

**MINUTES OF THE SPECIAL BOARD MEETING  
HOUSING AUTHORITY OF THE CITY OF DURHAM  
Durham Housing Authority  
330 E. Main Street Durham, North Carolina 27701  
August 30, 2018**

**AGENDA ITEM I**

Call to Order

The special meeting was called to order by the Chair, Daniel C. Hudgins at 7:30 a.m.

Present:

Daniel C. Hudgins  
George K. Quick  
Gloria Nottingham  
Robert "Bo" Glenn

Absent:

Thomas M. Niemann  
Larry Yon, II  
Patrice Y. Nelson  
Jillian Johnson, City Council Liaison

Conference:

None

Staff Present:

Anthony Scott, CEO  
Barbara Newman  
Meredith Daye  
Matthew Scaparro  
Doris Jackson

Also Present:

Eric Pristell, Attorney, The Banks Law Firm

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

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

◆ **PUBLIC HEARING**

There was none.

**AGENDA ITEM III -- CHANGES TO THE AGENDA**

There was none.

**AGENDA ITEM IV – BOARD ACTION**

There was none.

**AGENDA ITEM V -- PRESENTATIONS**

There was none.

**AGENDA ITEM VI -- CHIEF EXECUIVE OFFICER'S BUSINESS REPORT**

There was none.

**VII. GENERAL BUSINESS ACTION ITEMS (COMMITTEE REPORTS)**

There was none.

## AGENDA ITEM VIII -- RESOLUTIONS FOR APPROVAL

*The Chair, Daniel Hudgins, introduced the following resolution:*

### RESOLUTION NO. 3547

#### RESOLUTION CONSIDERING AND APPROVING THE EXECUTION OF DOCUMENTS TO SUBMIT RENTAL ASSISTANCE DEMONSTRATION APPLICATIONS FOR THE PUBLIC HOUSING DEVELOPMENTS

**Discussion:** There was a discussion regarding Exhibit A, which contained a list of the RAD public housing developments. JJ Henderson was not listed on the exhibit. Therefore, Commissioner Glenn requested that JJ Henderson be listed. Staff agreed to do so prior to submission of the application.

Chairman Hudgins read *Exhibit A* that listed the public housing developments and units into record as follows:

#### Exhibit A

- Goley Pointe (14 new construction public housing units)
- 1010 Worth Street (1 unit)
- Forest Hills Heights (55 units)
- Oldham Towers (106 units)
- Liberty Street (108 units)
- McDougald Terrace (360 units)
- Scattered Sites (50 units)
- Cornwallis Road (200 units)
- Club Boulevard (77 units)
- Hoover Road (54 units)
- Oxford Manor (172 units)
- JJ Henderson (178 units)

**WHEREAS**, the Consolidated and Further Continuing Appropriations Act of 2012 (**Public Law 112-55**) authorized the Rental Assistance Demonstration program with two components - 1<sup>st</sup> Component – allows Public Housing and Moderate Rehabilitation properties to convert and 2<sup>nd</sup> Component – allows Rent Supplement, Rental Assistance Payment, and Moderate Rehabilitation properties to convert to tenant-based vouchers upon contract expiration or termination to project-based vouchers - to convert to long-term Section 8 rental assistance contracts; and

**WHEREAS**, the Housing Authority of the City of Durham **recommends submitting its Rental Assistance Demonstration applications via the first component option. The first component allows DHA to convert its public housing units to long-term Section 8 rental assistance contracts.**

**WHEREAS**, the Rental Assistance Demonstration program is a central part of the U.S. Department of Housing and Urban Development's rental housing preservation strategy, which works to preserve the nation's stock of deeply affordable rental housing, promote efficiency within and among the U.S. Department of Housing and Urban Development's guidelines, and build strong, stable communities; and

**WHEREAS**, in 2012 DHA submitted and received RAD approval to convert Morreene Road; and

**WHEREAS**, in 2013 DHA submitted RAD applications for Damar Court, Edgemont Elms, Liberty Street, Oldham Towers, Club Boulevard, and Calvert Place, Holman Homes, Main Street Townhomes, and Morning Glory Senior Village (“HOPE VI developments”), and portfolio conversion application for its remaining public housing developments; and

**WHEREAS**, in 2013 DHA received RAD approval to convert Damar Court; and

**WHEREAS**, in 2015 DHA received approval for the HOPE VI developments, Liberty Street, Oldham Towers, Club Boulevard, and portfolio conversion award; and

**WHEREAS**, in 2016 DHA received approval for its remaining developments – Laurel Oaks, Cornwallis Road, Hoover Road, McDougald Terrace, JJ Henderson, Forest Hill Heights, Scattered Sites, and Oxford Manor; and

**WHEREAS**, in 2017 DHA was unable to satisfy RAD milestones for the conversion of Liberty Street, Oldham Towers, Club Boulevard, Cornwallis Road, Hoover Road, McDougald Terrace, JJ Henderson, Forest Hill Heights, Scattered Sites, and Oxford Manor, and as such rescinded RAD approval for these developments; and

**WHEREAS**, in 2017 DHA submitting Letters of Interest to re-apply for RAD conversion approval for Liberty Street, Oldham Towers, Club Boulevard, Cornwallis Road, Hoover Road, McDougald Terrace, JJ Henderson, Forest Hill Heights, Scattered Sites, and Oxford Manor; and

**WHEREAS**, the Housing Authority of the City of Durham converted its Morreene Road, Damar Court, and Edgemont Elms and HOPE VI developments to RAD in 2017, and has a pending conversion of Laurel Oaks proposed in 2018; and

**WHEREAS**, on July 3, 2018, the U.S Department of Housing and Urban Development notified DHA it had 60-days (by September 4, 2018) to submit a complete RAD Application, Portfolio Award Request, or Multi-phase Award Request for the number of units identified in the Letter of Interest submitted per Exhibit A; and

**WHEREAS**, the Housing Authority of the City of Durham desires to submit Rental Assistance Demonstration Applications, including all required attachments, for these remaining public housing developments, to the U.S. Department of Housing and Urban Development by September 4, 2018; and

**WHEREAS**, it is now appropriate for final approval and authorization of the submission of the Rental Assistance Demonstration applications and attachments for the public housing developments in Exhibit A.

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

1. That the Chairman, Vice-Chairman and Chief Executive Officer of the Housing Authority of the City of Durham are authorized, empowered and directed, on behalf of the Housing Authority of the City of Durham, to take such actions and to execute such documents and instruments as required by federal, state and local laws and regulations and the U.S. Department of Housing and Urban Development, and take any and all reasonable steps as they deem necessary or appropriate in connection with the matters described in this Resolution, and the signature of such Chairman, Vice-Chairman and/or Chief Executive Officer on any documents or instrument or the performance of any such actions shall be conclusive evidence of such Chairman’s, Vice-Chairman’s and/or Chief Executive Officer’s authority to take such actions or execute such documents or instrument on behalf of the Housing Authority of the City of Durham; and
2. That any and all acts heretofore taken by the Chairman, Vice-Chairman and/or

Chief Executive Officer of the Housing Authority of the City of Durham in connection with the matters authorized by this Resolution are hereby ratified, confirmed, adopted and approved by the Housing Authority of the City of Durham, including any and all acts taken prior to the passage of this Resolution; and

3. That all motions, orders, resolutions and parts thereof in conflict with this Resolution are hereby repealed and superseded, and all other acts of the Housing Authority of the City of Durham that are in conformity with the purposes and intent of this Resolution are hereby ratified, confirmed and approved; and
4. This Resolution shall take effect immediately.

Done this 30<sup>th</sup> day of August 2018.

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

**AGENDA ITEM IX – INFORMATION ITEMS**

There was none.

**AGENDA ITEM X – CLOSED SESSION**

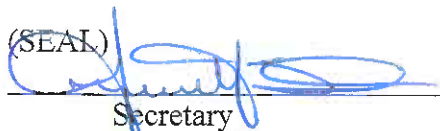
There was none

**AGENDA ITEM XI -- ADJOURNMENT**

The meeting was adjourned at 7:33 a.m.

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

  
Chair

(SEAL)  
  
Secretary