

**DURHAM CITY COUNCIL SPECIAL MEETING
Thursday, April 11, 2022 @ 1:00 p.m.
VIRTUAL MEETING
DRAFT MINUTES**

The Durham City Council held a Special Meeting on the above date and time virtually via Zoom with the following members present: Mayor Elaine O’Neal, Mayor Pro Tempore Mark-Anthony Middleton and Council Members Javiera Caballero, DeDreana Freeman and Jillian Johnson. Excused Absence: Council Member Leonardo Williams.

DHA Representatives present: Durham Housing Authority CEO Andrew Scott, DHA Board of Commissioners Chair Dan Hudgins and Commissioners Christine Westfall, Mami Webb-Bledsoe, Bo Glenn, Terrell Armstrong, Pebbles Lucas and Angela Holmes.

Also present: City Manager Wanda Page, Assistant City Manager Keith Chadwell, Director of Community Development Reginald Johnson, Assistant Director Karen Lado, Assistant Director Terri Porter Holmes, Senior Project Manager & Team Leader Matt Walker, Planning & Performance Manager Matt Schnars, Senior Business Service Manager Elva Avery City Attorney Kimberly Rehberg, Chief of Staff Karmisha Wallace and City Clerk Diana Schreiber.

[CALL TO ORDER]

Mayor O’Neal called the meeting to order and welcomed everyone to the meeting.

The DHA Board of Commissioners introduced themselves.

Council Members made welcoming remarks to the DHA Board of Commissioners.

SUBJECT: CITY OF DURHAM UPDATE

Speaker: Director of Community Development Reginald Johnson

Director Johnson made the staff report and updated the attendees with a PowerPoint presentation featuring the relationship between the City and DHA.

The presentation contained the following:

- Outline: Affordable Housing Development and Preservation
- Forever Home, Durham
- Other Development
- Homelessness Programs

Other City Support for DHA

Financial Summary of Funding Commitments

Durham Homelessness Continuum of Care Program

Mayor O'Neal called for questions.

SUBJECT: DURHAM HOUSING AUTHORITY (DHA) UPDATE

Speaker Anthony Scott, Chief Executive Officer, DHA. ascott@dha-nc.org

Topics:

1. DHA Update
2. Downtown Durham Redevelopment
3. HUD Recovery Agreement
4. Update on efforts made of last two years to Reduce Evictions, Support Resident Stability
5. Current and future funding needs for DHA Projects

Mayor O'Neal invited speakers to address Mr. Scott with questions.

Jacqueline Wagstaff, resident of Durham, referred to the carbon dioxide incidents at the public housing units and asked about compensation.

Mr. Scott responded that it was up to the city to determine compensation.

George Robeson inquired about the watershed area near the Lincoln Apartments.

Mr. Scott responded that there would not be occupation within the watershed area.

There was discussion about the DHA Downtown and Neighborhood Plan had been launched in 2017. Details were provided on JJ Henderson/The Joyce/ Fayette Place/Forest Hills Heights.

New programs were detailed:

1. A Fresh Start Program
2. Home Ownership including Habitat for Humanity
3. Jobs Plus
4. Connect Home

Mr. Scott indicated he would email the presentation to Council.

SUBJECT: DISCUSSION

Mayor Pro Tempore Middleton asked about how the federal order came about that impacted the repositioning of McDougald Terrace.

Director Scott responded that the federal government through the Department of Housing and Urban Development made the decision to take McDougald Terrace out of public housing inventory; added that the entire DHA portfolio would be repositioned in two years that included a shift to the RAD (Rental Assistance Demonstration) Program and Housing Choice Voucher Program. The DHA had always considered repositioning public housing. He noted that HUD insisted that McDougald Terrace be removed from the public housing inventory and give HUD a plan of how this would be achieved by DHA within the next year. DHA would provide a plan within one year, HUD would have to approve the plan and then DHA would be working on developing the plan. There would be public discussions about renovating versus re-building the public housing units.

Mayor Pro Temp Middleton requested clarification about the term, 'removal from public housing inventory'.

Director Scott explained the significance of the phrase, 'removing the units from public housing inventory' by stating the significance was 'where the money comes from'; noted that McDougald Terrace housing would remain in Downtown and that tenants had the right to return to reside in the units; explained the three financial assistance programs of public housing, voucher programs and affordable housing. He detailed the RAD program related to eligibility.

Council Member Johnson inquired about the jobs program and if it applied to small businesses; and asked if there were statistics on employment training and contracting for low income persons.

Mayor Pro Tempore Middleton identified the goals within the approved Housing Bond and requested clarity about the repair/work order process.

Director Scott clarified how work orders were processed and tracked. Emergency work orders had to be addressed within 24-hours. All work orders were to be addressed within a thirty-day period; and spoke to UPCS annual, unit inspections performed prior to HUD inspections.

Racquel Williams Jones, Durham resident attending virtually, asked multiple questions: did the Jobs Plus Program allow public housing residents to open their own small businesses; what was the impact on Section 3 as it related to re-development; and were there statistics on employment, training and contracting for low-income persons; that Mr. Scott address the differences between RAD and public housing. She also asked about the voices of residents on the Resident Councils.

Job Plus staff would provide details; related to Section 3, there was a kick-off planned with EOEA and the city would support a FTE for Section 3 hiring; and there was a partnership with Triangle Apartment Owners' Association who would recruit directly in public housing communities with kick-off in next few weeks.

Sonya Laurie, Durham resident attending virtually, asked if resident had to qualify for RAD developed properties.

Director Scott responded about the Resident Councils; under RAD conversions, there were still Resident Councils but under a different process. He would follow up with the details on the distinctions.

Director Scott responded that as properties were built for the future, it was important to build financial structures allowing for day to day maintenance along with a capital set-aside allowing for repairs down the road. Overall, the RAD process was better than the current public housing.

SUBJECT: CLOSING REMARKS

Mr. Hudgins spoke for the DHA Board of Commissioners indicating the DHA Board was very engaged and future plans were very exciting, reinforcing the partnership between DHA and the City.

Council Member Caballero appreciated the information from DHA and favored more frequent interactions with specific mention to the work order process and how DHA residents could get involved with dialoguing.

Mayor O'Neal requested a regularly scheduled meeting, offered a quarterly timeframe and noted that the DHA and Council would coordinate the meetings.

It was the consensus of the group to meet on the second Monday of the month on a quarterly basis.

ADJOURNMENT

Being no additional business to transact, Mayor O'Neal adjourned the Special Meeting at 2:53 p.m.

Diana Schreiber, NCCMC, CMC
City Clerk