

**MINUTES OF THE REGULAR BOARD MEETING  
HOUSING AUTHORITY OF THE CITY OF DURHAM  
Durham Housing Authority  
330 E. Main Street Durham, North Carolina 27701  
June 27, 2018**

**AGENDA ITEM I**

Call to Order

The meeting was called to order by the Chair, Daniel C. Hudgins at 5:34 p.m.

Present:

Daniel C. Hudgins  
Robert "Bo" Glenn  
George K. Quick  
Gloria Nottingham  
Thomas M. Niemann  
Jillian Johnson, City Council Liaison

Absent:

Patrice Y. Nelson

Conference:

Larry Yon, II

Staff Present:

Anthony Scott, CEO  
Ashanti Brown  
Barbara Newman  
Sabrina Sinegal  
Meredith Daye  
Matthew Scaparro  
Elvert Dorsey  
Olive Joyner  
Denita Johnson  
Lorraine Erhumwunsee  
Charles Lyon  
Doris Jackson

Also Present:

Ted Edwards, Attorney, The Banks Law Firm

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

**AGENDA ITEM II – GENERAL COMMENTS FROM THE PUBLIC**

◆ **PUBLIC HEARING (s)**

There was none.

**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 May 30, 2018.

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

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

- CLPHA Summer Meeting Update: Chairman Hudgins and Meredith Daye joined the CEO at this meeting in Chicago. They had an opportunity to see what the Chicago Housing Authority is doing.
  - *Re-entry and Homeless Advocacy Groups*: CEO and relevant staff convened a meeting with both groups on the same day but separate times. As a result, there may be a need to make changes to DHA's Administrative Plan or ACOP. From that meeting, it was interesting to learn how little others understand how DHA's programs work. This meeting provided an opportunity to explain our programs from the public housing side and the housing choice voucher side. DHA anticipates continued communication either on a regular or annual basis.
  - *Downtown Neighborhood and Development Planning*: The June meetings for the Fayette Place and JJ Henderson sites were postponed allowing relevant staff and consultant to spend additional time with our developer partners that were selected. The meetings have been rescheduled. Fayette Place will be held on July 23 and JJ Henderson and Forest Hills will be held on July 24.
  - *Development Partners*: We have selected the development partners and have had meetings with them to begin our negotiations and lay out various term sheets. We expect to have them heavily involved in the process going forward. We are still on schedule to have a 9% tax credit application in January 2019 and looking at to start construction by late 2019 or early January 2020.
  - *Legislative Update*: The proposed rescission on the FY 2018 budget was defeated. Therefore, we will be able to retain the funding that we have been awarded.
  - *Fair Housing Office*: This office is conducting a Fair Housing Audit on DHA this week. To date, it is doing well. The exit interview will be held on Friday.
  - *Comparative Funding Chart/Narrative Comparison of the House and Senate Panels*: CEO distributed these two documents and explained each one. Both the House and Senate voted not to exceed the funding limits of the current year. We are not looking at any drastic cuts based on these funding limits.
- Commissioner George Quick added that in some of the areas the funding approved exceeded the request. For example, HUD requested for VASH \$4 million; however, in both the House and Senate they approved \$40 million.

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:*

**RESOLUTION AUTHORIZING THE WRITE-OFF OF CONVENTIONAL HOUSING COLLECTION LOSSES FOR THE PERIOD BEGINNING APRIL 1, 2018 AND ENDING APRIL 30, 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 **\$3,552.21** for the period beginning April 1, 2018 and Ending April 30, 2018.

This resolution shall take effect immediately.

Done this 27<sup>th</sup> Day of June, 2018.

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

**RESOLUTION NO. 3538**

**RESOLUTION TO EXECUTE THE PROPERTY MANAGEMENT AGREEMENT FOR GOLEY POINTE APARTMENTS**

**WHEREAS**, the Housing Authority of the City of Durham is the property management agent for Goley Pointe Apartments; and

**WHEREAS**, 14 of the units are under Consolidated Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development; and

**WHEREAS**, 16 of the units were constructed using funds from the North Carolina Housing Finance Agency under the Supportive Housing Development Program; and

**WHEREAS**, there exists a Declaration of Restrictive Covenants between Development Ventures, Inc. and the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the management fees will be seven (7) percent for non-Public Housing units; and

**WHEREAS**, Public Housing units are to be charged per fee schedules established by the HUD Financial Management Division; and

**WHEREAS**, the management agreement term of the contract will be in effect for two (2) years with automatic renewal for one (1) year periods, beginning January 01, 2018

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

**AGENDA ITEM IX – INFORMATION ITEMS**

CEO Anthony Scott advised that he attended the third Landlord/Roundtable discussion on June 18. He said it was the best by far. Participants seemed to recognize the change in management. There was dialogue regarding the Community Empowerment Fund. Statements were made that it was a very worthwhile event.

**AGENDA ITEM X – CLOSED SESSION**


There was none

**AGENDA ITEM XI -- ADJOURNMENT**

The meeting was adjourned at 6:03 p.m.

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

(SEAL)

  
Secretary

  
Chair