

## **PA-PAC Questionnaire for Mayor and City Council Candidates – 2017**

*When answering this questionnaire, please repeat the questions in your response document with each question numbered and organized as it appears here. Type your responses in italics, bold, or a different font to distinguish your responses from the questions. Please do not use colors. Please try to confine your responses within the word limits set for each question. They should be generous. Do not feel obliged to exhaust the limit for each question.*

**Please return the completed form along with your resume describing education, work history, community service, and prior political experience as soon as possible, but by July 30, 2017, at the latest.**

**You may e-mail your responses to Tom Miller at [tom-miller1@nc.rr.com](mailto:tom-miller1@nc.rr.com) or you may send a printed copy of your responses to Durham PA-PAC c/o Tom Miller 1110 Virginia Avenue, Durham, NC 27705-3262**

**Please note that following the July 30 deadline, the Durham People's Alliance PAC may publish your responses to this questionnaire and your resume.**

**Thank you for completing this questionnaire and your willingness to serve the people of Durham.**

Candidate's name: \_\_\_\_\_ Brian Callaway \_\_\_\_\_

Office for which you have filed for election (circle one): Mayor / City Council Ward  1  2  3

Address: \_\_\_\_\_ 307 Gresham Avenue \_\_\_\_\_

E-mail Address: \_\_\_\_\_ brian@callawayfordurham.com \_\_\_\_\_

Phone: \_\_\_\_\_ 919.695.3232 \_\_\_\_\_

### **Government and the Public Good**

1. Of all the issues confronting city government, which single issue is most important to you and why? What would you do about it if elected? *Please limit your answer to 300 words.*

Currently, the most important issue for city government is providing and safeguarding affordable housing options in the city, especially in the downtown region. Social issues and fiscal concerns are certainly important to the city as well, but development decisions are irreversible for decades—we basically get one shot to build it right. Our community is still in the early summersaults of what will be years of massive downtown redevelopment, and we need strong councilmembers

that will assure we stick the landing on affordable housing and provide our community what we want and need.

We need to take aggressive steps now to assure that affordable housing is provided for, especially around proposed light rail stops. I am offering Durham a solutions-based platform that features a pragmatic financing mechanism to give affordable housing projects the capital and land acquisition tools needed to get started. Durham recently raised the property tax rate to now dedicate 2 cents of our rate to affordable housing needs. The Town of Chapel Hill just passed a general obligation bond so the entire community pays for affordable housing. I propose implementing a Tax Increment Financing (TIF) District as a way to raise funds without taxing the entire city. TIFs allow funds to be borrowed based on the expected future growth of the tax base within a defined district. These “area bonds” are then paid off by the defined district from its own future tax revenue growth. If we create a downtown TIF district, the future growth of downtown can pay for today’s affordable housing (among other) needs. In other communities TIFs have been abused by developers as another backdoor subsidy tool, but with bold and visionary leadership, we can use them to invest in the common good like many other communities have across the country.

2. What can the city do to lift the wages of the lowest paid workers in Durham and reduce growing income inequality in our community? Where in our community do you see opportunities for city government to address the racial wealth gap? *Please limit your answer to 400 words.*

Durham used to have a strong stock of manufacturing jobs that left the city decades ago. Lately, Durham has been at the epicenter of the tech startup scene, and the Triangle as a whole continues to be a hot region for high-wage, high-tech and high-skill jobs. Generally, I support the JFK notion that “a rising tide lifts all boats,” but benefit still only comes to boat owners. Unfortunately, for a host of reasons, economic opportunities are not distributed equitably, and there is a divide between those Durhamites that are enjoying high-paying jobs and those that do not have access to the same types of opportunities. Unfortunately, there is not a single, easy solution to this problem. Even some mechanisms to relieve the problem, like raising the minimum wage, have been blocked by the General Assembly.

I believe that education opportunities are one of the most important pieces to strengthen our local economy and reduce disparities. Universal pre-K (and child care), stronger public schools, and better access to higher education opportunities are tools to chip away at both income inequalities and the racial wealth gap, but it is important to note that the City has little direct influence over education issues.

Regardless, I hope to leverage my familiarity with Durham Public Schools to assure that successful partnerships exist.

Homeownership is one of the best ways to build wealth. I fully support the expansion of home trusts as a multi-solution effort that can increase the stock of affordable housing units, stabilize neighborhoods that might be experiencing development pressures and provide owners a path to building wealth. I have heard about the use of revolving loan funds to sustain the process of expanding home trusts and would be eager to work with the Planning Department and existing home trust organizations in Durham to implement their recommendations.

3. Describe your interest in and commitment to public amenities such as playing fields, open space, street trees, traffic calming, and walking and biking facilities. Are you willing to raise property taxes to provide for and maintain these amenities? Are public amenities allocated to neighborhoods of different wealth and income levels equitably? Please explain and cite examples. *Please limit your answer to 500 words.*

Outdoor public amenities are part of what make Durham an appealing place to be. As an avid bicyclist myself, I am deeply committed to safer roads with pedestrian and bicycling facilities. Through my district-wide sustainability work at Durham Public Schools, I have been a participant with the multi-jurisdictional Trees Across Durham campaign to address the replanting of trees across the community as our willow oak population is aging out. I fully support expanding the urban forestry program and re-treesing efforts within General Services. Open space, parks, trails and trees are all city programs that I would advocate for increasing investment in with the knowledge that residents will see a return on investment through a higher quality of city life. Specifically, I am excited about supporting the Twenty for Trails plan from the Durham Open Space and Trails Commission, which calls for expanding the greenway network throughout Durham. One of the other projects that Tax Increment Financing could fund is the acquisition and construction of the Duke Beltline Trail.

Access to sidewalks is one particular case where there are inequities present. I have seen many sidewalk improvement projects occur in and around Trinity Park over the years, yet the residents of Oxford Manor still have to walk on a patchwork of gravel and muddy potholes in order to get to the Food Lion shopping center at Roxboro Street. Wheelchair-bound people have had to regularly use a travel lane on the shoulder-less Old Oxford Highway just to get from A to B. This is unacceptable in Durham in 2017. I would be eager to assure that all Durham neighborhoods are experiencing the same quality of public amenities.

4. How should the city measure the benefits and costs of incentives to promote development especially as those benefits and costs affect low-income residents of Durham? How would you use these measurements when deciding to vote for or against a proposed incentive? *Please limit your answer to 400 words.*

Development incentives can come in many different forms. Especially given the strength of the current market conditions in Durham, I am strongly opposed to cash incentives, tax breaks or even city loans to any development that is being built for market-rate residential, commercial or industrial uses. The only projects that I would want to consider direct financial incentives for are projects with clear public benefit—specifically projects that have a primary focus of providing affordable housing, preserving a historic structure or fixing an environmental issue. I am very comfortable considering density bonuses and other incentives that have no cost to the taxpayers of Durham. When this city has seen poverty rates increase over the last 16 years, it does not help that statistic when we ask all the residents of Durham to contribute financial incentives to multi-million dollar developments. Development should be viewed as the path to boost city revenue and decrease the residential property tax burden.

5. What actions should the city take to expand job creation and job quality? In your answer, please comment on the city's potential involvement in entrepreneurship, worker-owned cooperatives, and union organizing. *Please limit your answer to 400 words.*

New businesses are the engines of job creation. Though I am reluctant to support direct incentives to businesses, I would support initiatives that assist local entrepreneurs and community members who want to start businesses in economically distressed areas or that assist worker-owned cooperatives that are starting operations. I would be eager to hear regular reports from the Office of Economic & Workforce Development on initiatives they are engaged in and others they are planning regarding stimulating economic activity in the city.

If the City Council were presented with opportunities to make statements of support for cooperatives and union organizing, I would be a supportive voice to those types of resolutions.

## Housing, City Planning, and Neighborhoods

6. What does “gentrification” mean to you? What, if anything, should be done about it? How, if at all, is the issue of gentrification implicated in the Planning Department’s current review of zoning in East Durham, the proposed creation of an Alston Avenue Design District, and the redevelopment of the former Fayette Place property? *Please limit your answer to 400 words.*

Gentrification is the result of unprecedented investment in a neighborhood, typically by newcomers, that leads to the disruption and displacement of the social, economic and residential composition of that neighborhood in such a way that changes its character. It is an especially powerful force because development patterns are changing quickly here in Durham. Following decades of expanding suburbanization of this community, trends are now reversing, and our city core is seeing a resurgence of interest, especially from millennials who often favor urban settings over suburban living. This renewed attraction to downtown is putting significant strains on existing long-time residents and threatens to price-out others.

It is difficult to outright stop gentrification, especially in Durham because downtown is the draw. We saw it early with the return of investment to the Cleveland-Holloway neighborhood. Now investment is spreading to other nearby neighborhoods, some which are now experiencing gentrification. Creating historic districts can lock all development activity in place within a neighborhood, like a time capsule, but then any desirable improvements are also stopped. Residents of a neighborhood can always petition to receive historic district standing, but it does come with disadvantages. Having well-developed small area plans in place, increasing the supply of housing and assuring that affordable housing is present amid new development are approaches I favor most to mitigate the effects of gentrification.

The Planning Department has been directly engaging the community about rezoning in the Angier-Driver area and constructing plans like the Alston Avenue Design District. Based on community feedback they received, they made appropriate adjustments to the design district and have addressed concerns about the rezoning project. This is a great example of participatory government. In the case of the Alston Avenue Design District, this is the type of work that we need to accomplish to prepare for the arrival of light rail. Now that Fayette Place has been purchased back by the city, public input about its future is about to proceed. I fully support a Planning Department that engages residents and guides a participatory planning process.

7. What should the city seek to accomplish through its power to stimulate and regulate growth? What principles and considerations will guide your decisions in zoning cases and other development issues? Illustrate your answer with a recent controversial zoning case. Did the city decide the case correctly? *Please limit your answer to 500 words.*

Shaping development is one of the top three duties of the City Council—setting the annual budget to best express the will of the community and selecting a City Manager as the executive are the other two. Development is arguably the most important because the built environment takes decades to change (there's always next year to fix the budget, and I imagine there would be many eager candidates to fill the role of City Manager for Durham). The city should accomplish the vision of the community as far as stimulating and regulating growth. Plans prepared by the Planning Department through public input are typically broad goals for the city or for specific areas, and then, based on the framework of those plans, developers bring projects forward through an open planning review process. When large projects or alterations from stated plans arise, civilian boards and ultimately the City Council respond to the requests for negotiated changes. This is the democratic process in action, with the City Council serving as the final arbiters of the public will. In my opinion it is important to select councilmembers who demonstrate good judgment, astute negotiating skills, a respect for the process, and a responsiveness to the community.

I will base my judgment of development decisions on the following values:

- 1) Adherence to the vision for Durham as expressed in our plans
- 2) Benefit received by the public
- 3) Feedback from the public
- 4) Impact to our critical systems including transportation, environment, and public services

Development is what brings our vision for the city to life. Development is one of the defining characteristics of our species. I am very supportive of development occurring in a way that makes our community stronger. I love that Durham embraces the fact that we aren't perfect, that we have improvements to make. Development is how we get there. It is a negotiated process that, like so many other arenas of our society, involves working with people who are being driven by profit margin. Development is the horizon where all the dreams and possibilities of our community meet investors. It is a critical point where we have to clearly articulate the values of our community and work with others to accomplish our goals.

An example of a recent development case is that of the proposed new Publix at Latta and Guess. The proposal submitted to the city did not fit the plans for that site. The

majority of neighbors were not interested in accommodating a rezoning as proposed. The Planning Commission, upon review of the proposal, overwhelmingly voted against recommending it. The City Council delivered a 6-1 vote against the proposal, and I fully agree with the conclusion of this case.

8. Does the city adequately fund its affordable housing plan? If no, what funding are you willing to fight for in the next budget for affordable homes for lower income Durham renters, homebuyers and homeowners? Where will the money come from? *Please limit your answer to 400 words.*

Adding another penny to the property tax rate this year obviously helps our affordable housing efforts (at the cost of burdening our residential tax base), but the need for affordable housing is so great that I do not believe the city is adequately funding its plan. I am very eager to work to implement a Tax Increment Financing (TIF) District as I described in the opening question. TIFs act as area-specific bonds rather than city-wide fees like property tax or general obligation bonds. Downtown redevelopment and the future presence of light rail are some of the main market drivers that are threatening the existence of affordable housing, so those districts (rather than the community at-large) should be tasked with paying for the solution. Forming a TIF district to capture the rising downtown tax base is the mechanism to accomplish that.

Monthly housing costs are only one piece of what makes housing affordable; transportation and utilities are two other significant components. I would also fight for funding to see the city implement a program, similar to ones we have conducted in the past, which subsidizes energy improvements specifically for lower-income households—renters and owners alike. Often the benefits of home retrofit programs like the one proposed are absorbed by middle class residents who have access to information about the programs and the necessary capital to make the subsidized improvements. I support starting a home retrofit program with specific income qualifications that can make our affordable housing more energy efficient and ultimately more affordable. This program could be funded through the existing property tax fund and supplemented with Property Assessed Clean Energy (PACE) financing, while TIF funds could be used for land acquisition to build new affordable housing units: existing funds for existing units and new funds for new units.

9. Under what circumstances would you vote to approve a rezoning that does not include commitments to meet the city's affordable housing goal? If you answered yes, how would you ensure that the city meet its goal? Please illustrate your answer with a recent case. *Please limit your answer to 500 words.*

Rezoning considerations are too unique to make a universal commitment, but given that affordable housing is my top priority, I would find it immensely difficult to approve a rezoning that dodges satisfying the city's affordable housing goals. For one, there would have to be some sort of compelling case that demonstrates significant and valuable public benefit of the project that serves our needs and interests beyond our affordable housing needs, like an opportunity for preservation of a valuable historic building or providing a local environmental solution like a major stormwater project. Secondly, for me to approve that rezoning request, I would also need to have a clear and strong recommendation from the Planning Commission to proceed. There are payments-in-lieu and other concessions that the city can negotiate, but rezoning requests are opportunities where the city has a strong hand at the table.

One City Center went through the planning process years ago, but I do not believe it includes affordable units. Considering it also includes \$3.97-million in city incentives (and another \$3.97-million in county incentives), it appears that project effectively did nothing to contribute to our affordable housing goal yet still received substantial incentives. I do not support a subsidy for that project.

#### **City Finances, Capital Improvements, Transportation, and City Services**

10. If the city needs more revenue for a basic public service, do you, in general, favor a new or increased user fee or a property tax increase? Residential trash pickup is an example of a basic service. *Please limit your answer to 250 words.*

User fees are most often regressive, meaning the fee affects those with less means more than those who are well off, and I do commit to avoid any user fees that are universally utilized, like trash pickup.

I would support exploring an alcohol/beverage tax and/or prepared foods tax as an alternative to raising property taxes. Before making a decision on any tax, I would be interested in receiving analysis on its impact, specifically how regressive or progressive it may be. Property taxes themselves are often cited as being regressive (especially when so much recent development has been directly subsidized or extended tax benefits), but regardless, property tax increases are getting annoying to our residents. I would seek to find efficiencies within our municipal operations

before voting for another tax increase. Zero-based budgeting could be a good tool to realign the city's priorities to more efficiently meet the needs of the community.

11. Do you support or oppose Durham's plans for rail-based transit? If federal funding for the project is denied, what must Durham do about transportation, urban planning, housing, taxes, and infrastructure? *Please limit your answer to 500 words.*

Although I have several concerns about how our community partner to the west has handled the routing of their end of the light rail line and created an exceptionally nonlinear route (which also is what reportedly led to the sudden reduction in state funding for that project), I am a supporter of the plan for light rail to Chapel Hill and commuter rail elsewhere. Unless we want 15/501 to become a 12-lane superhighway, we are in dire need of a dedicated transit route between our communities. Our existing road network will simply not be able to handle the number of trips expected in the near future. If federal funding comes through for rail this time, the city needs to be prepared for a radical shift in development patterns around future stops—and our planning department is currently preparing for that. We need to assure that development occurs in a way that fits the needs and desires of Durham. We should also be careful with our highway investments so that we don't undercut our rail investments. We also need to maximize transit and bike/pedestrian access to the rail stops through supporting service and infrastructure. GoTriangle has professionals employed to fulfill these principles, and as a transportation planner by education, I am excited at the prospect of representing Durham in future transit discussions.

If federal funding is not secured, the light rail project is essentially dead, but other transit options still exist. Bus Rapid Transit (BRT) is an alternative, lower-cost option that, when carefully implemented, can be very successful. Without rail though we would be less likely to see as significant of an effect on the densification of downtown and clustering of density around transit stops, which means that growth would more likely be diffuse across the community and increase development pressure on our remaining suburban and rural spaces. Suburban sprawl is a drain on community resources, leads to higher taxes, and perpetuates an automobile-centered city which can further perpetuate wealth inequalities and environmental decay.

12. Has the city's investment in bus transportation reached the population which needs it most? What else can be done to improve bus transportation access and affordability? *Please limit your answer to 400 words.*

Bus transportation in Durham is a valuable service to the community. We have a relatively easy-to-use system with the hub-and-spoke system design, where every route meets at the downtown station. With the resurgence of downtown activity, this is sensible, but I would still ask GoDurham if they have conducted a route analysis lately and if that analysis has shown they are best serving the current trip needs of the community. I would also be curious to see annual metrics on access residents have to bus stops, especially the access rates of lower-income residents (e.g., XX.X% of residents live within 0.25-miles of a bus stop, XX.X% of 60% median income families live within 0.25-miles of a bus stop). I have not seen those types of metrics issued by GoDurham, though from my time working for other local governments, I recall seeing regular reports of those types of statistics.

My understanding is that through the local transportation sales tax, GoDurham and GoTriangle have both been able to increase services within Durham. As for affordability it is well known that Chapel Hill has a fare-free system, one that is essentially paid for by their UNC partner. NCCU, Durham Tech and Duke just don't have the ridership numbers that UNC generates, and most transit professionals and studies conclude that fare-free systems are not recommended for larger systems anyways. I would be interested in hearing from GoDurham representatives on how they rate the affordability of our existing bus service and what kinds of assistance programs they would consider most effective if changes are recommended.

13. Would you support a property tax relief program, for example, a circuit breaker, to reduce the tax burden on homeowners with limited resources and help them stay in their homes? If your answer is yes, please describe the program or programs you would support. If your answer is no, please explain. *Please limit your answer to 400 words.*

I would support a broad property tax relief program. I would like to see a shift from turning to the residential tax base as the foundation of our revenue streams, and I would pursue a creative tax relief program that could be implemented city-wide so that all properties are extended a rebate. The rate increase to pay for the rebate program would help make the property tax more progressive and start to shift our local tax base towards larger commercial and industrial properties, which have more tax cushion now that the state has lowered corporate tax to the lowest rate in the country.

## **Policing and Public Safety**

14. Is there a trust problem between the people of Durham and the police department? Are you satisfied with the department's responses to issues of use of force, racial profiling, deployment of personnel, searches, and communication with the public? *Please limit your answer to 400 words.*

Yes, there is a trust issue between the police department and at least some people of Durham. Middle- and upper-class people of all races in Durham and in cities across the country historically have a more favorable view of policing because policing is often viewed and implemented more as a service to respond to their needs and desires for security and safety. Rarely does policing activity truly target the middle and upper classes beyond being an occasional annoyance that results in a speeding ticket or a brief, relatively uneventful traffic stop that can include tears from the perpetrator and a gentle warning from the police. Underprivileged people often have a much different view of policing. Our citation, court and prison systems essentially fund an entire class of well-paid, middle- and upper-class employment through a pipeline of over-policing and punishment of underprivileged people. Without even factoring in police shootings, it is not difficult to connect the dots to understand where distrust stems from.

Distrust exists here in Durham in many specific ways. One of the more apparent ways has been how our law enforcement agencies conduct license checkpoints throughout the community. Those checkpoints are located especially and most frequently in underprivileged communities. Organizations like Alerta Migratoria NC and other directly affected people have been expressing their concerns with these checkpoints for years. I was pleased to hear Chief Davis announce to over 1000 attendees of a CAN event in March that her department would stop using checkpoints due to the community outcry over how checkpoints perpetuate fear. Sheriff Andrews has not been nearly as responsive, which is one reason I share some specific recommendations in Question 16 to add transparency and accountability to our community law enforcement systems.

Many groups, including the Human Relations Commission, Civilian Police Review Board, and FADE have recommended wide-ranging police reforms. The HRC and CPRB combined to issue a report with 44 specific recommendations in 2014. The City Manager is still reporting on his progress to address those concerns and implement the public's will. I also have not been impressed with the way the Manager allowed Chief Lopez's reign to linger much longer than it should have.

15. To what degree, if any, should the city cooperate with U.S. Department of Immigration & Customs Enforcement? Should the city become a sanctuary city? If your answer is yes, for whom should the city provide sanctuary and by what means should sanctuary be provided? If your answer is no, please explain your reasons. In either case, please be specific. *Please limit your answer to 400 words.*

The City of Durham should foremost fulfill its obligations to the Constitutions of the State of North Carolina and the United States, which are very clear about protecting individual due process rights. An essential component of freedom is that no one—citizen or not—shall be imprisoned without charge in this country. However, the Immigration & Customs Enforcement agency of the U.S. Department of Homeland Security routinely violates these constitutional rights through the use of what are called detainer requests.

Federal policy, created under Bush and strengthened under Obama, requires local law enforcement to send ICE the fingerprints of anyone arrested. (We are rather powerless at the city level to change that practice.) If ICE wishes to take custody of a person held in a local detention center, the agency issues a detainer that requests the local detention center hold a person past their release date—without charge and regardless of conviction—so ICE can send an arresting agent. Over the last several years, this practice has been found to be unconstitutional by many federal district courts, but unfortunately DHS expanded the use of this practice under Obama and has continued it under Trump. Detainers are still issued to and honored by the Durham County Sheriff.

“Sanctuary cities,” though not strictly defined, typically are jurisdictions that agree to abide by the U.S. Constitution above the unconstitutional directives of DHS and therefore choose to not honor ICE detainer requests. In this community the Durham County Sheriff’s Office runs the detention center, and the city has little influence over those operations. As a councilmember I would work with this Sheriff or the next to see that constitutional values are adhered to above unconstitutional federal requests in the case of ICE detainers. There are state laws requiring municipalities to fully comply with federal immigration laws, but federal detainer requests likely are not considered “federal law.”

To answer the spirit of the question, Durham should protect our immigrant community from federal overreach by ICE. Immigrants are an essential part of the Durham community. No one is expendable here. If the Durham County Detention Center were holding wealthy, white individuals without charge and by order of the Trump administration, the community response would be completely different. We need councilmembers that strongly represent all the people of Durham.

16. Should the city allocate more, less, or about the same money to policing? Please explain your answer. If your answer is less, would you allocate more money to other services to improve public safety? Again, please explain. *Please limit your answer to 400 words.*

I would like to see the city negotiate with the current Sheriff or next Sheriff to consolidate all county-wide patrol duties to the Durham Police Department. This will add transparency and accountability that have not been demonstrated to the community by the current Sheriff, and it will add efficiency to our local law enforcement systems. The city already serves the entire county through contractual agreements that provide county-wide planning and building inspection services. Law enforcement patrol duties should be the next consolidation of services. The Durham Police Department responds to the Police Chief who is accountable to the City Manager who is accountable to the City Council who meets regularly in open public meetings. The Sheriff and County Commissioners have demonstrated to the community that the Sheriff is accountable to no one—except voters once every four years. With a county-wide patrol duty, technically I would expect more funds would be allocated to DPD (with new funding coming from the Sheriff's Office via contracts).

To more directly answer the question, I will say that in a perfect city there would be parks, there would be planners, there would be arborists, there would be schools, but there would not be as many police. I realize we do not live in a perfect world, but I would like to be on a course where we have more parks, more planners, more arborists, more schools and less police. Most policing activity is in place as the last resort, the backstop when all our other educational, social and economic programs fail. It is not fair for our officers to be in that position, and it is certainly not fair to those caught in the web of the system. I would rather see the community prioritize investment in those educational, social and economic programs in order to build a stronger community. I would also love to see Durham experiment with alternative approaches to general policing.

Throughout our history this nation has been at various points on the policing spectrum, from lawlessness to police state. While the current, general state of policing gives me some concern, it is worth mentioning that I believe policing should focus on combating corruption and organized crime in addition to serving the community in constructive ways like closing streets for races, parades and protests.

## Civil Rights

17. Name one issue in Durham that directly impacts, or is directly impacted by, race inequity and how can the city incorporate a race equity framework in addressing this issue? *Please limit your answer to 400 words.*

Considering that this country was built on race inequity, there are a plethora of issues in Durham that are shaped by institutions and systems that, having been crafted from the DNA of race inequity, perpetuate the problem. I will name housing because our community, especially those most affected, has clearly expressed that is the most pressing issue facing our city.

Race inequity and housing have a long and brutal pairing. From redlining to environmental injustices, race inequity has been at the center of creating segregated neighborhoods and concentrating poverty. East Durham has long been a predominantly African-American side of town. Industry is concentrated along the main rail line on the east end of town, where other rails also crisscross. It is worth noting there is only one rail that passes majestically by the revitalized tobacco warehouses of West/Central (and much whiter) Durham, and that rail line is about to be supplemented by an expensive light rail investment. In addition, the only connecting rail west of Roxboro Street is about to be converted to an urban trail amenity. These land uses and stark differences do not happen by accident; they are a result of the confluence of race inequity and wealth inaccessibility.

As Durham is now growing in new ways, much of what once was considered undesirable land is gaining market value. Because homeownership rates are much lower among non-white groups than whites, the market economics at work are further steeped in racial inequities, and people are essentially being kicked out of their neighborhoods without any compensation for it. All of Durham sees this happening and knows it is a travesty and not something anyone, individually, wants to happen. But the existing systems perpetuate it, so we must, with a concerted effort, build the alternative ourselves. We must address the housing needs of our community in ways that begin to reverse the racial inequities that otherwise will just perpetuate the problems. Our basic needs are food, water, clothing and shelter. When we witness one of those basic needs being undercut by a system that is racially inequitable, we must respond as a community. As I have mentioned in other answers, having an affordable housing plan that is aggressively and fairly funded and augmented by an expansion of a home trust program to boost homeownership rates are both very practical and effective ways for the city to squarely and equitably address this issue.

18. If the city could adopt an ordinance concerning the civil rights of members of the LGBTQ community, what provisions should that ordinance contain? *Please limit your answer to 400 words.*

Following Governor Cooper's disappointing "compromise" with the General Assembly, there is ample opportunity for a bold community to step up in this state and challenge the General Assembly's moratorium on non-discrimination ordinances. That community would need to be cunning with their timing and methods to directly challenge the state on this issue, but I would support having extensive conversations about that path and expending the city's legal resources to evaluate Durham being that instigator. I was repulsed by the way the Governor sold out civil rights and the LGBTQ community in his quest to regain the favor of the NCAA and their basketball games. Any challenge to the moratorium would need to be crafted in careful language and considered with the knowledge that it will most likely generate sharp retaliation from the General Assembly. I would support a thorough and open public discussion about pursuing such an ordinance. As far as specific policy content of that or any other ordinance, I would readily and directly consult with affected community members and fight for including provisions identified as important. Rights of access to facilities and non-discrimination by businesses are two policy pieces I would expect there is interest in.

As a councilmember I would continue to be responsive to any concerns coming specifically from the LGBTQ community or any other matters of civil rights in Durham. The Human Relations Commission plays an important role in investigating civil rights issues and making thorough and vetted recommendations, and I would be keen to be an active Council liaison to that civilian body.

**Personal and Political**

19. Have you ever been convicted of a criminal offence other than a minor traffic offense? If your answer to this question is yes, please describe the charge or charges, the circumstances, and the outcome. *Please limit your answer to 250 words.*

No.

20. For whom did you vote in the 2012 and 2016 presidential and gubernatorial elections? For whom did you vote in the 2014 U. S. Senate election? *Please limit your answer to 100 words.*

I felt I did the best I could with the candidate pool that was presented by the state and national political handlers. Though I voted in all five races, my 2012 presidential and 2016 gubernatorial selections were my only candidates who were successful. My faith and involvement in political affairs, though, has always resided more with local government, where the democratic process is thought to be more pure. I have never met a governor or president. I have excellent relationships with all members of the School Board and County Commissioners and hope to add the City Council to that list.