

April 2023 TPNA Board Meeting Minutes
Wednesday, April 12th at 7:00pm
In Person at Trinity Ave Presbyterian Church
927 W Trinity Ave, Durham, NC 27701

Attendance: Mollie Flowe, Karalyn Colopy, Missy Crawford-Smith, Carl Berg, Martha Barnett, Andrew, Peg, Annie Ambrose, Steve Falzarano, Tom Miller, Mary Molina, Scott Doron, James Dobbins, Bonita Green, Steve Unruhe, Jill Wright, Bob Chapman, Alan Spruyt, Tim McNulty

Review of March's meeting minutes - Mollie Flowe

- Approved

Treasurer's report - Bill Brown

- Income: \$189
- Expenses: \$856 (Newsletter). \$757 (Event Liability Insurance). Also paid for PO Box, Hosting site, Foundation

Membership - Jill Wright

- New Membership database
- Membership Drive – 9 people so far have joined. We will do the drawing at the end of the month
- We need to advertise the membership drive: Website, Listserv, Facebook, at Easter event

INC - Updates, including discussion of INC resolution regarding proposed text amendments to Durham's Unified Development Ordinance. SCAD is a package that the city is voting on, and they are modifying many codes in one vote. EHC (Expanding Housing Choices) is in the current code.

Presenter Bob Chapman, SCAD Taskforce

- Member of task force of 15 people
- YIMBY (Yes In My back yard) – Federal funding to increase housing
- SCAD- Simplifying Code for Affordable Development
- Support of SCAD: Problem: there's no entry level housing or affordable housing. Small business can't own their space. Neighborhood centers are not being built anymore. Under UDO only 4 small commercial buildings built in last 15 years. Durham code limits affordable housing. SCAD suggests changing parking requirements, making changes to enable neighborhood commercial, affordable PATH program, simplification of codes. Lots of examples.

Presenter Bonita Green, President of INC

- INC – 9 neighborhoods reviewed the SCAD documents.
- 3 goals SCAD targets: bring prices down, make it easier and less expensive to develop housing, ...
- Issues and concerns with SCAD: Durham's infrastructure is not designed for a car-less environment and SCAD is getting rid of all parking requirements. SCAD would get rid of lot lines and there wouldn't be room for trees. Questions: Would flag lots limit safety personnel from getting to homes at the back? With 0-5ft between homes, is there enough space for safety personnel to get through when there are encroachments? Buyers of affordable units can sell it after the first year. Rental units only have to maintain affordable housing for 5 yrs. Concerns with water management where small units no longer have to have downspouts. Changing zoning to build residential in industrialized areas - concern for safety.

Q&A

- Small lot option under SCAD: Cutting lots into 2000 sq ft
- Why are they getting rid of downspouts? Water is a grading problem and storm water management issue, not a downspout issue. Also mentioned spray insulation instead of downspouts.
- Why are they voting on so many things in one vote?
- The City will vote May 1st, but it will take a couple years to be implemented.
- SCAD- reduces oversight by city
- In discussion, while individual members had no issue, or were in favor of the SCAD proposal but are concerned with it being presented as a whole package.

VOTE:

Trinity Park Neighborhood Association Board directs our INC delegate to vote in favor of the INC resolution that states “Based on our report dated March 8th, INC opposes the proposed SCAD changes to the UDO.”

VOTE:

Yes: 7

Nay: 1

Abstain: 1

Communications - Karalyn Colopy

- Combining websites for TPNA and TP Foundation.

Trinity Park Foundation - Karalyn Colopy

Community Building/Events - Steve Falzarano, Mollie

- Easter Egg Hunt moved to Sunday April 16th Noon-2:00pm
- Earth Day April, Hazardous waste drop-off and trash pick-up event

Didn't make it to agenda items below:

Safety - Ron Gallagher

Traffic - Mollie Flowe

South Ellerbe Creek Wetlands - Scott Doron

Duke-Durham Neighborhood Partnership - Karalyn Colopy, James Dobbins

New business - neighbor concerns and suggestions

Adjourn