

DURHAM HOUSING AUTHORITY



STATE OF THE AGENCY MESSAGE

BEFORE

DURHAM CITY COUNCIL

OCTOBER 24, 2013

Thomas M. Niemann
Chairman

Dallas J. Parks
Chief Executive Officer

Durham Housing Authority (DHA)

State of the Agency Message

October 24, 2013

Overview:

Agency's Head Count: 114 staff positions. A reduction of 23 staff positions (17 percent) since 2010.

DHA's 2013 Budget (all programs) : \$39,200,000.

Note: DHA's federal funding eligibility exceeds Congressionally appropriated funds. As a result, the US Department of Housing and Urban Development (HUD) "prorates" its funding to all affected programs, including public housing programs.

Public Housing

- DHA manages 15 sites. All units are managed using Asset-Based management principles since 2007.
- 1,867 units, including 135 The Community Builders (TCB) managed properties and 16 Edgemont Elms Public Housing units.
- 98.6 percent of DHA managed units are occupied
- 2,600 names on waiting list
- Program is annually evaluated by HUD's Public Housing Assessment System (PHAS). There are four Indicators: 1. Management. Scored 92 percent; 2. Financial Management. Scored 96 percent; 3. Capital Fund Program Management. Scored 100 percent; 4. Physical Condition of the Housing Stock. HUD has not transmitted this score to DHA. Developed an algorithm

based on scores from previous years. Best overall estimate for 2012 is a score of 90.42 percent or “High Performing”.

Effect of the Federal Sequester: 83 percent Proration of Operating Subsidy. Loss of ~\$1 million in Operating Subsidy for 2012.

Capital Fund Program

- For Fiscal Year 2013, DHA received \$2.14 million. This amount represents a reduction of 35% over the past three (3) years.
- Program is used mainly for Capital Improvements. Also, received \$4.4 million (onetime grant) in American Recovery and Reinvestment Act (ARRA) (2009) funding. DHA planned, obligated and expended all funds within required time limits.

Housing Choice Voucher (formerly Section 8) Program

- 2,734 Vouchers administered. Waiting List ranges from 900 to 2,600.
- Housing Assistance Payments (HAP) Sequester Proration is 94 percent
- HAP reduction of ~ \$1 million.
- “Ongoing” Administrative Fees Sequester proration is 69 percent. As a result, staff has been reduced from 23 to 15 or reduced by 35% since 2011. Other expenses also have been reduced e.g. reduced work week and apply furlough days form staff
- Program is annually evaluated by HUD via Section Eight Management Assessment Program (SEMAP). There are 14 Indicators. DHA’s 2012 score was 93 percent or “High Performing”.

Physical condition of DHA's properties

- Oldest Property is nearly 60 years
- Major systems have reached useful life
- Twenty to twenty-five years sustainability
- Capital backlog is \$38 million to 50 million
- Capital Fund Grant (CFP) is not sufficient to meet requirement

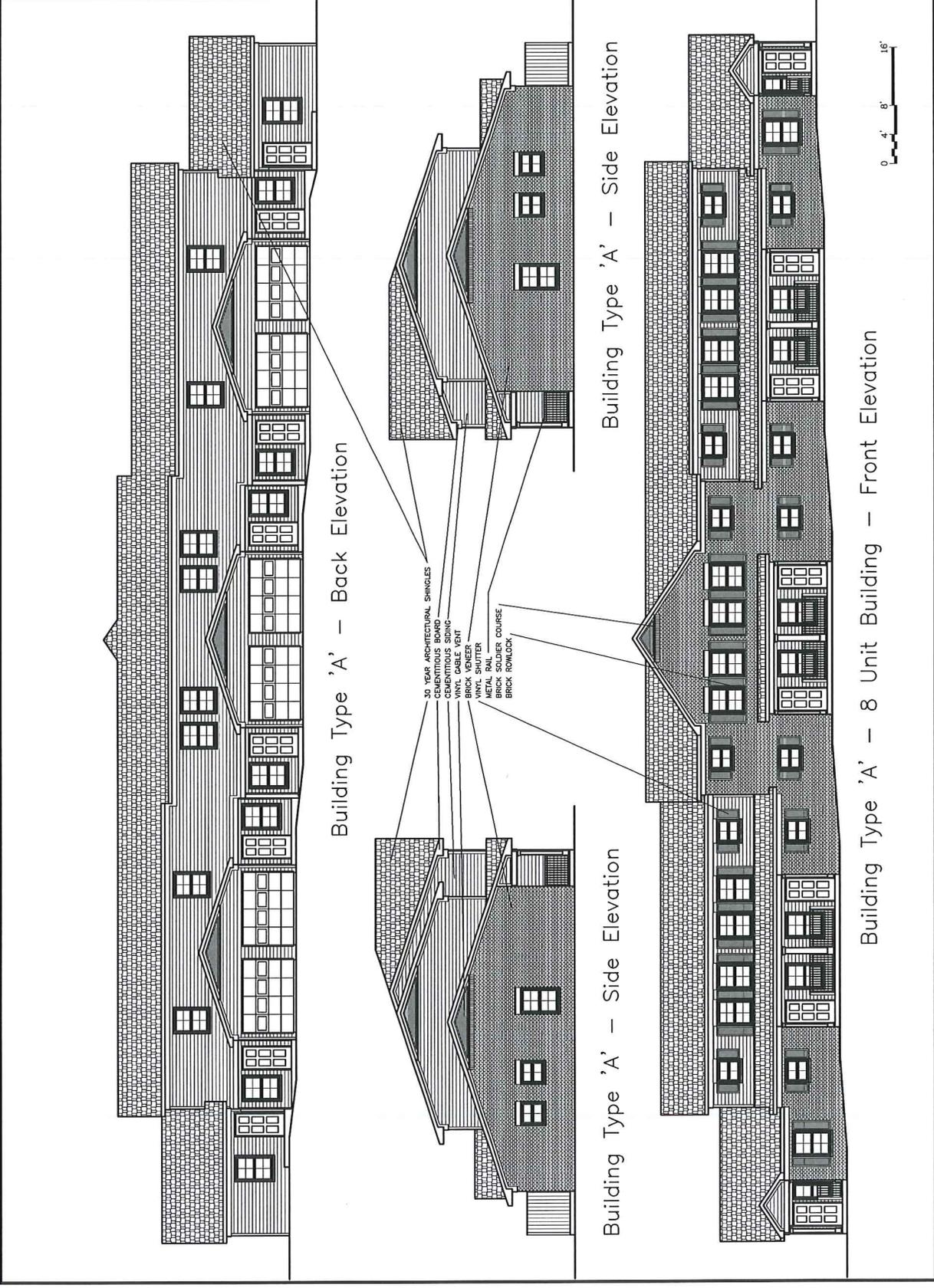
Redevelopment Strategies for DHA's Properties

- Mixed-finance approaches under Development Ventures, Inc.
- Utilizing all available funding streams e.g. Choice Neighborhood Initiatives, LIHTC Tax Credits via NCHFA, grants and **Rental Assistance Demonstration (RAD)**
- Development/redevelopment activities in Progress: Goley Point, Preiss-Steele Place.
- **RAD** contracts approved: Morreene Road and Damar Court. Applications in process: Oldham Towers, Liberty Street, Club Boulevard and Edgemont Elms. Remaining site applications to be submitted during 2014.

Internal Strategic Planning

- Blue Print for Success
- Improve Business Processes and Objectives
- Vehicle by which to create better customer service and financial management outcomes

Questions and Answers (Q&A)



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 Development Ventures Incorporated
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 Durham, North Carolina 27701

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Seal

Project Title
 Proposed
 New Construction
**Goley Pointe
 Apartments**
 Durham, North Carolina

18 Dwelling Units & Community Space
 4 - 1 Bedroom/9 - 2 Bedroom/5 - 3 Bedroom
 & 3 Bedroom House @ 1406 Morning Glory Avenue
 & 3 Bedroom House @ 118 North Blinnard Street

Project No.
 1057

Scale
 AS INDICATED

Date
 March 26, 2012

Drawing Title
 BUILDING TYPE 'A'
 8 UNIT BUILDING
 ELEVATIONS

Sheet Number
(1)A-4
 GOLEY POINTE APARTMENTS - DURHAM, NC

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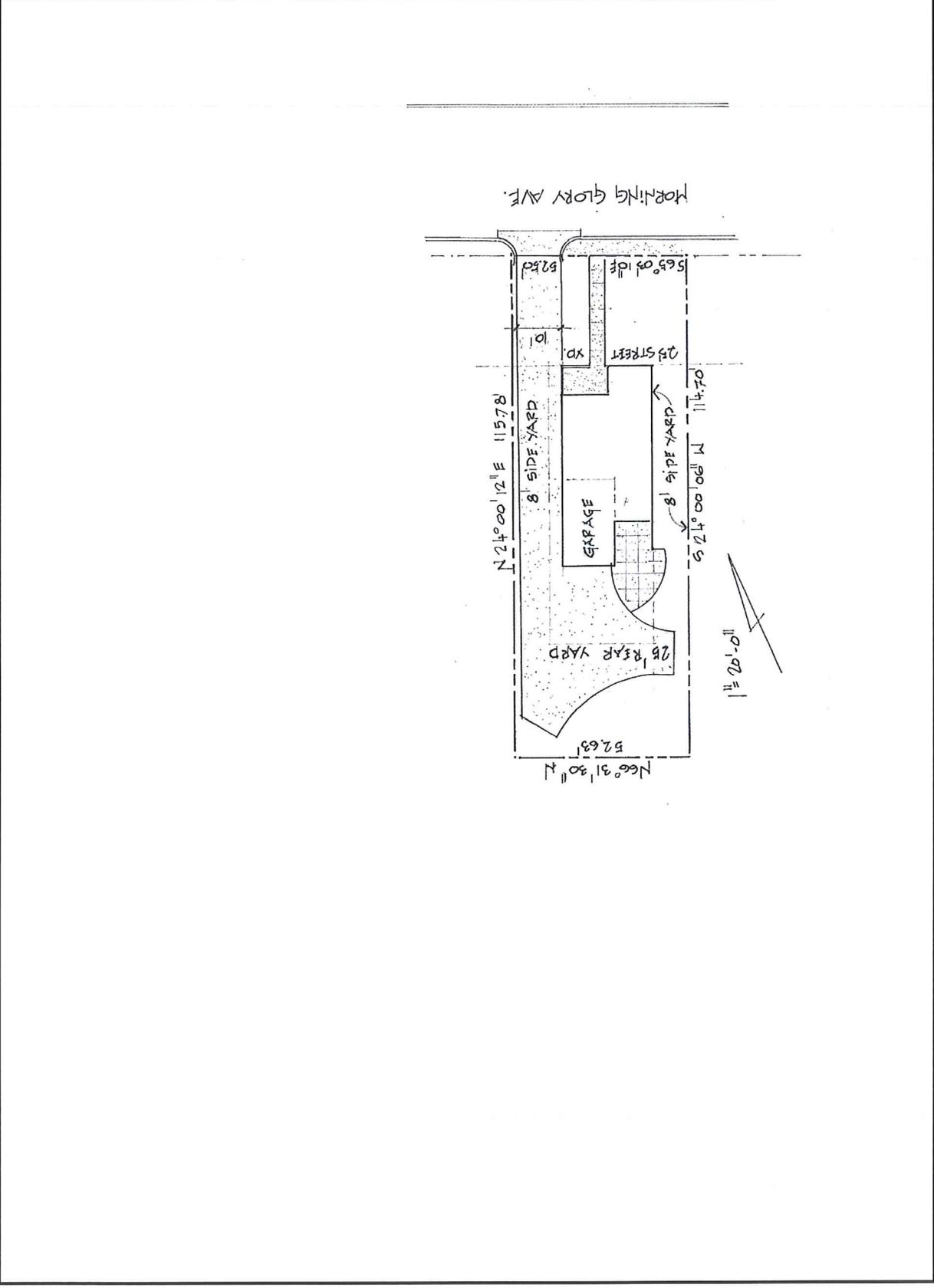
Seal

Project Title
 Proposed
 New Construction
**Goley Pointe
 Apartments**
 Durham, North Carolina

18 Dwelling Units & Community Space
 4 - 1 Bedroom/3 - 2 Bedroom/5 - 3 Bedroom
 & 3 Bedroom Houses @ 1406 Morning Glory Avenue
 & 3 Bedroom House @ 118 North Biscanah Street

Project No.
 1057
Scale
 AS INDICATED
Date
 March 26, 2012
Drawing Title

Sheet Number
(2)AS-1
 GOLEY POINTE APARTMENTS - DURHAM, NC





Scheme A-2
 Main Body Siding: Green Blown
 Gables: Green Blown
 Shutters & Doors: Burgundy Red
 Roofing: Weathered Wood

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Seal

Project Title

New Construction of
 Single Family Residence
 located at
 1010 North Street
 Durham, North Carolina

Project No.

1137

Scale

AS INDICATED

Date

March 6, 2013

Drawing Title

FRONT & REAR
 ELEVATIONS

Sheet Number

A-4

1010 NORTH STREET
 DURHAM, NC

