

## Jermaine M. Durham

Doctoral Candidate in Planning, Design and the Built Environment  
Clemson University  
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### EDUCATION

#### PhD in Planning, Design and the Built Environment (ABD)

Clemson University

Expected Graduation Date: Dec  
2018

*Dissertation title: "Race, Foreclosure and Neighborhood Change in the American South"*

*Advisor: Mickey Lauria*

#### Master of Science in Urban Studies and Planning

Savannah State University

Graduation Date: Dec 2012

Thesis Title: "Analyzing the Impacts of Public Housing Revitalization Initiatives"

*Advisor: Deden Rukmana*

#### Bachelor of Arts in Philosophy

Georgia Southern University

Graduation Date: May 2008

### Research Interest

- Housing and Community Development
- Residential Inequality
- Housing Policy

### Research Experience

Research Paper: "Linking GSE REO Disposition Strategies to Housing and Neighborhood (In)Stability"

(Ongoing)

- Co-authored a research study that analyzes the links between U.S. Housing GSE foreclosure disposition strategies to future evictions and neighborhood impacts

Dissertation: "Race, Foreclosure and Neighborhood Change in the American South"

(Ongoing)

- Created data set utilizing U.S. Census and foreclosures data in three counties in the south eastern U.S.
- Utilized both SPSS and GIS to analyze data and draw conclusions about the impacts of the U.S. foreclosure crisis on neighborhoods

Course Research Project: "South Carolina Promise Zone Economic Development Plan"

(2016)

- Worked with a team of graduate students and professor to develop an economic development plan for six rural SC counties targeted in the federal Promise Zone initiative
- Applied economic development theories to guide the creation of a regional plan for economic development

Master's Thesis: "Analyzing the Impacts of Public Housing Revitalization"

(2012)

- Collected data from various sources including U.S. Census Bureau and a Public Housing Authority of Savannah database to create unique dataset for research interest
- Utilized both SPSS and GIS to analyze make conclusions about the effectiveness of public housing revitalization initiatives

### Teaching Experience

Graduate Teaching Assistant: MCRP 8070 Professional Studio

(Fall 2016 – Present)

*Clemson University*

- Served as a co-instructor for graduate level Professional Planning Studio course
- Guided students through the process of developing strategic plans that addressed various aspects of the built environment
- Collaborated with local planning departments, community stakeholders, and officials to identify needs of areas
- Prepared lectures and class activities designed to enhance students' understanding of the planning process
- Created and graded course assessments to ensure students understood material

**Teaching Assistant: MSUS 8854 Housing and Community Development**

(2014)

*Savannah State University*

- Provide classroom assistance for Dr. Deden Rukmana's MSUS 8854 Housing and Community Development Graduate course
- Lectured on topics such as affordable housing, community/economic development, neighborhood revitalization and community research methods
- Developed class research project that guided graduate students through the process of developing a comprehensive neighborhood revitalization plan
- Provide assistance to graduate students with class assignments
- Utilized several of the City of Savannah's neighborhood revitalization plans as teaching materials
- Assessed and graded student assignments

**Work Experience**

**Housing Authority of Savannah**

(2012 – 2015)

*Development Services Analyst*

- Provide administrative assistance for the Director of Development Services
- Assist with the development and oversight of all mixed income/finance communities in the Housing Authority of Savannah's portfolio
- Assisted with the development and implementation of a comprehensive neighborhood revitalization plan targeting the East Savannah Gateway community
- Developed survey instruments that gathered socioeconomic and other demographic data from community
- Provided statistical analysis of compiled neighborhood data in the form of presentations and official reports
- Helped coordinate the implementation of an community development and neighborhood revitalization strategies
- Gained first-hand experience with federal and state regulations as they relate to public housing, Community Development Block Grants, HOME Investment Partnership program, and LIHTCs
- Trained in affordable housing finance strategies
- Gained experience writing grant proposals to state and federal agencies

**Savannah State University**

(2011 – 2012)

*Micro Business Program Coordinator*

- Coordinated Savannah State University's micro-business program located at Moses Jackson Advancement Center
- Gained knowledge on economic development initiatives for low-income urban communities
- Organized and taught courses, workshops and information sessions designed to provide business and entrepreneurship training to low-to-moderate income adults and youth

- Provided one-on-one business oriented technical assistance for program participants
- Connected program participants to micro-business lending institutions
- Developed youth-focused after school and summer programs
- Developed and maintained program participant tracking system
- Established and maintained partnerships with various public and private organizations
- Oversaw community outreach initiatives designed to increase program participation
- Assisted in the management of budget for federally allocated grant

**Goodwill Industries of the Coastal Empire**

(2009 – 2011)

*Assistant Program Manager*

- Established Goodwill Industries of the Coastal Empire’s first Workforce Development Program for “at risk” youth
- Recruited, trained, and supervised over 90 adult volunteer mentors
- Mentor/Case Manager for over 100 inner city youth
- Acquired over 100 hours of multi-site training of adult volunteers
- Established and maintained partnerships with various nonprofit, community, and governmental agencies
- Developed Goodwill’s first annual Youth Career Leadership Program
- Gained experience writing and administering grants for program funding
- Insured appropriate fiscal allocation for federal grant budget of \$290,000
- Prepared quarterly and annual reports on program activities

**Presentations**

“Linking GSE REO Strategies to Housing and Neighborhood Instability,” Atlanta Studies Symposium

(April, 2018)

(Fall, 2016)

“Planning in the Midst of Movement,” Association of Collegiate Schools of Planning (ACSP) Annual Conference. (Co-moderator in roundtable discussion)

(October, 2014)

“Components of a Comprehensive Neighborhood Revitalization Plan,” *MSUS 8854 Housing and Community Development Graduate Class*; Savannah State University.

“Community Capital and Community Development,” *MSUS 8854 Housing and Community Development Graduate Class*; Savannah State University.

(September, 2014)

(August, 2014)

“Understanding the Community Development Process,” *MSUS 8854 Housing and Community Development Graduate Class*; Savannah State University.

“From Public Housing to HOPE VI and Beyond,” *MSUS 8854 Housing and Community Development Graduate Class*; Savannah State University.

(August, 2014)

“Choice Neighborhoods: A New Approach to Public Housing Revitalization,” Savannah State University; Armstrong Atlantic State University.

(November, 2012); (June, 2013).

“Increasing Youth Engagement in Neighborhood Associations,” City of Savannah Annual Neighborhood Leadership Workshop.

(November, 2011)

**Service and Memberships**

**Black Graduate Student Association Clemson University**

(2015 – 2016)

- Clemson University's Black Graduate Student Association exists to foster a supportive environment for graduate students that promotes holistic development and creates opportunity for upward mobility that will empower students to achieve academically.

**MSUSP External Advisory Committee: Savannah State University**

(2014 – 2015)

- This committee is comprised of planning academicians and professional planners from the Savannah area. Candidates who serve on this committee are nominated by faculty members of Savannah State University's Master of Science in Urban Planning program. The role of the External Advisory Committee is to offer suggestions, advice, and recommendations for the advancement of the MSUSP program, particularly its students and curriculum.

**Health Savannah Childhood Obesity Prevention Grant Evaluation Team**

(January, 2014 – 2015)

- The mission of the Healthy Savannah organization is to create conditions where prevention and reduction of childhood obesity can occur. They plan to accomplish this goal by (1) developing local ordinances; (2) changing local policies; (3) modifying the built environment; (4) affecting social norms; (5) and supporting communities where making lifestyle choices is realistic and desirable.

**Coastal Georgia Indicators Coalition**

(December, 2013 – 2015)

- The mission of the Coastal Georgia Indicators Coalition is to improve community well-being by engaging and leading the community to work collectively in its development of strategic priorities that guide policy, programs and resource allocation for Chatham County. I serve on the Steering committee and Content Committee for this organization. The role of the content committees is to organize and facilitate community meetings and focus groups to gather both quantitative and qualitative data.

**City of Savannah Comprehensive Youth Master Plan Initiative**

(June, 2013 – 2015)

- This initiative is led by the City of Savannah's Mayoral Office. Its mission is to create healthy communities for the youth of Savannah. It plans on accomplishing this goal through the development of a comprehensive youth master plan that will identify and implement programmatic solutions to the major problems hindering youth achievement in the City of Savannah. I have served on survey development committee for this initiative since its inception in June, 2013. I helped develop the survey instrument that was used in the 2013 Youth Summit.

**COMPUTER SKILLS**

Microsoft Office Software, Statistical Package for the Social Sciences (SPSS), ArcGIS

**TRAINING/CERTIFICATIONS**

***National Development Council Rental Housing Development Finance – Nashville TN.***

(2013)

- This course took a detailed look into the analysis, financing and development of affordable rental housing. It provided in-depth knowledge about the underwriting criteria used by lenders and the rates of return demanded by private equity investors in order to determine their investment in a rental housing project. The course also explored the methods practitioners can utilize to attract the maximum amount of private capital to rental housing projects as well as the techniques to fill financing gaps with public resources

***Nan Mckay Public Housing Management Certification***

(2013)

- This training covered the myriad components of public housing management, including the roles and responsibilities of public housing managers, Federal and local policies that affect public housing, eligibility requirements, along with a host of other topics relevant to the operations of PHAs around the Nation.

***Goodwill Industries International Spring Learning Event- Washington D.C April***

(2010)

***Subjects Covered-***

- *How to Conduct a Community Needs Assessments*
- *Developing and Strengthening Volunteer Programs*
- *Microenterprise and Micro lending*
- *Using Social Media to Raise Funds, Recruit Volunteers, and Recruit Staff*
- *Integrating Stakeholder Input and Other Organizational Systems into Your Families*
- *Economic Success in Rural Communities*

**References**

**Mickey Lauria (PhD)**

Professor, City and Regional Planning and Director, Planning, Design and the Built Environment

**Contact**

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**Cliff Ellis (PhD)**

Professor, City and Regional Planning

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**James Spencer (PhD)**

Professor of City & Regional Planning and Associate Dean of Research and Graduate Studies with College of Architecture, Art, and Humanities

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