



social +  
economic  
vitality

## Crosby Advocacy Group

Meeting Agenda June 19, 2018 9:30 A.M.  
Location: Crosby-Garfield Center

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*“Housing is absolutely essential to human flourishing. Without stable shelter, it all falls apart.” –  
Matthew Desmond*

**Attendees:** Kaitlin Barnett, Debbie Huston, Dalia Place, Tangela Keaton, Kristin Feierabend, Lorna Parker, Wanda Bailey-Cox, Jarvis Jone, Emily Fischbein, Lekesha R. Shaw, Verna P. Best, Kenin D. Bobbitt, Geraldine Alshamy, Diana Powell, Tony F. Craddock, Kat Reher, Priscilla Awkard, Kathy Peterson, Avis Jones

**Welcome, Review Agenda and Meeting Minutes** - Diana Powell/Priscilla Awkard

- Minutes approved as is

**CAG Executive Team Proposal Final Review** - Diana Powell/Priscilla Awkard

Sub-committee Recommendations - Deidre McCullers

- Deidre was not present but asked the group to proceed without her
- Ursula reviewed the Process & Protocols developed by the Subcommittee on May 25<sup>th</sup>
- Several questions and comments were made about allowing only Raleigh-born residents to vote:
  - This might exclude many CAG members, as many members are transplants
    - One person gave an example that she has lived here for 20 years and feels like a community resident but she was born in another state. How do we address this?
  - How will we know if someone was born in Raleigh?
    - A suggestion was made that people could share this during elections when they stand up to share two minutes of information about themselves.
  - A comment was made that the intention behind this is having residents vote. We are trying to avoid what’s happened in the past, where only a small set of the same people make the decisions. We want residents to feel welcome to come in and make decisions.
- A comment was made that the process states that community representatives must be “Southeast Raleigh community residents,” but “Southeast Raleigh” has not been clearly defined
  - Social & Economic Vitality loosely uses zip codes 27610, 27601 and 27603, which some may see as going beyond the Southeast Raleigh area and some may see as excluding parts of the Southeast Raleigh area
- A question was asked about why law enforcement was excluded from serving on the Executive Team

- Subcommittee members responded that the community has contentious relationships with law enforcement and that residents, not law enforcement, should be making decisions about the community
- This led to more discussion about whether or not law enforcement should be allowed to participate. Some CAG members indicated that law enforcement needs to be at the table in order for them to truly understand the issues and make changes. Others felt that the CAG Executive Team is not the place for that conversation, but that there are other groups/forums engaging with police on those issues.
- Verna reminded the group that members of law enforcement do participate in the CAG and that they have expressed a desire to change the negative perception and the way they are serving Southeast Raleigh. Relationships tend to shift dynamics with people. We do not necessarily need to allow them to serve on the Executive Team, however, it would be great if the CAG were one of the safe places where residents and officers could come together to build those relationships and shift the dynamic.
- A recommendation was made to postpone the development of an Executive Committee until we have more residents at the table. We need more residents engaged before we can develop an effective and representative committee.
  - Several CAG members expressed interest in postponing but a formal vote was not taken
  - The group agreed that the Sub-Committee would present the Executive Committee Process & Protocols at the Residents Meeting on Thursday as planned. The Residents Group may or may not agree that the Executive Team should be postponed.
  - Depending on what happens at the Residents meeting, we may or may not advertise the Executive Committee positions at the Grand Reopening Event

### **Focus on Housing - Information Presentations**

#### **DHIC —Yvette Holmes and Sheila Porter**

- DHIC is local nonprofit affordable housing developer. Formed in 1974 under Mayor Lightner. Focus on preserving housing affordability in the downtown area. 2200 units in DHIC portfolio (multifamily, supportive, senior, single-family)
- Resident services program – the need doesn't just stop at housing. The families we serve face issues of food insecurity, transportation, health care, etc. In senior communities, we partner with Resources for Seniors to help them live independently as long as they are able and want to do.
- DHIC is the nonprofit developer of Washington Terrace, new housing by St. Augustine's with 100 occupants. Working with the households there to identify needs in moving in. Our aim and goal is to keep people housed. Not a perfect situation but we will do everything we can to ensure our families are served. Income limits are 60% Area Median Income (AMI).

- This area struggles with having housing for folks at 30% AMI. 60% is very different than 30%. Can we all do more? Yes. But we're in a good place where people are talking about it. Not cheap to develop affordable housing. Lot of subsidies needed to cover low rent.
- SEV approached DHIC about educating homeowners, particularly seniors, about opportunities and how to make decisions about selling their homes. No one was working on this, so what could DHIC and others do?
  - Starting with a flyer- opportunity to get information out to folks. If resident gets this info, they can call DHIC for help. Once we make an assessment, then we can make referrals out to other resources. Just now kicking this off, so it can be tweaked.
  - This will be embedded into our Homeownership Center services (located on E Davie St). We provide:
    - 15 homebuyer education workshops per year
    - Individual counseling sessions on pre-purchase counseling, financial literacy (help with budgeting, credit), foreclosure prevention counseling, and post-purchase counseling, where this service will fall
  - We have a fee-for-service counseling contract with City of Raleigh
    - Post-purchase service – typically when you call the center, you have an intake form, but we don't want seniors to get overwhelmed. We want to get them in quickly if they need assistance.
    - If we get a call about this, we'll set up a 20-30-minute conversation to understand their need. We'll explain the process and how we can help. This way we can tailor future sessions to what their specific need is. During the initial decision, they can decide whether to move forward with using our services. That's when we'd do intake. Then they come back for tailored counseling.
    - There is a \$40 fee, but that fee can be waived if it's determined it's a hardship. As HUD agency, we can't pick and choose who is charged the fee. If we get them into counseling, then we can waive the fee.
  - If someone's being approached about selling home, DHIC cannot tell anyone what to do. We can provide information/education so they can make informed decision. Pull their tax value, discuss how much you owe, outstanding liens, what their interests are (selling, keeping), then recommend who else they need to talk to (appraiser, lender, Legal Aid).
  - A CAG member asked if there is a checklist to determine if others in the family have legal say over the house.
    - DHIC may need to ask some additional questions. Don't want people to feel like we're prying, but we do need relevant info. It will be up to the individual to share that information.
  - A CAG member asked if there is help with the appraisal cost. Seniors or individuals on fixed income may not have funds to pay for this.
    - We don't have resources of DHIC but if we could advocate for resources or to make fund available. This could make a big difference for seniors— understanding what is a good sale price or not.

## Wake County – Emily Fischbein

- *See Powerpoint for presentation that was made*
- As County agency, our focus is mostly not City of Raleigh. Some of our development is in the City as long as it's in partnership with City of Raleigh.
  - We have housing info sessions Monday-Thursday at 4:00pm at 220 Swinburne Street where we answer questions about rent, housing, etc.
  - Ready to Rent- program at Swinburne for people moving into apartments. 4 day program, 3 hours per day. Not free.
- Wake County Affordable Housing Plan – released in Sept 2017, approved by BOC in Oct 2017 because housing has gotten so expensive. The population that we as the County serve (low-income, min wage, etc) cannot afford to live here.
  - BOC approved additional \$15 million for housing in the budget
  - Affordable housing – multifamily rental (and for seniors), single family, homeownership rehabilitation, emergency repairs, repairs for county residents
  - Who do we serve? County is trying to serve people <40% AMI
  - We have an action plan for HUD funds- Priority 1 populations (disabilities, homeless, at or below 40%AMI (\$30K and below))
- A CAG member asked which towns are most ready to work on affordable housing.
  - Garner and Apex, to some extent (they recognize they have a lot of expensive housing going up). Some towns, like Zebulon, haven't had the pressure yet. They have more "naturally occurring affordable housing." Trying to get them to think ahead of time and plan for the future pressure.
- A CAG member noted that there is a community across from the Women's Prison where residents are being pushed out. Are there programs to help people find new housing?
  - The County runs info sessions at Swinburne. In general, if it's not government subsidized housing, then we won't generally have a role. For Priority 1 populations (includes people who are displaced by disaster or government action), a lot of the people being affected have vouchers. Socialserve.com provides search criteria for rental housing.
- A CAG member expressed interest in having a real-time housing information session on-site at Raleigh Millbank where people can get the information they need about renting, buying a home, etc. We make referrals to agencies, but we as partners don't investigate what those partners provide. Need a real-time housing info fair.

## **SEV Updates**

June 22nd Crosby Event Verna P. Best

- Big thanks to Mr. Bobbitt who had 3 adults and 11 young people canvassing the neighborhoods multiple times to get the word out
- Setup will begin Friday morning. Parking lot will shut down after 10am with a few exceptions for people picking up children. Kristin is sending out instructions today for setting up a table at the Resource Fair

**Next CAG Meeting July 17<sup>th</sup>, 9:30-11:30 AM**