

**MINUTES OF THE REGULAR BOARD MEETING
HOUSING AUTHORITY OF THE CITY OF DURHAM**
Durham Housing Authority
330 E. Main Street Durham, North Carolina 27701
July 31, 2019

AGENDA ITEM I - CALL TO ORDER

Present:

Daniel C. Hudgins
George K. Quick
Robert “Bo” Glenn
Gloria Nottingham
Mayme T. Webb-Bledsoe

Absent:

Raymond Lee Eurquhart
Jillian Johnson, City Council Liaison

Staff Present:

Barbara Newman
Sabrina Sinegal
Meredith Daye
Matt Scaparro
Denita Johnson
Carl Newman
Melvin Green
Tammy Jacobs
Lorraine Erhunmwunsee
Charles Lyon
Tawan Fields

Also Present:

Ted Edwards, Attorney, The Banks Law Firm

The meeting was called to order by the Chair, Daniel C. Hudgins at 5:31 p.m.

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

AGENDA ITEM II – PUBLIC COMMENT PERIOD

- ◆ **James Chavis – PAC 1**— Mr. Chavis inquired as to the amount of money DHA receives from HUD for Franklin Village. He stated that the residents want to cut down on crime and it seems as if DHA is giving these big owners money and the owners are not helping cut down on crime. He further stated that DHA should look at how money is being used by these owners in these communities to help the people living there.
- ◆ **Norma Sutton – HCVP Recipient** – Ms. Sutton stated that the customer service she receives from Toni Clayton and Cynthia Locus of DHA is phenomenal. But when she comes to DHA to be recertified in the HCVP Department, her Case Manager has an unprofessional attitude. She feels as if she is looked down upon and disrespected because she holds a voucher. She hopes that someone would do something about
- ◆ **Debra King – McDougald Terrace - Family Self Sufficiency Program** – Ms. King stated that she became a part of the FSS Program and has completed the goal requirements for the program. She was recently informed that the procedures may have not been followed correctly regarding her participation in the program. She relayed her experiences with the program in trying to get her case closed out properly.
- ◆ **Rafiq Zaidi – JJ Henderson** – Mr. Zaidi had concerns regarding the RAD program and also concerns around ensuring that there is a contingency plan for the disabled and elderly who reside at JJ Henderson. He wanted to know how they would be

moved around because many of them have health issues. He wants a public meeting and discussion around this issue and for DHA to consider the medical issues of tenants before they are moved.

- ◆ **Cheryl Smith – Franklin Village** – Ms. Smith stated that the Resident Council has been shut down at Franklin Village and that they want it reestablished. She stated that the previous Resident Council assisted by Durham Police, Charles Lyon, and DHA Resident Services, was able to eliminate some of the crime activity in the community. Since it has been shut down, they have had six shootings. She stated that an active Council does decrease crime. She asked that the Board assist in getting their Council back active.
- ◆ **Cynthia Moser – HCVP** - Ms. Moser stated that she met with her HCVP Case Manager last week regarding the increase in her rent. She wanted some information and assistance in getting this resolved. Her Case Manager was not helpful and spoke to her in a rude and disrespectful manner. She did not appreciate being spoken to in that way and wanted the Board to know how she felt.
- ◆ **Regina Mays – Franklin Village** – Ms. Mays stated that for the past two years, there has been constant turnover with the management and staff at Franklin Village. There is constant miscommunication with staff and maintenance which is causing issues between residents and no one is being held accountable.
- ◆ **Harold Chestnut – Hoover Road** – Mr. Chestnut stated he has been working with tenants from Hoover Road and did a walk thru of some of the apartments. He found bathrooms with sewage running over, mold, and a horrible stench. There are also bathrooms leaking into other apartments, tenants with buckets catching water from leaking ceilings. Tenants have stated to him that they are afraid to complain because they feel they would get kicked out. He is asking that something be done immediately to assist these residents who are living in these conditions.
- ◆ **Sharonda Gray – McDougald Terrace** – Ms. Gray stated her concerns about her neighbor who is constantly playing loud music. She reported it to the Management Office and to the police and no one is helping her. The neighbor keeps the music on all day and refuses to turn it down. She wanted to know what the Board could do to assist her in getting this issue resolved.
- ◆ **Erline Harris - Orange Grove Baptist Church – Hoover Road/Oldham Towers** – Ms. Harris stated that her church works with the Hoover Road community in bringing activities for the children. While doing this, she has witnessed the conditions that the residents are living in with leaking roofs, mold, leaking kitchen sinks and bathroom sewage running from one apartment to another. She also spoke about the rudeness of one of the employees at Oldham Towers. Ms. Harris is asking DHA to review these conditions as soon as possible.

Chairman Hudgins thanked everyone participating and sharing their concerns with the Board. He apologized to those speakers who felt as though they were not being treated kindly and assured all of the speakers that someone would follow up with them regarding their concerns. He requested that each speaker leave their contact information for that purpose.

Mr. Scott also thanked the speakers for their participation and for bringing these items to his attention. He asked that if issues are not being addressed by the respective managers, to please call his office. He stated that he would make sure that these issues from today's meeting would be followed up on.

AGENDA ITEM III -- CHANGES TO THE AGENDA

There were no additional changes.

AGENDA ITEM IV – BOARD ACTION

Approval of the Minutes of the Board of Commissioners' Regular Meeting held on June 26, 2019

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

AGENDA ITEM V – CHIEF EXECUTIVE OFFICER'S BUSINESS REPORT

Mr. Scott presented his Business Report to the Board for review. His report gives a synopsis of meetings and activities that are going on and he has participated in. In addition to the items in the report, he stated that he, along with Mayor Schewel, also did a presentation on July 25, 2019 on the Housing Bond for the People's Alliance at the Whitted School. There were about 100 attendees and there was an article in the News and Observer about this meeting.

Mr. Scott introduce to the Board Mr. Carl Newman, the newly hired General Counsel for DHA.

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

AGENDA ITEM VI - GENERAL BUSINESS ACTION ITEMS

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)

In the absence of Commissioner Anderson, Chairman Hudgins recommended acceptance of the June 17, 2019 minutes with the correction of Mayme Webb-Bledsoe's name.

Motion: Commissioner Nottingham; Seconded: Commissioner Bledsoe;
Approved: Unanimously
There were no additional comments.

Finance Committee Report (Chaired by Commissioner George Quick)

Commissioner Quick recommended acceptance of the minutes of the June 17, 2019 meeting.

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

There were no additional comments.

Operations Committee Report (Chaired by Commissioner Bo Glenn)

Commissioner Glenn recommended acceptance of the June 17, 2019 and May 15, 2019 meeting.

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

There were no additional comments.

Residents Committee Report (Chaired by Commissioner Gloria Nottingham)

Commissioner Nottingham recommended acceptance of the report of the Residents Services.

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

AGENDA ITEM VII -- RESOLUTIONS FOR APPROVAL

The Chair, Daniel Hudgins, introduced the following resolutions:

RESOLUTION NO. 3575

RESOLUTION AUTHORIZING THE WRITE-OFF OF AFFORDABLE HOUSING COLLECTION LOSSES FOR THE PERIOD BEGINNING MAY 1, 2019 AND ENDING MAY 31, 2019

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 **\$902.00** for the period beginning May 1, 2019 and Ending May 31, 2019

This resolution shall take effect immediately.

Done this 25th Day of July 2019.

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

RESOLUTION NO. 3576

RESOLUTION AUTHORIZING THE WRITE-OFF OF PUBLIC HOUSING COLLECTION LOSSES FOR THE PERIOD BEGINNING MAY 1, 2019 AND ENDING MAY 31, 2019

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 **\$6,992.56** for the period beginning May 1, 2019 and Ending May 31, 2019

This resolution shall take effect immediately.

Done this 25th Day of July 2019.

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

RESOLUTION NO. 3577

RESOLUTION APPROVING THE RENEWAL OF THE HEALTH INSURANCE CONTRACT WITH BLUE CROSS AND BLUE SHIELD OF NORTH CAROLINA

WHEREAS, the Housing Authority of the City of Durham offers employees a variety of benefits, including health, dental, disability and life insurance; and

WHEREAS, the current contract with Blue Cross and Blue Shield of North Carolina, is scheduled to expire on August 31, 2019; and

WHEREAS, the Housing Authority of the City of Durham intends to continue offering dental, disability and life benefits as currently designed for an additional year; and

WHEREAS, the Housing Authority of the City of Durham received a 23% increase in premiums with Blue Cross Blue Shield of North Carolina that was negotiated to an 8.1% increase over current spend with a more restrictive prescription drug benefit plan.

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 Blue Cross Blue Shield of North Carolina, the Guardian Life Insurance Company of America and the USAble Life contracts be renewed for an additional year;
2. That the Chief Executive Officer is hereby directed to execute all contracts or other documents necessary to effectively award these contracts;
3. That the existing dental and disability benefit plans remain at the current levels and employee payroll deductions for health coverage be increased as indicated;
4. That this Resolution shall take effect immediately.

Done this 31st day of July 2019.

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

RESOLUTION NO. 3578

RESOLUTION ADOPTING THE DHA DOWNTOWN AND NEIGHBORHOOD (DDNP) PLAN

WHEREAS, the Housing Authority of the City of Durham (DHA) desired to redevelopment properties within a targeted downtown redevelopment area identified by the City of Durham that includes the JJ Henderson Towers, Oldham Towers, Liberty Street, and Forest Hill Heights public housing communities, DHA's Central Office, and other public land within the identified geographical area; and

WHEREAS, the neighborhood redevelopment work will incorporate actions proposed by DHA under the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program for its public housing developments; and

WHEREAS, the Housing Authority of the City of Durham partnered with EJP Consulting to lead the master planning process for the comprehensive neighborhood redevelopment work; and

WHEREAS, EJP conducted community engagement meetings, planning activities, neighborhood assessments, market study work, feasibility studies, design services input, City of Durham and County of Durham planning departments' input, and neighborhood maps and (current) site plan information; and

WHEREAS, from the planning work completed by EJP a comprehensive redevelopment plan was created titled DHA Downtown and Neighborhood Plan; and

WHEREAS, the DHA Downtown and Neighborhood Plan covers approximately 50 acres of public land and comprises approximately four hundred fifty units; and,

WHEREAS, the DHA Downtown and Neighborhood Plan is a ten (10) year redevelopment plan,

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

1. DHA adopts the DHA Downtown and Neighborhood Plan as the comprehensive redevelopment plan for the aforementioned sites.
2. DHA authorizes to execute and deliver all documents and instruments in conjunction with the DHA Downtown and Neighborhood Plan.
3. DHA is hereby authorized to take any and all actions, execute any and all documents and instruments, make any reasonable expenditures and take any and all reasonable steps it deems to be necessary, desirable or appropriate in order to carry out the DHA Downtown and Neighborhood Plan.
4. This Resolution shall take effect immediately.

Done this 31st day of July, 2019.

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

AGENDA ITEM VIII – INFORMATION ITEMS

Information regarding DHA’s National Night Out activities were distributed for review.

AGENDA ITEMS IX – ENTITIES BUSINESS (Suspend and Reopen DHA Meeting)

Development Ventures Incorporated
Edgemont Elm Housing Inc.
Learning Assistance, Inc.

MOTION TO SUSPEND DHA MEETING:

Chairman Hudgins recommended a motion to suspend DHA’s meeting at 6:20 p.m.

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

MOTION TO REOPEN DHA MEETING:

Chairman Hudgins recommended a motion to reopen DHA’s meeting at 6:40 p.m.

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

AGENDA ITEM X – CLOSED SESSION (TIME IN AND OUT)

None

AGENDA ITEM XI -- ADJOURNMENT

The meeting was adjourned at 6:43 p.m.

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



(SEAL)

David C. Finkbeiner
Chair

David S.
Secretary



