to get this information out and suggested a few things as well.

4. Dr. Smith called upon Ms. Yvette Holmes for public comment. Ms. Holmes is the Vice President of Resource and Development for DHIC. DHIC is the largest nonprofit developer in Wake County and the Triangle Area with over 40 communities in their portfolio and 2200 units of family, senior and supportive housing. Ms. Holmes mentioned they are one of Wake County's trusted partners as well as the City of Raleigh. Ms. Holmes thanked the Human Services Board on behalf of the community. Ms. Holmes mentioned people want most and foremost is a place a live so. The Affordable Housing Plan is very important to Wake County.

Ms. Holmes stated DHIC has a First-Time Homebuyers Center that helps first-time homebuyers get their first home by accessing down payment methods. With the current real estate market our clientele and families are being priced out of homebuying. Houses mainly being priced at \$180,000 and lower is what these folks can afford. Outside of the County where there are lower home values is where they can afford to purchase which means the commute is further, creating more issues. Ms. Holmes mentioned that they will be delivering 200 apartments in Washington Terrace. DHIC purchased the property five years ago with the help with the City of Raleigh. Ninety-four families have remained through the process and will relocate to the new building. There are 162 units of family housing completed and it is beginning to lease up. Ms. Holmes said they had over 1800 names on the list that wanted to be notified when the process opened. The application process was shut down in 8-10 days with 300 applications on hand once it had closed. The second phase in which Wake County is partnering with DHIC is 70 units for seniors 62 and older and these units are scheduled to open in May or June. Currently DHIC is peaking at about 1,000 names on this list and the application process will open to the public on March 1, 2019. Ms. Holmes said by the time current residents are relocated they will have about 50 units open. Ms. Holmes stated that patrons were sleeping on site to get an application. Ms. Holmes then said she wants everyone to understand that there is a pressing need for more affordable housing and we cannot develop it quick enough. Ms. Holmes said DHIC currently serves 60% and below the AMI income. If you are over income and its adjusted for household size, by any amount, you do not qualify. There is a need for people that can't afford the market rate but also do not qualify for affordable housing. She asked for more emphasis for this group as well.

Ms. Holmes then spoke on behalf of the Wake County Commission for Women, a board that is appointed by the County Commissioners. Ms. Holmes is the Chair on the Committee for Housing. Ms. Holmes thanked the Board, emphasized the need for affordable housing for women, and women with children. Ms. Holmes mentioned that there are efforts going on now, to more beds in shelters, particularly for women who are fleeing domestic violence.

Dr. Smith then closed the Public Comment section.

Commissioner Sig Hutchinson then thanked the community partners that had come to support the plan and speak about their support. He then spoke about the huge part the public plays in supporting this affordable housing plan.

Chair Dr. Smith stated that the Board members had reviewed and discussed the document and had obtained public comment. Dr. Smith then asked for a motion to accept the document. Ms. Ann Rollins motioned, and it was seconded, the Board voted unanimously to accept the Affordable Housing Action Plan.

Population Health Task Force Plan Draft

(Presented by Ms. Regina Petteway)

Ms. Petteway started her presentation by stating that the Board would not be seeing the full report today but that she would be presenting highlights. She would be asking questions for Board input to assist in finalizing the report in order to get it to the Commissioners in March. Ms. Petteway said the Population Health Task Force Draft plan will address the recommendations that were put forth in the Population Health Task Force report. Ms. Petteway mentioned that the Board of Commissioners had a task force that was led by Commissioner Sig Hutchinson, Commissioner West and multiple stakeholders. Ms. Petteway said the Board of Commissioners will take that report and the recommendations and integrate the recommendations of the existing Community Health Needs Assessment. Ms. Petteway said the report is not just addressing the Population Health Task Force goal for the commissioners but many of the other goals such as population health, social determinants of health, transportation and food security. Ms. Petteway stated the work is going to be time framed and contain specific measurable results. Ms. Petteway highlighted the Population Health framework and stated that more emphasis will be put on the social, economic and physical health pieces.

Ms. Petteway stated that the Population Health Task Force was appointed by County Commissioners on February 20, 2017 to review work underway and recommend improvements. Ms. Petteway briefly discussed the Task Force and organization process. The Task Force is split into three different work groups:

Healthy Wake:

Supporting overall health and well-being of all residents

Vulnerable Populations:

Groups of people at risk for poor outcomes

Familiar Faces:

Individuals who are frequent users of emergency and medical, social, law enforcement, and other services

Ms. Petteway then discussed how the Population Health Task Force and Community Health Needs Assessment align:

Population Health Task Force

- Started in 2018 – completed work in March 2019
- Board of Commissioners Appointed Members
- November 2018 Recommendations to Board of Commissioners (BOC)
- March 2019 Population Health Plan to BOC
- Includes integration of recommendations with CHNA

Community Health Needs Assessment

2018- June 2019, and ONGOING

- State mandate for Human Services (public health)

- Federal IRS mandate for hospitals
- WCHS/ Hospitals/ Community stakeholders
- Action planning phase late summer

How will Live Well Wake Be Organized?

- The Former CHNA Steering Committee becomes the Live Well Wake Steering Committee
- The Former CHNA Stakeholder Group (60+ Community Organizations), plus additional membership to address vulnerable communities/populations and frequent guests becomes the Live Well Wake Stakeholder Group – meets 2-3 times a year to engage stakeholders, report progress, align work of partners

How will Live Well Wake Be Resourced?

- Wake County Human Services is requesting funding for a CHNA/Population Health Coordinator from the County Commissioners; currently temporary funds are being used
- Additional funding and support will be leveraged from community partners
- Opportunities for funding related to Medicaid transformation will be explored and pursued by the Live Well Wake Collaborative
- What are your thoughts about this new Live Well Wake Model?
- How do you recommend the Human Services Board Align and Participate in Live Well Wake?
- Any other feedback or thoughts?

Human Services Directors Report

(Presented by Ms. Regina Petteway)

- Budget Expansion Summary – Ms. Cassandra Watford

Ms. Cassandra Watford gave a brief overview of the Budget Expansion Summary. She highlighted that there is a substantial decrease in the base budget for FY 2020 because Child Care Subsidy has been removed from the County budget back to the State budget and also the Housing Department moved from Human Services to its own department. Ms. Watford briefly went over expansion requests and Horizon needs for the FY 2020- 2022. Expansion and growth has driven a need for new positions. Due to expanding services in our regional centers it would be ideal to add an administrative infrastructure to support management staff.

Environmental Services Director's Report

(Presented by Dr. Joseph Threadcraft)

Dr. Joseph Threadcraft reported that budget presentation went very well, and the budget analyst recommended all items except for; operations managers for admins to assist with accreditation, two Animal Habitat Technicians in Animal Services to assist with animal intake. Dr. Threadcraft said that Mr. Andre Pierce requested an Operations Manager which was not recommended and an Environmental Health Manager, which also was not recommended. Dr. Threadcraft mentioned Mr. Pierce has been challenged for standard control so they are trying to reduce that.

Dr. Threadcraft then mentioned Mr. Michael Orbon has requested two Environmental Consultants in Wastewater and two registered Environmental Health Specialists.

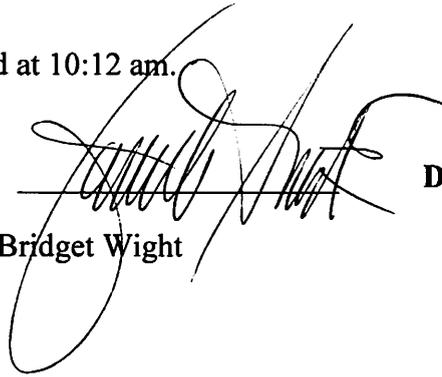
ACTION ITEMS:

- Dr. Perry to get website to Ms. Wight
- Ms. Wight to get thank you card for Dr. Sharon Foster
- Ms. Petteway and Ms. Cassandra Watford to present Budget Expansion when finalized
- Chair Dr. Smith wants to establish a norm for funding

Adjournment

The meeting was adjourned at 10:12 am.

Board Chair's Signature: _____



Date: _____

3/28/19

Respectfully submitted by Bridget Wight