

**MINUTES OF THE REGULAR BOARD MEETING
HOUSING AUTHORITY OF THE CITY OF DURHAM
Durham Housing Authority
330 E. Main Street Durham
May 22, 2019**

AGENDA ITEM I

Call to Order

Present:

Daniel C. Hudgins, Chair
Deborah “Deb” Anderson
Ray Eurquhart
Robert “Bo” Glenn
Gloria Nottingham

Jillian Johnson, City Council Liaison

Absent: George Quick, Vice Chair

Conference:

None

Staff Present:

Anthony Scott, CEO
Barbara Newman
Sabrina Sinegal
Ashanti Brown
Meredith Daye
Matt Scaparro
Denita Johnson
Lorraine Erhunmwunsee
Charles Lyons

Also Present:

Eric Pristell, Attorney, the Banks Law Firm

The meeting was called to order by the Chair, Daniel C. Hudgins at 5:36 p.m.

A quorum was present and the *Regular Meeting* was called into session.

AGENDA ITEM II – GENERAL COMMENTS FROM THE PUBLIC

◆ **PUBLIC HEARING (s)**

- ◆ *Introduction of DHA’s New Board Member* – Chairman Hudgins introduced Commissioner Mayme Webb-Bledsoe

AGENDA ITEM III -- CHANGES TO THE AGENDA

1. Resolution for MTW Application
2. Resolution for Deceased Jack Preiss

AGENDA ITEM IV – BOARD ACTION

Approval of the Minutes of the Board of Commissioners’ Regular Meeting held on April 24nd, 2019

**Motion: Commissioner Nottingham; Seconded: Commissioner Anderson;
Approved: Unanimously**

AGENDA ITEM V – PRESENTATIONS

Resolution 3569 Honoring Former DHA Board Member Jack Preiss

**Motion: Commissioner Glenn; Seconded: Commissioner Nottingham;
Approved: Unanimously**

AGENDA ITEM VI -- CHIEF EXECUIVE OFFICER'S BUSINESS REPORTS

- DHA has worked to get HUD approval of Habitat for Humanity to build the Hope VI Homeownership Units on the remaining lots. HUD has finally agreed that Habitat for Humanity can be the builder. DHA and Habitat are working with HUD to complete all the necessary requirements. HUD has agreed to have weekly progress meetings with DHA to facilitate the approval process. DHA's current goal is to be able to announce this venture next month, which is Homeownership month. There are a combined 37 lots in the Edgemont Elms area and the Goley Point area. There were three solicitations for developers to build these Affordable Housing Homeownership units and there were no acceptable bids, except for the one from Habitat for Humanity.
- The House Transportation Housing & Urban Development Sub-Committee, which is chaired by our own David Price, put forth their budget for FY20. They show increases from previous years in our four major categories. An update will be forthcoming as to the senate version. The senate has not approved their version of the budget as of 5/22/19.
- The City is proposing a \$95 million Housing Bond, and over the next several months, Mr. Scott stated that he will be doing several presentations on behalf of the Housing Authority, so that the people in the city can get a better understanding of how DHA is planning to use the roughly \$60 million of the \$95 million Bond. The \$60 million will cover the Oldham/Liberty Site, 330 E. Main St., and Forest Hills Heights. The Mayor has created a Steering Committee. Meredith Daye and Cornwallis resident Betty David serves on the Committee. It includes a variety people from People's Alliance, Durham Committee on Affairs of Black People and is chaired by Wib Gullie and Tobias Rose.

VII - GENERAL BUSINESS ACTION ITEMS (COMMITTEE REPORTS)

Chairman Hudgins stated that this is for the purpose of accepting reports from the three (3) standing committees. The information from these committees were also included in the previously distributed board package. The reports were as follows:

Development Committee Report (Chaired by Commissioner Deb Anderson)

Chairman Anderson recommended acceptance of the April 17, 2019 minutes.

**Motion: Commissioner Anderson; Seconded: Commissioner Nottingham;
Approved: Unanimously**

Moreenne Rd and Damar Court Projects continue to move forward and DHA is working on resolving the issues about completion dates. Both will be tentatively completed by late summer early fall.

Finance Committee Report (Chaired by Commissioner George Quick)

(In Commissioner Quick's Absence) Commissioner Hudgins recommended acceptance of the minutes of the April 17, 2019 meeting.

**Motion: Commissioner Nottingham; Seconded: Commissioner Anderson;
Approved: Unanimously**

There were no additional comments.

Operations Committee Report (Chaired by Commissioner Bo Glenn)

Commissioner Glenn recommended acceptance of the minutes of the April 17, 2019 meeting.

**Motion: Commissioner Glenn; Seconded: Commissioner Nottingham;
Approved: Unanimously**

There were no additional comments.

AGENDA ITEM VIII -- RESOLUTIONS FOR APPROVAL

The Chair, Daniel Hudgins, introduced the following resolutions:

**Motion: Commissioner Eurquhart; Seconded: Commissioner Quick;
Approved: Unanimously**

RESOLUTION NO. 3568**RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE CITY OF DURHAM'S DESIRE TO OBTAIN MTW DESIGNATION UNDER THE SECOND COHORT OF THE MTW EXPANSION**

WHEREAS, it is the responsibility of the Housing Authority of the City of Durham's (DHA) Board of Commissioners to approve Agency policy and budget; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) has offered eligible PHAs the opportunity to express interest in admission to the Moving To Work (MTW) Demonstration Program, a program that allows significant policy and budget flexibility, by submitting a Letter of Interest package; and

WHEREAS, MTW allows PHAs to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families by permitting PHAs to use assistance received under Sections 8 and 9 of the United States Housing Act of 1937, as amended, 42 U.S.C. 1437, et seq., (1937 Act) more flexibly and by allowing

certain exemptions from existing public housing and Housing Choice Voucher (HCV) program rules through policy revisions, as approved by HUD; and

WHEREAS, DHA intends to comply with the MTW statutory objectives to: reduce cost and achieve greater reduce cost and achieve greater cost effectiveness in federal expenditures; give incentives to families with children where the head of household is working; is seeking work; or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and increase housing choices for eligible low-income families; and

WHEREAS, DHA intends to comply with the MTW statutory requirements to: to ensure at least 75% of families assisted are very low-income as defined in Section 3(b)(2) of the 1937 Act; to establish a reasonable rent policy that is designed to encourage employment and self-sufficiency; to continue to assist substantially the same total number of eligible low-income families as would have been served absent MTW; to maintain a comparable mix of families (by family size) as would have been provided had the funds not been used under the MTW Demonstration Program; and to ensure housing assisted under the MTW Demonstration Program meets housing quality standards established or approved by the Secretary; and

WHEREAS, DHA intends to comply-with HUD's Operations Notice for the Expansion of the Moving to Work Demonstration Program; and

WHEREAS, DHA has a desire to obtain the Moving to Work (MTW) Designation under the Second Cohort of the MTW Expansion under which DHA is willing to evaluate:

- MTW Test Rent#1-Tiered Rent (Income Based): Households are grouped by income into tiers. Within each tier, rents (or, in the HCV program, participant contribution) are fixed. Any income increase within a tier does not affect the household's rent/tenant contribution;
- MTW Test Rent#2-Stepped Rent: 5% Step (Decoupled from Income): Rents are increased annually (or, in the HCV program, the participant contribution is increased) according to a fixed schedule of 5% of Fair Market Rent (FMR) by bedroom size. These increases are unrelated to the income of the assisted household; and/or
- MTW Test Rent#3-Stepped Rent: 3% Step (Decoupled from Income): Rents are increased annually (or, in the HCV program, the participant contribution is increased) according to a fixed schedule of 3% of Fair Market Rent (FMR) by bedroom size. These increases are unrelated to the income of the assisted household.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Durham finds as follows:

1. That the Board of Commissioners approve DHA's desire to obtain MTW designation under the second cohort of the MTW Expansion.
2. That the Chief Executive Officer is hereby directed to formally submit a Letter of interest package to HUD under the MTW's Second Cohort-Rent Reform under the MTW Demonstration Program.

Done this 22nd day of May 2019.

**Motion: Commissioner Glenn; Commissioner Nottingham;
Approved: Unanimously**

RESOLUTION NO. 3569

**RESOLUTION APPROVING THE APPLICATION SUBMITTED TO THE
SPECIAL APPLICATIONS CENTER (SAC) FOR THE DISPOSITION OF**

**PROPERTIES PART OF THE TURNKEY III PROGRAM DEVELOPMENT
(BIRCHWOOD)**

WHEREAS, the Housing Authority of the City of Durham (“DHA”) previously had a Turnkey III Homeownership Program in the Birchwood Heights Community, otherwise known as “Birchwood”, NC013000013; and

WHEREAS, all houses except for four were sold to residents residing in the community; and

WHEREAS, the remaining houses are located at 6 Plummer Place, 128 Cushman Street, 3120 Wedgedale Drive, and 3035 Wedgedale Drive, all within the city limits of the City of Durham, North Carolina; and

WHEREAS, DHA wishes to approve the Demolition/Disposition application submitted to the Special Applications Center (SAC) on November 21, 2018 to sell these remaining four houses to close out the program; and

WHEREAS, upon receiving approval from the SAC, DHA will sell the four properties via an auction format; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Durham, as follows:

1. DHA approves the application submitted to the Special Applications Center (SAC) for the Disposition of four houses that are remaining from the Turnkey III Program Development (“Birchwood”).
2. DHA is hereby authorized to take any and all actions, execute any and all documents and instruments, make any and all filings and reasonable expenditures and take any and all reasonable steps it deems to be necessary, desirable or appropriate in order to carry out the purpose and intent of the foregoing resolutions.
3. The Chief Executive Officer and Director of Development of DHA are hereby authorized to execute and deliver all documents as are required to submit the Demolition/Disposition Application to SAC.
4. All actions taken to effectuate the foregoing resolutions by DHA, the Chief Executive Officer and Director of Development of DHA are hereby ratified and confirmed.
5. This Resolution shall take effect immediately.

Done this 22nd day of May 2019.

**Motion: Commissioner Glenn; Commissioner Nottingham;
Approved: Unanimously**

**RESOLUTION No. 3570
RESOLUTION HONORING
FORMER DHA BOARD MEMBER JACK PREISS**

WHEREAS, Dr. Jack Preiss was born in New York City on December 20, 1919. He and his extended family moved to Hackensack, NJ, where he spent most of his childhood; and

WHEREAS, he earned a degree in sociology Dartmouth College in 1940, Master's degree from Columbia University in 1951 and his Ph.D. from Michigan State in 1954. He moved the family to Durham, NC in 1959 where he began his academic career at Duke University; and

WHEREAS, Dr. Preiss several of his colleagues started the Academic Council at Duke, where they were instrumental in the integration of the university in 1965. His values of civic duty and equality led to his election to the City Council from 1965-1969; and

WHEREAS, after his retirement from Duke in 1987, Dr. Preiss began a second career as advocate for low-income housing. This led him to serve on the Durham Housing Authority board of commissioners for many years and support many other affordable housing organizations either by leading them or founding them; and

WHEREAS, several buildings serving low-income Durham families were constructed under his guidance, including the Urban Ministries Homeless Shelter, Sherwood Park Apartments, Andover Apartments, as well as The Senior Center. During his leadership at Durham Housing Authority Edgemont Elms Apartments and Preiss-Steele Place (which bears his name) were built; and

WHEREAS, throughout his long term of service on the DHA Board of Commissioners, Dr. Preiss was continuously focused on the quality of life of residents living in DHA communities and benefitting from DHA programs as well as diligent scrutiny of the agency's operations; and

WHEREAS, Jack Preiss was well-respected community leader and an advocate for human rights.

NOW, THEREFORE, BE IT RESOLVED, that we the Durham Housing Board of Commissioners do hereby resolve:

1. That this Board pauses in a moment of silence in memory of Dr. Jack Preiss.
2. That this governing body pays tribute to the life of Dr. Preiss and the unselfish contributions he made to the Durham community.
3. That this resolution be spread upon the official minutes of this governing body.
4. That a certified copy of this resolution be presented to the family of Dr. Jack Preiss.

Done this 22nd day of May 2019.

**Motion: Commissioner Glenn; Commissioner Nottingham;
Approved: Unanimously**

AGENDA ITEM IX – Entities Business
(Suspend & Reopen DHA Meeting)

- ◆ **Development Ventures INC.,**
Development March 27th, 2019 minutes were accepted.

Motion: Commissioner Glenn; Commissioner Nottingham;
Approved: Unanimously

AGENDA ITEM X – Information Items
Added Resolution

AGENDA ITEM X – Information Items

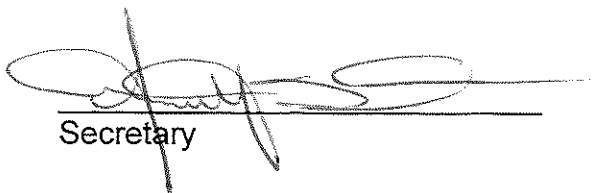
AGENDA ITEM XI– Closed Session

AGENDA ITEM XII- ADJOURNMENT

Motion: Commissioner Hudgins; Seconded: Commissioner Nottingham;
Approved: Unanimously


Chair

(SEAL)


Secretary