

**MINUTES OF THE REGULAR BOARD MEETING
HOUSING AUTHORITY OF THE CITY OF DURHAM**
Durham Housing Authority
330 E. Main Street Durham, North Carolina 27701
April 25, 2018

AGENDA ITEM I

Call to Order

Present:

Daniel C. Hudgins
Robert “Bo” Glenn
George K. Quick
Gloria Nottingham
Thomas M. Niemann
Larry Yon, II

Absent:

Patrice Y. Nelson
Jillian Johnson, City Council Liaison

Staff Present:

Anthony Scott, CEO
Barbara Newman
Sabrina Sinegal
Meredith Daye
Matthew Scaparro
Elvert Dorsey
Pamela Davis
Denita Johnson
Lorraine Erhumwunsee
Charles Lyon
Doris Jackson

Also Present:

Eric Pristell, Attorney, The Banks Law Firm

The meeting was called to order by the Chair, Daniel C. Hudgins at 5:35 p.m.

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

AGENDA ITEM II – GENERAL COMMENTS FROM THE PUBLIC

Chairman Hudgins opened for general comments from the public. The major discussions involved resident concerns regarding the transitions that occurred in Damar Court and Morreene Road during the moves.

Residents who spoke and their topic(s) were as follows:

- *Lutrenda Sumpter* – Requested to move from a one bedroom to a two bedroom and had issues with the amount of time it took for maintenance to respond to a ticket.
- *Keshea Byrd* – Staff unprofessional, unable to obtain suitable housing, breach of contract, harassment, Section 8 not working.

- *Kendall* – Damar Court issue -- spoke on behalf of her daughter – concerning health issues.
- *Marguita Swear* – Morreene Road – pay rent on time; staff rude; harassment about bank statement.
- *Ashley Henderson* – Read a FOIA letter regarding the presence of mold, asbestos and lead in the Damar Court apartments. In addition, she has a problem with taking 3 times to recertify; sufficient notification or time was not provided to residents to move.
 - *Louis Fair* – Harassment, no cooking on the grill, request for bank statements, smoking not being allowed in apartments, need for a safe environment.
 - *Natasha Morris* – Staff talks unprofessional, attitudes.
 - *Nyala Mallock* – Damar Court – water in house, facets leaks, pays rent on time.

The residents were advised that staff would address their individual concerns. The issues primarily involved communication, respect, and maintenance follow-up from staff. The Board requested an update at the next board meeting.

AGENDA ITEM III -- CHANGES TO THE AGENDA

There were none.

AGENDA ITEM IV – BOARD ACTION

Approval of the Minutes of the Board of Commissioners' Regular Meeting held on March 28, 2018.

Motion: Commissioner Glenn; Seconded: Commissioner Quick;
Approved: Unanimously

AGENDA ITEM V -- PRESENTATIONS

There were none.

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

- *Comments ref. resident concerns* -- The CEO, Anthony Scott, recognized the testimonies from residents. He reiterated that the key issues involved maintenance follow-up, communication and respect. Mr. Scott said that due to HUD's cessation regulation, DHA had no choice but to adopt a no smoking policy. He reiterated while re-certifications are necessary, they should be performed in a respectful manner by staff.

Mr. Scott committed to provide the Board with an update on the issues which were addressed by the residents.

There were no additional questions or comments regarding the CEO's Business Report.

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 Thomas Niemann was not present)

Chairman Niemann recommended acceptance of March 6, 2018 minutes. The “draft” minutes of the April 12, 2018 meeting were presented for acceptance at the May 30, 2018 meeting.

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

Finance Committee Report (Chaired by Commissioner George Quick)

Commissioner Quick recommended acceptance of the *March 26, 2018* minutes.

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

Operations Committee Report (Chaired by Commissioner Bo Glenn)

Commissioner Glenn recommended acceptance of the *March 26, 2018* minutes.

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

Chairman Glenn highlighted a few topics from the April meeting as follows:

- *Sexual Harassment Policy* – Followed up on the pending policy changes regarding third party vendors interacting with residents. Confirmation on when staff will confer with Eric Pristell from Banks law firm for further discussion regarding this topic.
- *Smoking Cessation (smoke-free)* – Implementation of the new HUD policy and DHA’s involvement with Duke and others to bring resources to support smoking cessation to our tenants.
- *Security Efforts* – Staff continues to work with DPD and residents to improve safety and security.

Resident Services (Chaired by Commissioner Gloria Nottingham)

Commissioner Nottingham recommended acceptance of the *April 12, 2018* minutes.

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

AGENDA ITEM VIII -- RESOLUTIONS FOR APPROVAL

The Chair, Daniel Hudgins, introduced the following resolution:

RESOLUTION NO. 3534

RESOLUTION AUTHORIZING THE WRITE-OFF OF CONVENTIONAL HOUSING COLLECTION LOSSES FOR THE PERIOD BEGINNING FEBRUARY 1, 2018 AND ENDING FEBRUARY 28, 2018

WHEREAS, the Housing Authority of the City of Durham has determined that it has exerted all efforts to collect monies owed from former residents; and

WHEREAS, the property management staff has notified each former resident of the amount owed; and

WHEREAS, the regulations of the U.S. Department of Housing and Urban Development require a housing authority to write off any and all monies owed that cannot be collected.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Durham approves the write-off of rents, utilities, repair charges, court costs and late fees owed as per the listing of delinquent accounts shown in the amount of **\$14,445.15** for the period beginning February 1, 2018 and Ending February 28, 2018.

This resolution shall take effect immediately.

Motion: Commissioner Niemann; Seconded: Commissioner Glenn;

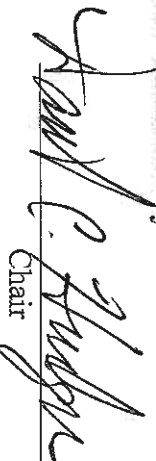
Approved: Unanimously

AGENDA ITEM XI -- ADJOURNMENT

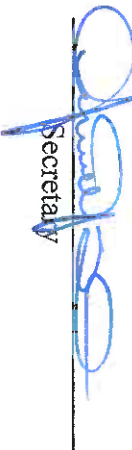
The meeting was adjourned at 6:18 p.m.

Motion: Commissioner Nottingham; Seconded: Commissioner Quick;

Approved: Unanimously


Chair

(SEAL)


Secretary