

Michael Eure Show Transcript

Special Guest Detrick Clark

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EURE: Hello this is Michael Eure, and I'd like to invite you to The Michael Eure Show featuring student hosts and very special guests talking about a variety of interesting topics. You can find us on the Eagle Stream YouTube Channel.

EURE: Hello, welcome to the Michael Eure Show. Today we are really excited to have Detrick Clark from DHIC. He's gonna tell us a little bit about that. But first, tell us a little bit about yourself.

CLARK: Well thanks, Mike, thanks for having me here. As you said, I'm Detrick Clark, I'm actually the Family Services Coordinator at DHIC Incorporated. A little bit about myself, I'm originally from Rocky Mount. I'm a graduate of St. Augustine University. And I live in Wake County. I'm married, I have two kids. So I consider myself a community advocate. I've worked in the nonprofit sector pretty much all of my career, and I'm just happy to be here.

EURE: Well we're happy to have you. And Detrick, I remember back many years ago when you were interested in real estate and now you're kinda in that kind of a position. And you're nonprofit's helping people. It's wonderful when you can marry what you want and help people at the same time.

CLARK: Right.

EURE: So tell us a little bit about DHIC and what it does.

CLARK: Sure, DHIC is a nonprofit organization started in 1974. So it was kind of the city's, birthed out of the city's initiative to help affordable housing. So it was a successful model, so from there it became its own entity. So we've built over 40 communities in that time span. Somewhere around, roughly over 3,000 units. We also connect people to home ownership opportunities. So it's a wonderful organization. We're not just developers, but we have a component called residence services in which we connect those residents to the resources they need and build strong partnerships to do so.

EURE: Okay, so tell us a little bit about your reach. Do you reach Wake County or the whole state of North Carolina? And how people get connected?

CLARK: Certainly, it initially started pretty much in downtown Raleigh. So DHIC used to stand for Downtown Home Improvement Corporation, but since then we've expanded beyond Wake County. And we're in nine counties currently. So we do a lot of work throughout the state of North Carolina in terms of affordable housing. So we do affordable housing, we do senior housing, and a supportive housing. A lot of our

properties are in the Wake County area, Chapel Hill as well, Derm, as well as we have some other properties in the pipeline that will become available, or at least start construction soon.

EURE: All right, and the audience, you can ask question if you'd like. But for now tell us about your Washington Terrace. What is Washington Terrace and what will you be doing there?

CLARK: Very good question. So Washington Terrace is a very unique project for the HDIC portfolio. So it is a 25-acre property that's adjacent to Saint Augustine's University. So it sits between Saint Augustine's and O'Reilly Boulevard, so it kind of fits in that corridor. But what's unique about Washington Terrace, it was originally built about 50 years ago, so it was built in 1950. It was the first rental community for middle class, professional African Americans where they could rent. So a lot of your early black leaders were birthed out of that community, including Clarence Knightner, the first mayor of the city, black mayor of the city of Raleigh. So what we're doing in that community, right now we have about 100 families that call Washington Terrace home. We redeveloping that community and we're expanding that to about 162 families. But in addition to that, we're also bringing in a ton of other amenities, including a senior facility. So there will be 72 senior units there for seniors as well, for those that are 62 and older. And what's awesome about this community is they're fortunate to participate in what we call the Strong Families Fund. So what that is a national collaborative of nonprofit organizations and developers that are part of a ten-year pilot program to see how wrap around services affects housing stability. So within that community, some of the things or the amenities that we'll have will include a five star child daycare that will be on site as well. So this work is beyond Raleigh cuz it will become a national model for others to follow just to see how those other added services impacts people lives over a longer period of time. So my role as family services coordinator is to basically provide resources and engagement with the residents by building strong, strategic partnerships. And leveraging those to provide programming and other resources for those families.

EURE: And we're gonna talk a little bit about Wake Tech, since we're here.

CLARK: Certainly.

EURE: And I know that you've met with Richard Sullins, and you've met with the Weldon people and that.

CLARK: Yeah, Russ, yeah.

EURE: Yeah, Russ. And he may be over in. Tell us about what you want and how some of these programs might be implemented through the school.

CLARK: Certainly, we're excited. Some of the things that we'll be measuring over this ten-year period includes health and wellness. It'll include work income assets. We'll be looking at community engagement, education. So from my experience working with the community college system in the past, and other positions as well as the four-year universities, we see those as an invaluable resource and tool for the community. So I think a lot of the things we're looking to impact I see White Tech being a strong component and ally partner in getting those things done. And providing certificates of completion. We'll have a daycare on site so the opportunity to employee people, engage in early childhood, you guys have all the components that we're looking to measure and some of the things those families need. And meeting with the engineering and applied sciences, being able to provide some certificates for completion for those people to be able to find better employment, gainful employment, increases their income as well as their assets at the same time.

EURE: And I think that that's another gateway into associate degrees and even four-year schools. But first you've got to get the people involved in school.

CLARK: Absolutely.

EURE: Now I'm gonna give a little shout out to Wake Tech Online, cuz we are the number one online college, community college in the United States. So you're gonna have a computer lab in your, is that your clubhouse, or?

CLARK: Yeah, so it's cool. So I guess how this development came, at least all the components of it, we did a two-year civic engagement plan with the community of not only the residents that call Washington Terrace home but the businesses and their neighbors as well. To figure out what should this neighborhood look like for you guys, not just what we want as the developer. But we wanted to know what were you guys interested in? So through that work the clubhouse, it will have a fitness center in there. Residents will have 24-hour access to that. It'll also have washer and dryer hookups. But the cool thing is the units will have washer and dryer hookups as well. That's something that the residents mentioned that they wanted. And also another thing is we'll have a community garden where we'll be able to grow healthy foods for those families and within that clubhouse will be what we call a teaching kitchen. So, we're looking for it to, our relationship with the college here, where they can provide some leadership and help do cooking as well.

EURE: Okay, we have a question.

CLARK: Sure.

EURE: Someone wants to know how many children will the child center accommodate?

CLARK: Certainly, so we'll have 75 slots for kids. And a lot of people may be familiar with Methodist Home for Children, so they'll be the managing organization for that

daycare. So the ideal situation is we want people to be able to work and play and live in that community. So even some of the staff that'll work there are interested in providing some housing for their folks that live there as well. But it'll be 75 slots for those families.

EURE: Okay, and so the family will have some slots and some will be open to the community?

CLARK: That's correct. So priority number one for DHIC is we don't want to displace families by any means. So what we're doing, we're building the community in phases. So phase one will be the 162 units with the clubhouse, the day care. And then what we'll do is help those families transition over to the new. Once they move over, we'll demo where they're at, and then start phase two for that community.

EURE: And I've had a chance to visit, and it is just such a remarkable upgrade from what it was.

CLARK: Absolutely.

EURE: And I like the way that you're maintaining the people.

CLARK: Yeah.

EURE: By doing half of it, then moving the people over and then you're opening up the new ones to another set of people.

CLARK: Correct.

EURE: Now, how would people apply if they want to live in Washington Terrace?

CLARK: Very good question, I know it's been a hot topic. Typically with most of our properties, there's usually a two-year waiting list because their need for affordable housing is beyond on just our organization. There's a great need, not only in Wake County but throughout the nation. So what we're doing is direct individuals to our website, which is www.dhic.org. And through there, they can look up at the Development tab and enter their first, last name, phone number and email address, and from there we'll put them in our database. Once the application process begins, we will then disseminate that information through that list of people. When we have a list of about 800 people so far that are interested in more information. We're excited and we do have other products and projects that are in the making as we speak.

EURE: We have another question, what will be the ages served in the childcare center? And what are the qualifications for the senior, you have senior apartments too, right?

CLARK: Yeah, that's correct. So in terms of the day care, in terms of the ages I think it starts as low as six months old. And then it'll increase as that need is there, but the lowest age is six months as it relates to, what was the other question about the-

EURE: Seniors.

CLARK: Senior?

EURE: Yeah.

CLARK: So seniors, it'll be 62 and older, is what that community is set for. And these units, in terms of call squires, all of them are set to be affordable. They'll have really low rates, because I think there'll be some 40% units in there. So even just to put it in perspective, some current seniors that there's a large population of seniors within the 100 families that are there. They can be paying the same, if not less, than what they pay when they move into the new, so we're excited about that.

EURE: All right, so for our students, because you have properties throughout the area, not just Washington Terrace.

CLARK: Correct.

EURE: And the waiting list is what they would need to get off of that, is that what you explained earlier?

CLARK: Yeah, so each property, we're the developers and owners of property. But each property has a property manager or a property management company as well. So what I would encourage people to do is visit the website, there you can see all the properties that we own. And then from there, you can reach out directly to the property managers to figure out what that process looks like for you.

EURE: During the hurricane, when the governor spoke, he talked about affordable housing and the need to build more affordable housing in those affected areas and to elevate it from the flood plains.

CLARK: Certainly.

EURE: Do you see that as something you might do, or do you have any properties in that region?

CLARK: Yeah, we do. We have a property in Pamlico County, which, during our meeting earlier, it was affected by the storm slightly but not greatly. But the cool thing is DHIC is part of a larger network called NeighborWorks America. So they provide a lot of support and funding for a lot of the work that we do. So they are a key partner and bring in resources to those families that are in need. In terms of a form of a housing, I mean, there is a great need for providing for the houses, it's a

crisis. If you ask me in terms of what they need is. So we're certainly always looking for opportunities to provide some leadership and providing some housing for those that are in need. So we like partnerships, we're working not only on the Washington Terrace, but we have other projects, one in Durham called the Willow Street Project which is with Capital Broadcasting, City of Durham. I think that will provide over as well as the Beacon Ridge site, which is right here in Raleigh. That particular project is in conjunction with the Y, it'll be a school built there. It'll be a Y that's pretty much almost constructed, as well as affordable housing. So people will be able to not only go to school but connect the resources. And the cool thing about the Beacon Ridge is what we call a promise, a purpose built community. So it is one of 16 in the country. And then the Washington Terrace project is one of six where we'll be measuring and tracking this information to help families and make it a national model for others to follow.

EURE: And there are gonna be some people that wanna talk to you because they've seen you. So how do they get directly to you, do you have a direct phone number or email they can get you at?

CLARK: Yeah, if they visit the website, they'll be able to get my information, but my email address is detrick@dhic.org, so that's D-E-T-R-I-C-K at D-H-I-C dot org. We also have a number where they can call once they go to the site to get any information about the Washington Terrace project. We're really excited because through our civic engagement, one of the things the residents mentioned was having a neighborhood reunion. So we brought a committee of individuals together and kind of plan that and what we've come up with is actually an event that will take place this Saturday at Lions Park. So we're basically bringing in vendors, Wake Tech will be there providing some assistance and leadership there. But we'll be, have good food, games, share some information and resources with these families, and we have some giveaways, And they just wanna have a good time.

EURE: And I'm happy to say we're gonna have these Iron Man comic books that is donated from our welding department. And they wanna make people know about that career, and they also want women in welding, so that's a good thing. And anybody else at Wake Tech, they want us to give out information, please give it to me. And I will actually be at the booth from at Lions Park.

CLARK: Yeah, so yeah, we're really excited about that. And Lions Park is adjacent to Saint Augustine University, as well as the new Washington Terrace project, so we're really excited about that. And we'll have a host of vendors out there. We'll have Pelican's Snowball will be there passing out snowballs. Games, for the, we'll do horseshoes, we'll have a ton of things to do for families.

EURE: Okay, do your properties accept, this is another, Section 8 vouchers?

CLARK: Yes, very good question. Many of our properties do take Section 8 vouchers. So we do accept those.

EURE: And is it basically sliding scale? Is that how you determine how much people pay?

CLARK: Well, in terms of people, we kind of have options between the city has the vouchers as well as the county. They determine based on that family's need what that amount is. But what we've been told is typically they don't like to see families spend over on utilities, or rent rather. Because at that point, it becomes an unstable situation. In terms of our pricing for our units, everything is set. But if we accept the voucher, say for example, if your rent is \$800 and your Section 8 voucher is 700, then that resident or tenant is expected to come up with that difference, or that \$100. But you may have a similar situation where a person is getting \$300, and then they have to come up with the remaining 4. It's based on household dynamics more than anything.

EURE: \$700 is a really low amount for the rally, I know that.

CLARK: Yeah.

EURE: The daycare, how does the income affect the entry in the daycare and your selection of who can be in the daycare?

CLARK: Certainly, I would say the ideal is that those are lower income would be ideal. The preference that we have initially is that the families that currently live there will have some priority before the rest of the community. But in terms of entry based on income, that's not a factor.

EURE: Okay, because it will be sliding scale as well.

CLARK: Well, it's kind of vouchers as well, so day care maybe, say two kids, 500 bucks. But one family may have a voucher of 350 so they come up with the remaining.

EURE: Okay.

CLARK: Another family may have to pay that total cost. But it's all based on household and individual income.

EURE: Okay, and we'll follow up with our Office of Student Advocacy and Support because they kind of help our students with housing, and the lady's name is Mary O'Clem. And I'll make sure you meet her and maybe they can connect. Tell us about volunteer opportunities. I know that NC State is working with you, but I'm certain we have an Office of Volunteering and Leadership, and I'm sure some of our students, what kind of opportunities-

CLARK: Yeah, I mean, there's a lot of volunteer opportunities. We have a great partnership with the Dream Center. Those guys kinda took it upon themselves to go to the community out at Washington Terrace and adopt a block. So they literally will come in, they'll bring a basketball hoop, meet the kids after school at 3:30 or play ball with them, feed them, give them snacks, for two hours. Then they leave. But they also are engaged to the point where they are providing welcome baskets for those families when they move, so it'll include all the necessities of dishes and bath towels and everything they need. So we have a lot of partners that we work with. But what we're doing is expanding that partnership. For example, we're working or will be working with the Boy Scouts. So we're gonna provide some programming and some direction for the youth. In addition to that, because of the community garden, we'll be working with Grocers on Wheels. And what they do is basically provide healthy produce packages for families that are in food deserts or areas where food is limited. So we provide programming around that. We're excited about working with Wake Tech and so many facets of the work that we'll be doing. But we're looking for partnerships. And what we do, we don't necessarily determine what that program, or what that need should look like. We kinda rely on the residents to tell us what they're looking for, and what they want. And then we go out and find the partners to make that happen.

EURE: Okay, Robbie has an opinion.

CLARK: Sure.

EURE: And he says he wishes you would build more in Durham, that they have a great need.

CLARK: Yeah, I agree. So with the Willow Street project, I think it's 204 units, I believe, there'll be right there on Main Street. So we're excited about that, getting that work underway. I used to work in Durham, so I know the city very well. And I've done a lot of great work in Durham through self-help in BC andm these other organizations. So I think the big thing with bringing more affordable housing to areas is everybody understanding there's a need there and being able to fill that need.

EURE: I'm gonna thank Joyce Stephens for tuning in. She's retired from the Centennial Magnet Middle School over on NC State Centennial Campus, but she is a St. Augustine graduate.

CLARK: Yeah.

EURE: So she's shouting out to us, and we're shouting back to you.

EURE: Thank you for tuning in.

CLARK: Thank you.

Q&A: She's so proud of you.

EURE: We're proud of her. Yes, and she'll be a great volunteer for you as well.

CLARK: Absolutely.

EURE: She does a lot, and she was a teacher and a cop. She knows what to do with middle school young people.

CLARK: And we have a great partnership with an organization called Homework Haven, and they just have an awesome story. They took it upon themselves again to start working with the youth over there, helping them complete assignments and homework. They started in the back of a barbershop, White's Barber Shop. They went from there to a vacant unit on the Washington Terrace property. And now they're gonna have some space within that clubhouse to continue to help those students complete those assignments and kind of advance themselves. So there's opportunities to work with that organization. As well as we're going to have some public art projects that'll be coming soon, where we want to incorporate the history of that community there as a permanent stake. So we'll be creating this monumental statue to kind of emulate that, as well as putting some community art throughout the community as well.

EURE: Okay, and then we wanna kind of ask because you want to get your residents That are on the lower economic status up.

CLARK: Correct.

EURE: So you're doing this through education, and you might be helping them find employment.

CLARK: Resume preparation.

EURE: Okay.

CLARK: Just connecting them to opportunity. And sometimes it's just lack of information, knowing where the job fairs are, when they're taking place, and just leveraging cuz what we've seen is a lot of our residents have some college experience.

EURE: Okay.

CLARK: So it's not that the drive and the intent is there. What we find is there's other obstacles that get in the way. And I think even with the Wake Tech, I was, a few weeks or a month or so ago, was here for the Governor came. And he was announcing the initiative to-

EURE: Finish Line grants.

CLARK: Finish Line grants.

EURE: Yes.

CLARK: And that's kind of similar to what I think a lot of people should look at that model is because, I'm not gonna finish school or complete my degree if I'm worried about what I'm gonna eat. If I'm worried about rent, where am I gonna live? That stuff becomes less of a priority. So if you can kind of help overcome some of those obstacles, I think people would become more successful.

EURE: All right, and Flo, from our early childhood education program, wanted to know who was gonna be managing the clubhouse. And she may be meaning the day care, and I know you talk about Methodist home and I know they do great work. But our early childhood students need to go out and do practicums. Do you have an idea of how they would be going about doing that?

CLARK: Yeah. So basically Methodist Home for Children will be managing the daycare. So that'll be totally their operation on site. Of course, we'll have some help as needed as the owners of the property. In terms of the Washington Terrace property in general, that will be managed by CMC which is our property management company for that location, so.

EURE: Okay, and someone wants to know what is gonna be the percentage of slots that are available for children of color.

CLARK: In terms of that I will tell you right now probably 98 to 99% of Washington Terrace is African American. Of course, the surrounding communities is a little more diverse than there. In terms of that, we're not setting any number for any particular race or type. It's those that are in need.

EURE: Well, I'm gonna ask you what Joyce Bell Stevens thank somebody, thank you. I have another question, because you have been on quite a few trips. You went to Los Angeles and you take sometimes your residents with you on these trips. Tell us what is the purpose of the trips and why do you take residents?

CLARK: So you know, we're part of a large network of other organizations that do similar work throughout the US, and even beyond the United States. So one of those is the Corporation for Supportive Housing. So they have events and seminars and things all over the country. And then there's another one, which is NeighborWorks America as well. So what we'll do, we're actually headed to Houston later next month, and we're bringing a few residents. One is Mr. Jimmy Snellons, he's a resident at Washington Terrace. He's been there, his family has connections there, since it's been built. As well as we have a young mother with two kids, we're taking those guys on these trips and everything is paid for by DHIC, I mean, hotels, food,

per diem. It's not a cost burden for these families, but we're part of what we call the Leadership Institute. So what we wanna do is bring in those families to provide some leadership skills for them, so they can go back into the community and provide that to the rest of the community as well.

EURE: I love it. Now, we're gonna be winding down a little bit so I want you to give your contact information one more time, your website one more time, and anything else that we missed, okay?

CLARK: Well, again our company is DHIC, our website is www.dhic.org. Through there, people will be able to see all the properties we have, all the things we offer in terms of the organization. They'll be able to access a home ownership center information, which we help first time home buyers purchase their homes, as well as provide other financial education for those individuals and families. And again, if there's anyone out there that has any connection to the Washington Terrace community, we encourage them to come out on Saturday, September 22nd at Lion's Park between We call this a family affair. So we encourage those to come out and have some food and play some games and just kind of reminisce about the history of the community and what it has provided to those that call it home.

EURE: Okay, well, I think that you have gave so much information and for the students, I really want you to consider this as one of your volunteer stops. And it's also a good place for you to get possibly some employment, particularly early childhood graduates, because you have a daycare, you need people that can work with them.

CLARK: Yeah.

EURE: And I guess your other properties, do they have opportunities for employees, too?

CLARK: Yeah, I mean, every property needs property managers, they need maintenance managers. They need technicians. They need, and then not only that for a small business owner, there's opportunities cuz we have to maintain these beautiful units, and apartments, and houses and homes as well.

EURE: Well, I am really happy that you came. And we're gonna really try to work with innovation and effectiveness area with student services, and the academic area, as well as work force and continuing ed. Because work tech is very comprehensive institution and we can help in many different ways. And thank you for involving us, and thank you for coming.

CLARK: Thank you.

EURE: All right, everybody have a nice day and we'll see you back next month. And our guest will be Rene Daughtry, who's an engineer at Cisco Systems, Research

Triangle Park. And he'll be talking about careers at Cisco and general technology.
Thank you.