

**MINUTES OF THE SPECIAL BOARD MEETING  
HOUSING AUTHORITY OF THE CITY OF DURHAM  
Charlotte Housing Authority  
400 East Boulevard, Charlotte, North Carolina  
August 30, 2018**

The special meeting started at 7:45 a.m. when the following board members, staff and others departed from the Durham Housing Authority:

Present:

Daniel C. Hudgins  
George K. Quick  
Gloria Nottingham  
Robert "Bo" Glenn  
Thomas M. Niemann  
Larry Yon, II  
Patrice Y. Nelson

Absent:

Jillian Johnson, City Council Liaison

Conference:

None

Staff Present:

Anthony Scott, CEO  
Barbara Newman  
Meredith Daye  
Ashanti Brown  
Denita Johnson  
Olive Joyner  
Doris Jackson

Also Present:

Mayor Steve Schewel  
Councilman Charlie Reece  
Councilman Mark-Anthony Middleton  
Councilperson Vernetta Alston  
County Commissioner Chair Wendy Jacobs  
County Commissioner Vice-Chair James Hill  
Karen Lado  
Reginald Johnson  
Madge Joyner  
Lisa Haywood  
John Florian  
Nicole Thompson  
Marcia McNally

The purpose of the meeting was to tour select CHA RAD developments and learn about their successful approaches to public housing redevelopment efforts.

The agenda consisted of the following discussion:


- **CHA's Rental Assistance Demonstration ("RAD") and Moving to Work Program ("MTW"):** Most of Charlotte Housing Authority's ("CHA") communities had previously been part of their HOPE VI Grants. Their entire portfolio of 3,297 units were preserved and converted to RAD. This is a conversion from public housing funding to a Housing Choice Voucher ("HCV") funding platform. They were able to utilize bond financing programs, new construction, partnerships, and supportive services. They advised that the RAD process takes time and is not something that could happen without patience and understanding of the program.
  
- **RAD Tour of Charlotte sites:** Charlotte staff took the delegation on a tour and/or ride-by of the following properties – Carole Hoefner Center, Hall House, Vistas @707, and The Oaks at Cherry, Strawn Cottages, and the Landing at Park Road. The delegation was able to see Charlotte's approach to affordable housing. They saw the results of combining mixed income and affordable housing. Charlotte was creative with designing housing that had market appeal while maintaining affordable housing for families at different price range.
  
- **Lunch and Discussion at the Renaissance:** The delegation had lunch at the Renaissance's John T. Crawford Center. The developer of the Renaissance was Laurel Street. Its Principal and Chief Executive Officer, Ms. Dionne Nelson, led the discussion which included providing handouts and showing the Renaissance Video. Laurel Street developed the Residence at Renaissance I and II and the Retreat at Renaissance based on the Purpose Built Communities Model in Atlanta. The residential timeline showed that the Renaissance HOPE VI was awarded in 2010. The three (3) phases begin with the tax credits awards and ended when the constructions were completed in 2016. This is a well-designed community for families in an affordable and safe place to live. It provided access to transportation, employment, education, shopping and recreation areas.

The board and participants departed Charlotte at 3:00 p.m.

**ADJOURNMENT**

The board and participants arrived at Durham Housing Authority at 6:15 p.m.

  
Chair

(SEAL)  
  
Secretary