



# Trinity Park news



FALL 2025

## Durham Expands HEART *Holistic Empathetic Assistance Response Teams*

By Mimi Kessler

At the last TPNA Board meeting, we were joined by Leigh Mazur, one of the clinical managers for Durham's HEART program. We asked her to join us to give us background and to explain how the team works.

The concept was born from when law enforcement is confronted by people who are causing community concern but are not dangerous. They provide an alternate response to emergency calls when someone is having a mental health crisis or when they need some kind of social service.

The City initially launched a pilot program which was very successful.

HEART was then funded for a limited period of time and only during the weekdays and in a limited area.

This past year it was expanded to the whole city.

HEART provides both 911 Crisis Response and Stabilization Services after a crisis is past. They are organized in four teams:

1. **Crisis Call Diversion** – mental health clinicians in the 911 center who get the calls from 911 operators when they suspect it is not a law enforcement problem. Those clinicians provide de-escalation advice and make the call on whether to dispatch

*Continued pg. 6*

### **HEART: Equipos de Respuesta de Asistencia Empática y Holística**

En la última reunión de la asociación de la vecindad Trinity Park, nos habló Leigh Mazur, una gerente clínica del programa HEART de Durham. Le pedimos que nos contara sobre el programa y cómo funciona.

El concepto de HEART surgió de la experiencia de la policía al tratar con personas que preocupan a la comunidad, pero que no representan un peligro para los demás. El equipo HEART ofrece una respuesta alternativa a las llamadas de emergencia cuando alguien sufre una crisis de salud mental o necesita algún tipo de servicio social.

Al principio la Ciudad de Durham lanzó el programa HEART como piloto, que tuvo mucho éxito. Luego HEART recibió financiación, pero solo por un tiempo limitado, en una zona limitada, y no por fines de semana. El año pasado se expandió a toda la ciudad.

HEART proporciona la respuesta a crisis del 911, y la estabilización después de una crisis. Está organizado en cuatro tipos de equipo:

1. **La Desvío de Llamadas de Crisis:** Cuando un operador del 911 sospecha que una llamada no es un problema policial, el operador puede

*Continúa pg. 6*



# Join TPNA

## GET INVOLVED

Our monthly meetings (1st Wednesday each month) are open to all. Meeting and committee participation is encouraged.

Our urban neighborhood is a diverse mix of approximately 40% homeowners and 60% renters. We encourage all residents to contribute to our vibrant community by joining TPNA.

### Check your membership status or join online:

<http://trinitypark.org/membership/>

### Pay online or via check to:

TPNA

PO Box 725

Durham, NC 27702

Questions? Contact:

[tpnamembership@gmail.com](mailto:tpnamembership@gmail.com)

## Concert in Park Sun Sep. 14, 3-6pm



*Multi-instrumentalist singer and songwriter Joe Troop is one half of the acclaimed panamerican folk duo Larry & Joe, and founder of GRAMMY-nominated stringband Che Apalache. Also performing will be bands with local teens and, by popular demand, Teddy and Friends. Plus food trucks and ice cream... (Photo by Eliza Benbow)*

## Trinity Park Merch

You asked for it, we got it!

New swag available for purchase! T-shirts, stickers, mugs, and more, in a variety of logo options.

Check it out and buy a gift for yourself, your family, or your neighbor.

To access our shop, go to

<https://www.cafepress.com/shop/tpna/products>, then click on your desired logo. You will see a range of products from which to choose. (This is not a fundraiser.)

All proceeds go to CaféPress but all pride goes to the neighborhood!

### ***Neighbor to Neighbor Assistance for Old Farm Flood Victims***

Two months after the Eno flooded the Old Farm neighborhood, there is still great need. Trey Gilmore, the Old Farm neighborhood association president, encourages all who can to offer support to residents through the nonprofit Day One Relief. Needs range from clean-up supplies, food or clothing gift cards, building supply gift cards (Home Depot and Lowes), cars, and computers, to donations of HVAC and contractor services.

Items can be dropped in the bin on our front porch at 1011 Minerva Ave. For on-line donations: [dayonerelief.org](http://dayonerelief.org). DESIGNATE IT'S FOR OLD FARM. Checks should go to Day One Relief, P.O. Box 4154, Chapel Hill, NC 27516, with Old Farm in the memo line. Questions? Call Jennifer McGovern 919-495-2266





## Municipal Elections coming this fall!

By Mimi Kessler

The decisions that affect most of your day-by-day life are made by the city or county elected officials. National elections and their consequences get the big headlines. But local government decides what can be built next door, or whether there is sufficient parking for a store or business, or whether trees are saved, or how much money goes to law enforcement or to solid waste workers.

In October there will be a Primary and November there will be races for three city council seats and the mayor (not county offices). Candidates for city council must live in one of three Wards, but the entire city votes on them. (To see the geographic regions of the wards, search “wards” on [Durhamnc.gov](http://Durhamnc.gov))

A total of 19 candidates registered to run in all four seats – a larger than average number. Incumbents are running for all four positions.

There have been many forums held by various organizations for you to get to know the candidates and most of them have web sites that tell you about their platforms.

Remember my reference to what is being “built next door”? The next City Council will vote on the revised building and zoning codes referred to as the UDO (Unified Development Ordinance). If adopted, it will mean there will hardly ever be a rezoning public hearing.

Early voting for the Primary is from September 18 to October 4. Primary Election Day is October 7. Election day is November 4.

Voting will require a photo ID



issued by the state, a local university, or a passport. You can vote by mail, but you need to request a ballot by September 23. For more information, check out the Durham Board of Elections website at <https://www.dcovotes.dconc.gov/> Municipal elections have notoriously low turnout. Let's break that pattern and everyone turn out to vote!

### *Election Schedule*

- *Sep. 5: Absentee Voting begins*
- *Sep. 12: Registration Deadline*
- *Sep. 18 - Oct. 4: Early Voting for Primary*
- *Oct. 7: Primary*
- *Oct. 16 - Nov. 1: Early Voting*
- *Nov. 4: Municipal Election Day*

## *Time to Get Ready: Tips for Disaster Preparation*

By Mimi Kessler

This month starts the hurricane season (and I am not talking ice hockey!) so it is time to think about disaster preparedness. As the folks in Asheville can tell you, you never know when disaster will strike or how it will impact you. Forming a plan and laying in supplies can help you get through it.

The City and County Governments (and soon Durham Schools) have declared June 28 to July 4 as Disaster Preparedness Week.

### **Tips for Building a Go Bag:**

- Tailor the contents of your go bag to your individual and family's needs and the specific risks in your area.
- Prescriptions, diapers, hygiene supplies, portable radio, batteries, power cords for cell phone, etc.
- 1 gallon of water for every person in the household is the minimum.
- Store your go bag in a readily accessible location, such as a backpack or a designated box. (There are backpacks you can buy which have all the first aid supplies, but it does not include Personal Needs.)
- Regularly inspect your go bag to ensure that supplies are not expired and to update contents.
- Familiarize yourself with the contents of your go bag and how to use the tools and equipment.
- Involve your kids. Agree on a place to meet in case you get separated.

By preparing a go bag and following these tips, you can increase your family's preparedness for a variety of emergencies.

# Meet Your Neighbors

By Tim McNulty

**Randy and Heather Chambers** have been intimately involved in the life of Trinity Park for nearly three decades.

Randy is president of Self-Help Credit Union that aims to empower a range of disadvantaged men and women toward home ownership and other financial goals. Heather is chair of High School Counseling at Durham School of the Arts.

They lived in Walltown for a year and a half before moving into their home on W. Markham Ave. back in 1997. “We were all excited. It was our first Halloween as homeowners. We had a big bowl of candy ready...” But no one showed up.

They quickly learned the dynamics of Trinity Park, that kids didn’t cross Gregson and Duke Streets, especially at night, because of the traffic, Randy recalls. “We learned all the action was on Watts Street.”

Coming from Washington DC, Randy got a master’s degree in public policy from Duke, while Heather worked and earned a master’s degree in counseling from NC State.

Over the years, they have been active in the life of the neighborhood and raised their three children, Maya 23, Alexa 21, and Coby 18. Heather was especially pleased that their children attended Watts Montessori, Trinity Park’s racially diverse elementary school.

“I love our community,” said Heather, “our proximate neighbors, but also our neighbors as a whole. I love how walkable it is.”

Randy adds, “We bike a lot, run around East Campus and walk along the Ellerbee Creek Trail. So, the location is spectacular. And you still have trees, insect sounds and loud cicadas. It’s not like living straight downtown but close enough.

Randy’s role aims at providing



economic opportunity, particularly for communities of color, rural residents, low-income families and women. “We often reach out to folks who have the means and ask them to bank with us so we can use their savings to lend to other communities.” He cited Beth El, Trinity Ave. Presbyterian and Watts Baptist.

“I’ve been surprised and saddened at how expensive Trinity Park has

become”, said Randy, “When we bought this house, Heather was a second grade schoolteacher and I was a junior staff member. Now it’s impossible for someone with our financial means to buy in this neighborhood.

“It’s been true for 20 years. Had we waited six or seven years, we couldn’t have bought here.” They built an ADU in their backyard as a contribution to making Durham more affordable.

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# DSA Campus - What's Next?

By Steve Unruhe

The 2027 Durham School of the Arts move to a new location presents an opportunity to think creatively about new uses for the existing property adjacent to Trinity Park, and a responsibility for local government leaders to take advantage of this opportunity.

Two years from now a prime 17-acre, three-city block parcel in downtown Durham will be sitting vacant. As a neighbor of the present DSA campus, my fear is that we will be living next door to a giant empty lot for a decade.

There is no reason why the process to determine future use of the campus should not start now.

The ball is in the Durham Public Schools court - where it has been sitting for the past nine months.

As long as the site is used for education, it belongs to DPS. The school board has made it abundantly clear it would be prohibitively expensive to put a new school building on the property. So, the broader community needs to be invited to participate in a conversation about appropriate uses.

The first step is to create a forum by which citizens can suggest uses for the site. Local governments do this all the time - hire a community engagement firm, survey the community, bring the results back to the political leaders. If the school board and administration are not prepared to take this step, then it falls to our County leaders to pick up the ball.

At best, it takes six to twelve months to conduct an engagement process. While it is moving forward, the School Board, City and County should also be looking at their own needs that could be addressed at the site.

The opportunity is immense. I am confident that we can do something fabulous and amazing at this site.



Just thinking out loud, and moving from north to south along the site, I can picture:

- The current student parking lot - downhill from the rest of the property - hosting affordable housing (or housing set aside specifically for educators); a 4-5 story building would fit comfortably into the neighborhood.
- Athletic facilities run by Durham Parks and Recreation, or the Durham YMCA. The gym is a superb space, the largest in Durham outside of the two colleges. Locker rooms and weight room could be expanded, and we need a community soccer field.
- The historic central building could house DPS administrative offices and school board meeting room, preserving the original architecture.
- The previously renovated, and beautiful, middle school building could house a small middle or high school.
- The "black box theater" or Weaver Auditorium offer excellent performance venues for local theater companies.

This still leaves several parcels of land - each of which is larger than

any available spot downtown - for other possible uses. I am confident that others in the community would have many other ideas.

Many of the costs of this renewal of the site could be covered. Market housing could be built as part of the affordable housing site, or at one of the several other parcels on this large piece of property. The Durham Y might sell its current downtown site and relocate to DSA. DPS could sell its current site downtown to offset renovation costs.

The point here is "let's go!" Seventeen acres in the heart of Durham: this is a dream come true. Durham can prove that local government can act decisively - that as the last school bus pulls out two years from now, construction crews are waiting to pull in and get to work.

We can do this. Let's go.

*The TPNA board thanks DSA Assistant Principals Charles Carter and Alaina Burr for a first-hand tour of the campus in June. A longer version of this story has been submitted to The Indy.*

# HEART, cont'd

one of their teams or to initiate follow-up services.

**2. Community Response Teams (CRT)** - unarmed 3-person teams that are first responders to non-violent behavioral health calls for service, lower acuity situations such as mental health crisis that is not dangerous, and for welfare checks. An example might be a perfectly peaceful trespasser. This team can radio dispatch for an armed officer to come to the scene if a problem escalates.

**3. Co-Response** - clinician dispatched with a police officer needed for law enforcement purposes when the problem is likely someone having a mental health crisis. This includes things like an act of violence, perhaps in the presence of a weapon or a domestic situation involving a weapon.

**4. Care Navigation** - follow up with individuals who have touched

the system described. Every encounter (even if only by phone with the Crisis Call division) is documented in the computer system used by law enforcement. This is helpful in situations where the same individual creates another crisis situation. It is linked to the Stabilization Services.

Stabilization Services support people navigating housing insecurity, reentry after incarceration, behavioral health needs, and other complex life challenges - connecting them to resources and longer-term support.

The Durham Community Stabilization Department (DCSD) also leads Durham's Continuum of Care (CoC) and coordinates local homeless services to prevent and end homelessness through collaboration, service alignment, and strategic investment.

The clinicians interacting with individuals have training in social work

and/or mental health and therefore have the "tools" or skills to know how to deescalate a situation if it is non-violent. PAC 2 Lieutenant Commander Rogers, present at the meeting, said that it has been tremendously helpful to the officers who don't have that training. Often the Community Response team avoids having contact with armed law enforcement.

Lieutenant Rogers advises that we do not hesitate to call 911, even if it is not a violent situation. While the program has been substantially expanded, it is still being evaluated closely because there are a lot of tax dollars allocated to it. The possible outcome is that it could be deployed beyond city limits and that it could be a 24/7 service sometime in the future.

For more information, search "HEART" on [Durhamnc.gov](http://Durhamnc.gov).

llamar a la división de Llamadas de Crisis de HEART, compuesta por profesionales de la salud mental que asesoran sobre cómo reducir la intensidad de la crisis y deciden enviar a uno de sus equipos o iniciar servicios de seguimiento.

**2. Los Equipos de Respuesta Comunitaria:** Equipos de tres personas no armadas que responden a las llamadas de ayuda de salud conductual no violentas, a las situaciones de menor gravedad, como un crisis de salud mental que no representan un peligro, y para observaciones de bienestar. Un ejemplo podría ser un intruso completamente pacífico. El equipo puede pedir por radio a un agente armado si el problema se agrava.

**3. Co-Respuesta:** Un profesional clínico que acompaña a un agente de policía en situaciones que se trata probablemente de una crisis de salud mental y también tiene un riesgo de

seguridad, por ejemplo un acto de violencia, quizás en presencia de un arma, o una situación doméstica con un arma.

**4. Navegación de Servicios:** Personas que realizan el seguimiento de las personas que han tenido contacto con el sistema descrito. Cada encuentro (incluso si es solo por teléfono con la división de Llamadas de Crisis) se documenta en el sistema informático utilizado por las fuerzas del orden. Esto es útil en situaciones en las que la misma persona crea otra crisis. Está vinculado a los Servicios de Estabilización.

Los Servicios de Estabilización apoyan a las personas que enfrentan la inseguridad habitacional, la reinserción social tras el encarcelamiento, las necesidades de salud conductual y otros desafíos complejos de la vida, conectándolas con recursos y apoyo a largo plazo.

El personal clínico de HEART tiene

formación en el trabajo social y/o la salud mental, y por eso tiene las habilidades para reducir la tensión en una situación no violenta.

Un agente presente en la reunión, el Teniente Comandante Rogers del PAC 2, comentó que el HEART ha sido de gran ayuda para los agentes que no cuentan con dicha formación. A menudo el equipo de Respuesta Comunitaria evita el contacto con agentes del orden armados.

El Teniente aconseja no dudar en llamar al 911, incluso si no se trata de una situación violenta.

Si bien el programa se ha ampliado considerablemente, aún se está evaluando debido al alto costo de su operación. Un posible resultado es que se extienda más allá de los límites de la ciudad y que se convierta en un servicio 24/7.

Para más información, busque "HEART" en [Durhamnc.gov](http://Durhamnc.gov).



# Foundation Report

By Karalyn Colopy

The Trinity Park Foundation's Park Committee—**Shelley Dekker, Julia Borbely-Brown, Chris Jewell, Jenny French, and Sue Concannon**—is hard at work on a variety of maintenance and improvement projects: In June, we hired Bartlett Tree Experts to prune the park trees to keep them healthy. We've continued to remove invasive plants on the park's north slope, replacing them with natives.

We're looking into solutions for the dog waste that accumulates in the park trash cans.

This fall we hope to tend to the park lawn (aerating and re-seeding), the sidewalk right-of-way along Trinity Ave. (spreading wood chips to reduce erosion), and the garden beds (mulching and planting).

The biggest project on the horizon is repairing the gazebo, whose roof rafter tails are rotting and need to be replaced. Thanks to a \$4500 donation from the TPNA towards the cost,

we will be able to hire carpenter Jeff Bergman and painting contractor Jeff Scott this October to repair the wood and seal the structure to prevent future rot. Look for a beautiful, freshened-up gazebo soon!

All these projects and more are made possible by financial support from the TPNA and from neighbors like you. We are especially grateful to neighbors **Debbie and James Dobbins, Peggy Kinney and Andy Stewart, Lee Ann and Larry Tilley, and Maria Bowie** for their generous donations this year! If you would like to make a tax-deductible donation to further the Foundation's work, please send a check to The Trinity Park Foundation, Inc., P.O. Box 725, Durham, NC 27702, or visit [trinityparkfoundation.org](http://trinityparkfoundation.org).

Thank you, neighbors, for your support!

Please contact the Foundation Board at [trinityparkfoundation@gmail.com](mailto:trinityparkfoundation@gmail.com) with comments and questions.

The Trinity Park Foundation, Inc. is the neighborhood's 501(c)(3) non-profit charitable foundation. It was formed in 1980 to purchase the land at the southeast corner of W. Trinity Ave. and Watts St., which became The Trinity Park. Now, in agreement with the TPNA, the Foundation oversees maintenance of the Park, coordinates care of neighborhood medians and traffic circles, and installs and maintains public art. The Foundation's Board of Directors meets three times a year, while several neighbors do hands-on work behind the scenes all year long.

## 2025 TP Foundation

### Board of Directors

**Karalyn Colopy, President**

**Nick Kirby, Vice President**

**Sarah Hodder, Secretary**

**Shelley Dekker, Treasurer**

**Buster Black, at large**

**Chris Jewell, at large**

**Scott Doron, ex officio, TPNA President**

**Mollie Flowe, ex officio, TPNA**

**Past President**

**Annie Ambrose, ex officio, TPNA Treasurer**



*Blossom Garden Club volunteers installing the native plant garden*

## *Volunteers Needed for Halloween in the Park*

A highlight every year for kids and adults alike. Contact Steven Falzarano at [falzos8077@aol.com](mailto:falzos8077@aol.com) to help.



# Know Your Trees

## Red Maple and Trident Maple

By Karalyn Colopy

As the days shorten and the temperatures drop, we'll soon be enjoying some beautiful fall color, thanks in large part to the maple trees in our neighborhood. Red maple (*Acer rubrum*) is one of the most abundant deciduous trees in the eastern US and is also one of the most common street trees in Durham. You can find 25 red maples along Watts St., and almost that many on Monmouth Ave. alone!

Red maples are medium to large in size, up to about 80 feet tall, and live for about 100 years. The bark is pale gray and smooth on young trees, and becomes darker, cracked and sometimes shaggy on older ones. The leaves have 3 to 5 lobes, with serrated edges and silvery undersides. Red maples get their name from the fact that there is something red about them nearly all year long: red buds in springtime, followed by little red clusters of flowers, and even red petioles (leafstalks). And of course we think of the color of the leaves in the fall. But despite the name, red maples don't necessarily turn red! They can be a range of colors - brilliant red, yes, but also pale yellow, orange, peach, or even dark maroon.

Even more common than red maples along Trinity Park streets are trident maples (*Acer buergerianum*). Trident maples are not native to North America. They were brought here from east Asia about 125 years ago for ornamental use. They aren't as large as red maples, so they're good for small spaces in urban environments. Dozens of young trident maples now line Gregson St. south of Markham, and all 10 street trees on Duke St. between Markham and Urban are trident maples. Compared to red maples, trident maples have



*Red maple leaves are 3-6 inches wide and long. Mature trees have bark that may crack and look shaggy, but not exfoliating like the trident maple.*



*Trident maple leaves are 1-3 inches wide and long, with 3 distinct lobes and smooth edges. Bark often exfoliates, showing orange underneath.*

smaller leaves, always with 3 lobes (never 5) and smooth edges. The bark often peels away here and there, revealing splotches of orangey brown under the outer layer of gray. Like red maples, their leaves turn a variety of colors in the fall in the red-orange-yellow range.

Incidentally, although trident



maples are not native, they are not considered to be invasive here. That means they are not likely to spread into forests and out-compete native trees, disrupting natural ecosystems.

For more about invasive plant considerations in our area, Durham-MasterGardeners.com is an excellent resource.



## New Development Rules Under Review

By Mimi Kessler

Rules for constructing buildings are covered in the Unified Development Ordinance (UDO). The City is reviewing and rewriting this important document. It is a long project, but it is nearing its end.

The city is currently presenting the draft to the community and revising as necessary. There were community feedback sessions offered in May, both in person and two via Zoom.

The Planning Department is conducting office hours twice a month main library for people to go take a look or ask questions. For more information or to see the draft topic described, go to [www.engagedurham.com](http://www.engagedurham.com). Scroll down and find recordings and documents of the latest update to the public.

Details of what is covered in this fourth installment are on our website: <https://trinitypark.org/proposed-changes-to-unified-development-ordinance/>.

Feel free to reach out to me if you have any questions: [mimikessler1@gmail.com](mailto:mimikessler1@gmail.com)

If you want to reach out to the Planning department on your thoughts/concerns, you can email [NewUDO@DurhamNC.gov](mailto:NewUDO@DurhamNC.gov)

### Heritage Project

*The Duke Durham Neighborhood Partnership is looking for 1 to 2 TP residents for a neighborhood heritage project. We have a project leader but need a couple of volunteers.*

*The project will likely include an oral history component. A planning meeting will be held in the Fall.*

*Interested? Contact Scott Doron at [sjdoron1956@gmail.com](mailto:sjdoron1956@gmail.com).*



*The Marriott parking lot will be the site of 20 townhouses.*

## Townhouses Coming to Lamond

By John Hodges-Copple

Elmwood Group, a Durham-based developer, has received site plan approval for the construction of 20 townhouses at the corner of Watts and Lamond Streets.

The site includes both the existing hotel parking lot and the adjoining parcel along Lamond where a one-story commercial building was recently demolished. The site does not include the old Papa Johns site at the corner of Morgan and Watts.

Chip Dillard, principal of Elmwood group, described the homes as 3-story, brick-clad townhouses with around 2,000 square feet each, designed to have a first floor that could be used for a home office or an

accessory dwelling unit (ADU). Each home will have its own garage.

Because each townhouse will be on its own lot, they can be a mix of for-rent and for-sale units, depending on market conditions at the time of their completion.

As part of the project, Elmwood is providing the required 54 parking spaces for the existing hotel. The relocated parking will be L-shaped, along the Morgan Street side of the site, and on the parcel where the commercial building stood. The townhouse development will be along the Watts Street and Lamond Street frontages.

Construction is expected to start this fall and completed by early 2027.

## National Night Out Tuesday Oct. 7, 4:30-7pm

Free food and fun at the park!

National Night Out is a nationwide community event that brings neighbors together with local police and government officials for food and conversation, promoting good relations and safe, healthy neighborhoods.

Come to the Trinity Park gazebo for food, kids' activities, and socializing.

We expect some of our local government and safety officials to stop by! TPNA will provide hot dogs (vegetarian included), pizza, beverages, and snacks.

We are looking for volunteers to help with set-up, activities, and clean-up. Contact Steven Falzarano at [falzos8077@aol.com](mailto:falzos8077@aol.com) to volunteer or for more information.

# Know Your Real Estate

## Real Estate Tidbits with Matt Lawing

### The Market Slowdown

You may have noticed that the sign in your neighbor's yard listing their home for sale has been there a while. Especially with the whiplash of the COVID market, a listing being on the market for 60 days seems like a lifetime, but that is closer to normal than the craziness that was 2021-2022.

When the Fed starting raising interest rates in 2022 after dropping their rate to a likely once-in-a-lifetime 0%, we saw a slowdown, and now the issue seems to be people waiting for it to go down again. Aside from rate increases, the DOGE budget cuts affected Durham more than a lot of places and the downtown apartment vacancy rate is hovering around 10%,



*A surplus of apartments and high interest rates have created a buyer's market in Durham, lengthening the time houses stay on the market*

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which means that the big apartment towers downtown are offering 1 or even 2 months free rent to incentivize people to move in. This further cements people's financial decision to wait another year to buy.

In my opinion it's actually better to buy a home during a less competitive time with a higher rate, because although you can always refinance when rates come down, you can't ever change the fact that you paid more for the house in a bidding war when competition ramps up again. In other words, the principal can't change, but the interest can.

Right now is a buyer's market. Buyers definitely have an advantage and can be picky and ask for more things. If you want to sell your house but have the luxury of time, wait. If you absolutely have to sell it now,

I have a couple of suggestions:

- Partner with a lender to offer a 2/1 buydown. This is you giving a credit to the buyer, usually around 2.5% of their loan amount, that gives them reduced payments for two years. This can give them a chance to adjust to their full rent payment and it may even be enough time to refinance into an overall better rate.
- Be flexible. We agents don't have crystal balls and even though the agents in Trinity Park are some of the best in Durham, the pricing is an educated guess. If it doesn't sell and you have the ability, you may need to consider a price drop to show buyers that you aren't married to that original price.

Trinity Park is a wonderful place to live, and homes are still moving decently quickly here, so if you need to sell, you will still be able to sell.

But patience is very important right now.



# S.O.S. - Save Our Streets

## Neighbors Voice Concerns about Street Conditions

By Annie Ambrose

Over the past several years, the pavement along Watts Street has deteriorated noticeably, raising safety concerns among neighbors. Various spots have been patched over time and with different materials, leaving a pockmarked patchwork of surfaces. More than an eyesore, neighbors feel it's now a safety hazard – particularly since Watts Street is a City-designated Bike Boulevard.

“Watts Street has many deep potholes, making it unsafe for biking. It is so difficult to traverse on a bike that it is actually pretty funny that there are bike markings. I believe the street needs full resurfacing, not just pothole repair,” posted **Peter Boyer** in August on the neighborhood listserv.

Neighbors have similar concerns about other streets, including Demerius and Green. Like all streets throughout Trinity Park, these are shared by bikers, pedestrians, and cars, and the growing prevalence of potholes and broken pavement is troublesome.

The City's newly named Environmental & Street Services is aware of the conditions. City Councilman (and Trinity Park resident) **Carl Rist** shared this recent update from Marvin G. Williams, Director – Environmental & Street Services, City of Durham

: “Many of the streets in the Watts Hospital-Hillandale, Old West Durham, Walltown, and Trinity Park neighborhoods need repaving. There is a lot of construction in the area including a water and sewer rehab project being performed by Water Management. Our plan is to start repaving streets once the Water Management project is completed. We are wrapping up an updated 10-Year Pavement

Management Plan that will determine the order in which we will repave these streets. The Water Management Project is scheduled to be completed in the fall of 2026, so it is likely that we will start repaving streets in these neighborhoods in 2027.”

Based on this information, it seems our streets will get worse before they get better, and we can expect a large construction project in the coming year, followed by repaving.

But what about our streets in the meantime? As of this writing, the TPNA board is drafting a request to the City for more information regarding the timing and location of construction and repaving, and options for interim repairs to address the current safety concerns. Stay tuned to the listserv and this newsletter for updates.

## Does a storm drain have your name on it?

By Julia Borbeley-Brown

Is a storm drain located near you? Would you consider adopting it?

Leaves, branches and litter enter the water system through the storm drains and can adversely impact the water system. YOU “can help improve water quality and decrease localized flooding,” according to the City of Durham.

Your steady work cleaning that drain will become a benefit to the neighborhood and Durham's waterways.

The City of Durham implemented a system where you go in and create a cute handle for yourself, if you wish, and adopt one or more drains. I am TPNana and I take care of three

drains. We have neighbors who also do this, but many Trinity Park drains are waiting to be adopted.

The effort does not take much time. My work takes forty minutes, including walking to my three drains. I view it as additional exercise, for my health and the city's health.

After cleaning the storm drain, you enter the date and note any issues. It is recommended that you clear the drain every ten days. In the fall, with all the leaves, it might be necessary to do this weekly.

It is especially important to clear the drain before an expected storm. The link is

<https://www.durhamnc.gov/947/Adopt-a-Drain>

Interested? You can reach me at [juliaborbeleybrown@yahoo.com](mailto:juliaborbeleybrown@yahoo.com).



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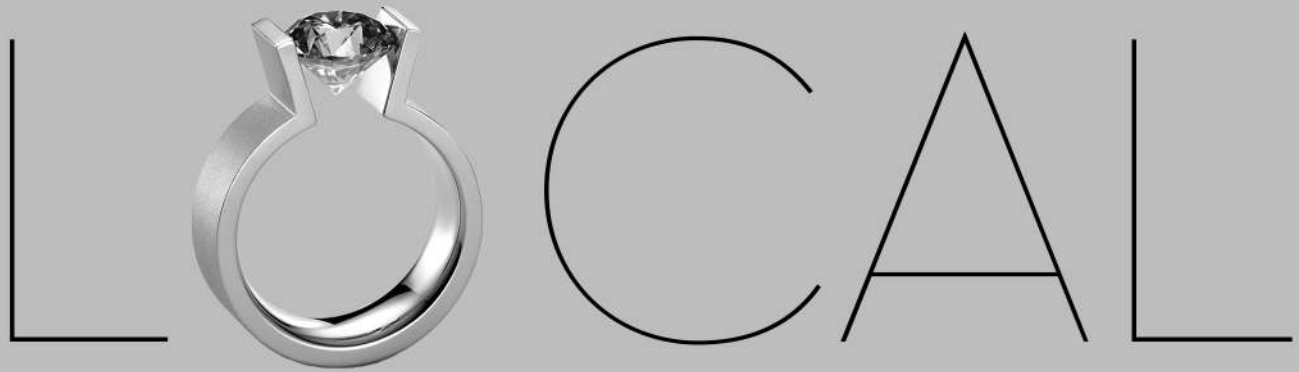
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