

MINUTES OF A REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE CITY OF RALEIGH
BOARD OF COMMISSIONERS
MARCH 28, 2024

The members of the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina met at 900 Haynes Street on Thursday, March 28, 2024, at 5:00 p.m. The meeting was held in-person and via Zoom.

The Board Vice Chair called the meeting to order and upon roll call the following were present and absent:

Present: Eric Braun, Valerie Crutchfield, Niya Fonville-Swint, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Absent: Susan Ellinger, Bahati Mutisya.

Visitors: Jacqueline Williams, ICC President; Charles Francis, Francis Law Firm, PLLC; Tom Liebel, Mosely Architects; Kimley-Horn: Connor Linton, Richard Adams, Richard Brown; BLWall: Sabrina Little, Vanessa Powell; Brinshore: Peter Levavi, Sarah Jones-Anderson; Raleigh Raised: Terrell Midgett; Torti Gallas: Molly Kalk, Troy McGhee.

RHA Staff: Sonia Anderson, Priscilla Batts, Shannon Bowen, Lisa Currie, Liz Edgerton, Jim Farrell, Regina Hardaway, Katie Lebrato, Ashley Lommers-Johnson, Laura McCann, Jennifer Morgan, Donna Perez, Kenya Pleasant, Gwen Wall.

The Board Chair declared a quorum present and welcomed everyone to the meeting.

RECOGNITION OF VISITORS

The Board Chair welcomed the visitors to the meeting.

PUBLIC COMMENTS

There were no public comments this evening.

CONSENT AGENDA

All items on the Consent Agenda are considered to be routine and may be enacted by one motion and second. If a Commissioner requests that an item be removed from the Consent Agenda it will be done and considered as a separate item. The vote will be a roll call vote.

Item 1

Charge-off of delinquent resident accounts for November 2023

Charge-off of delinquent resident accounts for December 2023

Item 2

Financial Statements for January 2024

Item 3

Vacancy and Turnover Summary for November 2023

Vacancy and Turnover Summary for December 2023

Item 4

Minutes from November 13, 2023 special meeting

(Resolutions No. 17-25 were approved in the Consent Agenda. See resolutions in document below.)

Commissioner Morris moved and Commissioner Braun seconded approval of the Consent Agenda.

A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Valerie Crutchfield, Niya Fonville-Swint, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

(Commissioner Winstead abstained from voting on resolutions 19, 23, & 28.)

Nay: None.

The Consent Agenda has been adopted.

REPORT OF THE BOARD CHAIR

The Board Chair said some of the resolutions will be taken out of order this evening.

REPORT OF THE BOARD SECRETARY

Public Housing and Housing Choice Voucher Surveys

- Respectful treatment: 94% to 98%.
- Professional conduct: 94%.
- Communication effort and clarity: 86% to 89%.
- Timely maintenance response: 82%.
- Residents' view of housing quality/safety: 64%/66%.
- HCV: Highly satisfied with safety/quality: 88%/89%.

Project-Based Voucher Program (RFP and New Staff)

- Project-Based Voucher Administrator: Regina Hardaway.
- 13 Responses to RFP for about 400 vouchers.
- Close to Awarding 200 vouchers (5% of total inventory).
- Current utilization 94%--will exceed 100% by year end.

- Two Resolutions: Ensure displaced Heritage Park residents will get highest preference.

Heritage Park Concept Plan and Related Resolutions

1. Heritage Park Concept Plan: Short presentation and request for Board approval to proceed with plan refinement, rezoning, phasing and financing plans.
2. Resolution clarifying displacement preference for Section 8.
3. Resolution declaring Heritage Park residents will be displaced by Board action.
4. Allow voluntary relocation of Heritage Park residents.

Development Capacity: Development Department Status

- Chief Real Estate Development Officer: Kenya Pleasant.
- New Development Project Managers.
 - Chris Whitenhill
 - Rachel Agunbiade
- Ready to take on multiple projects.
- In FYE 2025: Underwriter.

Strategic Plan

- Create access to and develop vibrant, economically diverse communities of high opportunity throughout our jurisdiction.
- RHA customers will live in communities where they and their households have the opportunity to thrive.
- Continually maximize RHA's Organizational Health to ensure RHA's ability to thrive through challenges.
- RHA will pursue effective partnerships with a broad range of mission-aligned organizations.
- Pursue and Promote Racial and Social Equity in RHA's Housing, Community, and Economic Development Efforts.
- Each of the strategic goals further elaborated in terms of specific objectives.
- Each goal has a set of identified strategies.
- Each strategy will be translated into a set of actions.
- Each year an action plan will be created to be funded under the annual budget.
- The annual strategic plan report will assess the achievements and recommend any changes to the plan.

FYE 2025 Budget Priorities

- Based on Actual Appropriations & Trends to Maximize Services to Our Customers.
- Residents: Support Services and Security.
- Create Development Capacity: New Department, Consultants.
- Strategic Engagement/Communications.
- Strategic Partnerships (e.g., Project-Based Voucher Programs).
- Investment in Organizational Health
 - Competitive Compensation.
 - Professional Development.
 - More Robust Staffing Levels.
 - Sound Supervisor-Staff Ratios.

- Updated Technology (Software, Connectivity).

YARDI Go-live: Software Conversion

- Core Program Management Software.
- Paperless Operations, Including “Procure to Pay”.
- Resident Portal (online compliance, maintenance requests).
- Voucher Participant Portal.
- Integrated Mobile Maintenance and Inspections.
- Landlord Portal.
- Online Learning Management System (Training).

REPORT OF THE REIC COMMITTEE CHAIR

Commissioner Warren said we had a great meeting earlier this month, and we had a large team from Brinshore, Torti Gallus, and Mosley, walking us through the details of the proposed Master Plan.

I want to make sure that everybody understands that the Repositioning Committee is now the Reinvestment Committee. Even though it is scheduled as monthly, it doesn't mean that it will meet monthly. It will meet when there is business input needed from the committee upon the request of the staff.

We feel very good about the plan that we're going to be looking at and walking through with the design team. There are a lot of moving parts still associated with the plan and I'm sure that the design team will go into that a little bit more. I'll hit a few highlights tonight:

- Some of the earlier plans had Dorthea Drive continuing all the way out to McDowell. Kimley-Horn thinks that will be difficult because of the way that the current design is set up.
- To the east of the site, there is a property that has a major sewer outfall line and drainage line that might impede our ability to develop some of that property.
- There's a potential for a cloverleaf exit onto Western that may be redesigned.
- There's discussion about closing some of South Street to the east – when, and if, the convention center is expanded and Red Hat entertainment center is relocated.

This plan will most certainly change over time, as we gather more information. The committee was heartened by where we are with the design team right now. It's an ambitious development plan that will be transformational for the city. We're all looking for that plan to make a huge impact and redefining what affordable housing and public housing looks like going forward in the City of Raleigh.

We also discussed a few other items that may be coming down the pike in terms of section 18 redevelopment projects. We discussed Glenwood towers and perhaps developing the ball field site adjacent to the RHA site. We talked about scattered sites that we currently own (approximately 100) that are scattered around Raleigh that may be good candidates for disposition. Those are all early discussions.

COMMISSIONER COMMENTS

There were no commissioner comments this evening.

NEW BUSINESS

(Taken out of order.)

Mrs. Pleasant said accompanying this resolution is a presentation that was provided to everyone. We're not going to go through the presentation in detail, but I would like to discuss the highlights. The purpose of this resolution is for the Board to adopt the initial concept plan.

RHA is engaged through an MPA (Master Planning Agreement). Part of that development team is Brinshore, and Raleigh Raised is our Co-Developer. Torti Gallas and Moseley are part of our architect and design team. BLWall is part of our community engagement. Kimley-Horn was recently added to our consulting team as part of the civil engineering. We have representatives from the development team if there are questions.

As part of that Master Planning Agreement, the development team and RHA have had a series of community engagement events, including a design workshop with both residents and community stakeholders. The result of that design workshop is this initial concept plan, which we will go through tonight. I want to highlight that this is not the final plan. This is just the initial concept plan that is the result of feedback from both residents and community stakeholders, and gives us some high level concepts in terms of design, density, and the mix of uses for the site.

As part of our Master Planning Agreement, this was one of the deliverables. And this is an important step for the Board to adopt this initial concept plan. This plan will be further revised for an entitlement plan underneath our Master Planning Agreement. That entitlement plan will include details with respect to phasing, financing, and additional details with respect to schedule.

From the design workshop, we have three schemes, and they all vary based on some of the activity that is happening on the site. We have three plans, Plan A, B, and C:

Plan A

- 550 units that includes a mix of townhomes or stack flat units.
- It includes 20,000 square feet of non-residential space. That non-residential space is a mix of retail, service, or community facility space.
- It also includes 3500 square feet of community amenity space that's for the residents of the development.

Plan B

- 750 units. The difference between A and B is the sewer easement that runs along the eastern part of the site and this plan B assumes that we will be able to remove the cloverleaf. If we're able to acquire that cloverleaf that gives us the opportunity to increase

some of the units on the site. That will increase from 550 to 750 units. This plan does not assume that we will be able to remove the sewer easement.

Plan C

This plan assumes that we will be able to remove that cloverleaf. It also assumes that there will be a realignment of the utility lines. We have two utility easements, both a sewer as well as a stormwater easement, that run diagonally along that site. The major difference between Plan B and C is that we're adding buildings on that cloverleaf part. If we're able to remove the cloverleaf but not change the utilities, and we cannot build along those. And so that's why we don't get as much of an increase. This is maximizing the site, staying with the mix of low density and medium density building types. This plan is 975 units, and gives us 25,000 square feet of non-residential space.

If we're not able to remove the cloverleaf, what you see in Plan A could potentially change in terms of that connection, all the way to Dawson Street. I don't think it's anything that will be prohibitive for the development.

The Board is being asked to adopt this initial concept plan with the understanding that there's going to continue to be further diligence review and analysis as we move from this initial concept plan to the entitlement plan under our Master Planning Agreement.

Commissioner Braun said these are all great. Do we have a sense of the probabilities of the cloverleaf going away and/or the sewer line, based on the discussions you've had with the city? Do you think it's a long shot that they go away? Do you think it's relatively reasonable to think they're going to go away?

Mrs. Pleasant said we are working through the analysis. In the next couple of months, just the way that everything is moving with other projects and how we're related to those things, we're going to be at a point where we will probably have a resolution on that in the next 60 days.

Commissioner Brauns said if it starts to become clear that Plan A is the likely plan we choose, due to the site constraints, I'd like us to think about where we can get some additional units on the site, if possible. I love the options we have, I would just like to see more than 550 – if there are opportunities to squeeze in some additional units.

Mrs. Pleasant said that's something that we've talked about with the development team in terms of revisiting. And that's something that we'll continue to do as we go through this process.

Richard Adams said we did come up with an alternative that pulls everything out of the northwest quadrant, which is the Heritage Park quadrant at the interchange. We developed an exhibit to come up with a way to pull everything out of the Heritage Park quadrants. The city seems to have a pretty good initial reaction to where this is going. We have a long way to go, but the initial reaction was good.

Commissioner Brauns asked if there is there any scenario that could be an end up resulting in a worse situation for Heritage Park than we are today.

Mr. Adams said there's always complications with this type of thing. There's certainly the possibility that we end up with the status quo – that we end up with the loop and ramp staying there just because of the number of entities that must sign off on this. However, there seems to be a lot of momentum towards thinking about the interchange.

Mrs. Pleasant said even if this happens at a later phase, that doesn't prevent us from moving forward with those earlier phases. That could potentially be a later phase. The biggest factor is not this movement for the DOT. It's really the stormwater and the sewer lines that would actually need to be relocated. If we're able to do this interchange, but not relocate those utilities, it doesn't necessarily give us the added benefit for increased units.

Commissioner Braun said it seems like the city's moving faster on the water and sewer. Will we know their shared decision on the alignment of that?

Mrs. Pleasant said, with respect to the sewer easement, there's an existing capital improvement plan that the city is currently working on. From a timing perspective, the next 90 days is when I think we will need to come to some resolution about how that's going to move forward.

Commissioner Braun said it looks good and I appreciate all the information.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 29 (2024)

A RESOLUTION ADOPTING THE HERITAGE PARK INITIAL CONCEPT PLAN AND
DIRECTING THE CEO TO REFINE INTO AN ENTITLEMENT SITE PLAN

WHEREAS, the Housing Authority of the City of Raleigh (RHA) entered into a Master Planning Agreement ("MPA"), effective May 31, 2023, with Brinshore Development, L.L.C. an Illinois limited liability company ("Brinshore") and Raleigh Raised Development, LLC, a North Carolina limited liability company ("Raleigh Raised"), collectively, Brinshore and Raleigh Raised (the "Developer") for the redevelopment of Hertiage Park, a 122-unit public housing community owned by RHA and located at 416 Dorothea Drive, Raleigh, North Carolina 27601 ("HP"); and

WHEREAS, RHA and the Developer executed a Memorandum of Understanding Heritage Park Redevelopment effective October 6, 2022 (Exhibit A - MOU); and

WHEREAS, the Developer engaged Torti-Gallas and BLWall for master planning and community engagement services in accordance with the executed Torti-Gallas Scope and Fee Proposal (Exhibit B – TGP Proposal); and

WHEREAS, Developer, Torti-Gallas, and BLWall (collectively, the Development Team) has been working with RHA staff to address the demolition and redevelopment of HP; and

WHEREAS, the Development Team and RHA's work has included, but is not limited to, the following steps:

- Engaged a firm to complete a capital needs assessment. Based on this report the property meets the U.S. Department of Housing and Urban Development (HUD)'s definition of obsolescence, which makes it eligible for HUD disposition approval under Section 18 of the U.S. Housing Act of 1937;
- Over several months, conducted a series of community meetings, focus groups and listening sessions with residents, resident council leadership, public officials, potential partners, advocate groups, development consultants, and other community stakeholders;
- Conducted a multi-day design workshop on-site at HP with residents and other community members; and

WHEREAS the design workshop resulted in a conceptual design of approximately 550 to 975 mixed-income residential rental units, and 20,000—25,000 square feet of non-residential uses comprised of community spaces, open spaces, commercial spaces and other amenities ("Initial Concept Plan"); and

WHEREAS the Initial Concept Plan is based on a vision to create a healthy, vibrant, thriving community incorporating five core components and attributes: walkable, connected, diverse, safe, and address the growing need for quality affordable housing including a one-for-one replacement and right to return for existing residents; and

WHEREAS the Initial Design Concept represents the delivered work product in accordance with the Exhibit B – TGP Proposal Tasks 2.0 to 2.4;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH:

1. Adopts the Initial Design Concept as intended by the MPA Section 2, MOU Section 2. C., Exhibit B – TGP Proposal Tasks 2.0 to 2.43.
2. Directs the Chief Executive Officer, through the work of the Development Team, to further refine the Initial Design Concept into an Entitlement Site Plan as intended by the MPA Section 2, MOU Section 2. C., Exhibit B – TGP Proposal Tasks 3.0 to 3.3; and that which plan will include a proposed financing plan, phasing plan, entitlement schedule, and construction schedule.

Commissioner Warren moved and Commissioner Braun seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Valerie Crutchfield, Niya Fonville-Swint, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None.

Resolution No. 29 (2024) has been adopted.

Mr. Lommers-Johnson said this resolution, if approved, will adopt a 5-Year Strategic Plan RHA.

The impetus for this Strategic Plan started back in 2021. RHA enlisted the services of a consultant to help facilitate and prepare the plan. Two planning retreats with the Board and executive staff were held in August 2022 and 2023 to help formulate strategic goals, objectives, and strategies.

In April 2023, the Board hired me as the Chief Executive Officer and directed me to complete the development and present the plan to the Board during my first year of employment.

EJP and RHA solicited viewpoints and perspectives from the Board, a range of stakeholders – including staff, residents, participants, elected officials, City of Raleigh staff, and community-based organizations for consideration in developing a plan.

Over the last three months, I have completed various drafts of the plan and shared it with the Board. I want to thank the Commissioners for their comments and additions. In this current draft, I've included recent comments and suggestions from the Board. One set of suggestions had to do with Board functioning and Board committees, and I added that to the plan, as well as suggestions and comments about addressing our relationship with CAD and OCAC.

I am recommending that the Board adopt the plan as laid out in the attachments that went out as part of this resolution, that the Board will direct the staff – and me in particular – to develop annual plans and budgets based on that plan, to review the plan annually in light of new opportunities and challenges, changing legislative, financial, and other circumstances, and to recommend changes to the plan on an annual basis. And then directing staff and the CEO to provide annual reports based on RHA's achievement of the plan goals and objectives.

Commissioner Warren said this is a big deal and I'm so happy that we've gotten to this point. Many of us on the Board have said we need a road map, and this document reflects that. I'm pleased that this will be in place shortly. Thank you for your good work.

Commissioner Braun agreed. It's readable and concise and it gives a good idea of where we want to be.

Mr. Lommers-Johnson thanked the Board for having the foresight of creating a Strategic Plan. It helps me and the staff to focus our attention.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 30 (2024)
ADOPTING A FIVE-YEAR STRATEGIC PLAN FOR THE AUTHORITY

WHEREAS, the Raleigh Housing Authority Board of Commissioners (“Board”) directed the Executive Director to develop a Strategic Plan (the “Plan”) for the Authority in 2021; and

WHEREAS, the Authority enlisted the services of EJP Consulting Group, LLC (“EJP”), on November 19, 2021, to assist in the preparation of the Plan; and

WHEREAS, EJP conducted two planning retreats (August 2022 and October 2023) with the Board and RHA’s Executive Staff to formulate and draft strategic goals, objectives, and strategies; and

WHEREAS, the Board hired a Chief Executive Officer “(CEO)” in April 2023 and directed him to complete the development of and present the Plan to the Board during his first year of employment; and

WHEREAS, EJP and the Authority have solicited viewpoints and perspectives from the Board and a range of stakeholders, including staff, residents, participants, elected officials, City of Raleigh staff, and community-based organizations for consideration in developing the Plan; and

WHEREAS, the CEO has presented the Board with drafts of the Plan for review and comment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH:

1. Adopts the Plan as laid out in the attached “Raleigh Housing Authority Strategic Plan; April 2024—March 2029”; and
2. Directs the CEO to develop annual action plans and budgets based on the Plan; and
3. Directs the CEO to review the Plan annually in light of new opportunities and challenges, as well as changing legislative, financial and other circumstances and recommend changes to the Plan; and
4. Directs the CEO to provide annual reports based on the Authority’s achievements of the Plan goals and objectives.

Commissioner Braun moved and Commissioner Whitehouse seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

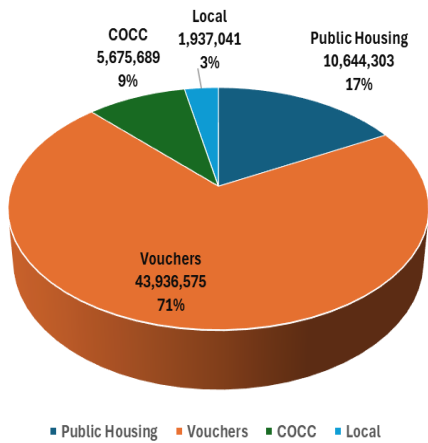
Aye: Eric Braun, Valerie Crutchfield, Niya Fonville-Swint, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None.

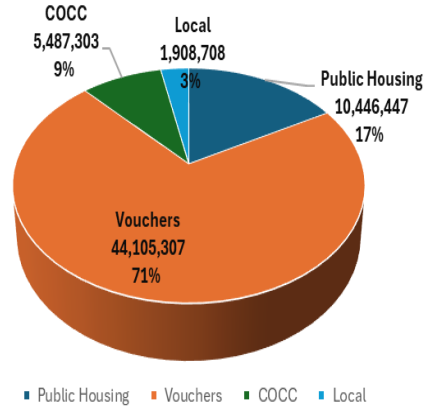
Resolution No. 30 (2024) has been adopted.

Mrs. Edgerton gave the following presentation:

Total 2025 RHA Income by Program



Total 2025 RHA Expense by Program



FYE 2025 RHA Total Proposed Budget

Description	FYE 2024 Budget Approved	Proposed FYE 2024 Budget Revisions	Proposed FYE 2025 Budget	Variance with 24 Projections
HUD Contributions	36,997,232	47,802,609	48,757,813	955,204
Net Dwelling Rent	4,365,199	5,514,247	5,355,142	(159,105)
Other Income	1,583,449	3,084,210	2,054,272	(1,029,938)
Fee for Service Income	1,854,539	1,536,619	2,324,590	787,971
Management Fee Income	2,682,424	2,722,965	3,701,791	978,826
Total Income	47,482,843	60,660,650	62,193,608	1,532,958
Employee Expenses	9,451,046	8,726,306	11,522,735	2,796,429
Admin Expense	3,392,582	4,034,322	3,623,389	(410,933)
Tenant Services Expense	97,950	452,946	349,399	(103,547)
Utilities	1,026,767	1,180,444	1,242,948	62,504
Ord. Maint. & Operation	3,178,991	4,020,223	3,932,834	(87,389)
Protective Services	109,376	214,346	203,000	(11,346)
General Expense	1,198,921	1,294,884	1,203,791	(91,093)
Subsidy and Grant Expense	29,717,244	39,637,948	39,643,900	5,952
Operating Expense	48,172,878	59,561,419	61,722,927	2,160,657
Nonroutine Expenditures	260,850	367,928	34,000	(333,928)
Other Expenditures	4,447	75,359	184,357	108,998
Total Expenses	48,438,175	60,004,706	61,947,765	1,943,059
Res. Rec. (Deficit) Pre-Reserves	(955,332)	655,944	245,842	(410,102)
Reserves		230,000		
Res. Rec. (Deficit) Adjusted	(955,332)	885,944	245,842	(410,102)



Total Salary Comparison to Prior Year

Departments	Employee Count	Employee %	24 Approved Budget	24 Revised Budget	25 Proposed Budget	% by Department
Central Office	9	6.3%	994,517	994,517	1,051,283	11%
Development and Relocation	9	6.3%		200,000	693,586	7%
Asset Management	17	12.0%	963,630	1,032,110	1,119,956	12%
Housing Operations	58	40.8%	2,654,618	3,119,558	3,374,555	35%
Administration & Finance	21	14.8%	1,198,650	1,456,586	1,573,835	17%
Leased Housing	28	19.7%	1,327,055	1,587,344	1,713,287	18%
Total Proposed Salaries Budget	142	100.0%	7,333,609	8,844,441	9,526,502	100%
Add deleted positions	8					
New Requested Positions	17		-	989,823	1,049,214	
Total Payroll Less New Positions	133		7,333,609	7,854,617	8,477,288	

	Variance b/w '24 Approved & Revised	Variance b/w '24 Revised & '25 Proposed	Variance b/w '24 Approved & '25 Proposed
Variance \$ between Annual Salaries	521,008	622,671	1,143,679
Variance % between Annual Salaries	7.1%	7.9%	16%



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Fixed Assets	
	RHA Budget FYE 2025
All Departments	
WiFi Project	38,643
Total Equipment Replacements	38,643

Notes:

1. Purchase of equipment is subject to available funding and the results of operations.



FYE 2025 Public Housing Proposed Budget

Description	FYE 2024 Budget Approved	Proposed FYE 2024 Budget Revisions	Proposed FYE 2025 Budget	Variance with 24 Projections
HUD Contributions	3,969,756	4,089,740	5,015,469	925,729
Net Dwelling Rent	4,322,088	5,474,448	5,335,476	(138,972)
Other Income	186,873	328,589	293,358	(35,231)
Total Income	8,478,717	9,892,777	10,644,303	751,526
Employee Expenses	2,526,865	2,121,145	2,801,510	680,365
Admin Expense	1,623,328	1,711,271	1,697,738	(13,533)
Tenant Services Expense	97,950	149,230	106,524	(42,706)
Utilities	906,858	1,048,976	1,101,389	52,413
Ord. Maint. & Operation	2,943,835	3,758,674	3,696,863	(61,811)
Protective Services	109,376	214,346	203,000	(11,346)
General Expense	792,754	959,301	809,423	(149,878)
Subsidy and Grant Expense				
Operating Expense	9,000,966	9,962,943	10,698,631	452,206
Nonroutine Expenditures	257,678	358,338	30,000	(328,338)
Total Expenses	9,258,644	10,321,281	10,446,447	125,166
Res. Rec. (Deficit)	(779,927)	(428,504)	197,856	626,360



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FYE 2025 Vouchers Proposed Budget

Description	FYE 2024 Budget Approved	Proposed FYE 2024 Budget Revisions	Proposed FYE 2025 Budget	Variance with 24 Projections
HUD Contributions	33,027,476	43,712,869	43,742,344	29,475
Net Dwelling Rent	43,111	39,799	19,666	(20,133)
Other Income	66,219	189,498	174,565	(14,933)
Total Income	33,136,806	43,942,166	43,936,575	(5,591)
Employee Expenses	1,947,356	1,990,716	2,532,861	542,145
Admin Expense	1,378,269	1,524,417	1,522,463	(1,954)
Landlord Outreach		303,716	242,875	(60,841)
Utilities	9,424	10,628	11,315	687
Ord. Maint. & Operation	34,541	16,873	14,748	(2,125)
General Expense	114,429	96,215	124,286	28,071
Subsidy and Grant Expense	29,717,244	39,637,948	39,643,900	5,952
Operating Expense	33,201,263	43,581,364	44,093,379	512,015
Nonroutine Expenditures	1,172	1,000	8,084	7,084
Other Expenditures	4,447	4,448	4,447	(1)
Total Expenses	33,206,882	43,789,100	44,105,307	316,207
Res. Rec. (Deficit)	(70,076)	153,066	(168,732)	(321,798)



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FYE 2025 Local Proposed Budget

Description	FYE 2024 Budget Approved	Proposed FYE 2024 Budget Revisions	Proposed FYE 2025 Budget	Variance with 24 Projections
Other Income	396,566	1,551,235	1,206,240	(967,287)
Management Fee Income	580,688	622,292	730,801	108,509
Total Income	977,254	2,173,527	1,937,041	(858,778)
Employee Expenses	905,279	843,074	1,643,972	800,898
Admin Expense	29,756	76,109	48,495	(27,614)
Ord. Maint. & Operation	1,752	4,693	4,597	(96)
General Expense	35,620	19,243	31,734	12,491
Operating Expense	972,407	943,119	1,728,798	785,679
Other Expenditures		70,912	179,910	108,998
Total Expenses	972,407	1,014,031	1,908,708	894,677
Res. Rec. (Deficit)	4,847	1,159,496	28,332	(1,753,456)



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FYE 2025 COCC Proposed Budget

Description	FYE 2024 Budget Approved	Proposed FYE 2024 Budget Revisions	Proposed FYE 2025 Budget	Variance with 24 Projections
Other Income	353,103	392,596	380,109	(12,487)
Fee for Service Income	1,854,539	1,536,619	2,324,590	787,971
Management Fee Income	2,682,424	2,722,965	2,970,990	248,025
Total Income	4,890,066	4,652,180	5,675,689	1,023,509
Employee Expenses	4,071,547	3,771,371	4,544,392	773,021
Admin Expense	361,229	519,386	354,693	(164,693)
Utilities	110,485	120,840	130,244	9,404
Ord. Maint. & Operation	198,863	239,983	216,626	(23,357)
General Expense	256,118	220,125	238,348	18,223
Operating Expense	4,998,242	4,871,705	5,484,303	612,598
Nonroutine Expenditures	2,000	8,590	3,000	(5,590)
Total Expenses	5,000,242	4,880,295	5,487,303	607,008
Res. Rec. (Deficit) Pre-Reserves	(110,176)	(228,115)	188,386	416,501
Reserves		230,000		
Res. Rec. (Deficit) Adjusted	(110,176)	1,885	188,386	416,501



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**Oak City Affordable Communities, Inc.
Replacement Reserve Balance**

Property	Units	Beg. Bal. at Conversion	Replacement Reserve Deposits for FYE 2023	Net Interest Earned less Fees for FYE 2023	Ending Balance at FYE 2023	Replacement Reserve Deposits for FYE 2024	Net Interest Earned less Fees for FYE 2024	Ending Balance at FYE 2024
			Total	Total	Total	Total	Total	Total
Meadowridge	59	440,000.00	15,000.00	1,372.33	456,372.33	45,856.00	1,067.51	503,295.84
Valleybrook	49	550,000.00	11,668.00	1,541.72	563,209.72	35,664.00	1,023.67	599,897.39
Terrace Park	45	218,000.00	9,968.00	739.37	228,707.37	30,468.00	690.21	259,865.58
Berkshire Village	40	225,000.00	12,498.00	149.64	237,647.64	25,714.00	376.72	263,738.36
Total	193	1,433,000.00	49,134.00	3,803.06	1,485,937.06	137,702.00	3,158.11	1,626,797.17

Notes

Per PBV: Other Miscellaneous Provisions #2 - Ongoing PHA Board Review of Operating Budget:

The Owner must submit to the administering PHA's Board the operating budget for the Covered Project annually. The PHA's Board must confirm that the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RCC as well as assess the financial health of the Covered Project.



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**Oak City Affordable Communities, Inc.
FYE 2025 Proposed Budget**

Description	Total Budget 2024 Revised	Total Budget 2025	Revised 2024 vs. Budget 2025 Variance
Dwelling Rental	494,455	572,738	78,283
Other Income	1,669,483	1,724,919	55,436
Total Receipts	2,163,938	2,297,657	133,719
Employee Compensation	400,160	437,903	37,743
Admin Expense	323,944	336,965	13,021
Tenant Services	12,173	11,948	(225)
Utilities	27,292	28,375	1,083
Ord Maint & Operations	897,355	820,578	(76,777)
Protective Services Contracts	1,000	1,000	0
General Expenses	81,080	70,857	(10,223)
Nonroutine Exp.	20,045	20,555	510
Other Exp.	31,411	31,978	567
Total Operating Expenses	1,794,460	1,761,476	(32,984)
Residual Receipts	369,478	536,181	166,703



HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 16 (2024)

WHEREAS, the proposed Operating Budget for Asset Management Projects (“AMPs”) NC002000006 through NC002000040, the Central Cost Center (“CCC”), and the Housing Choice Voucher (“HCV”) program for the fiscal year ending March 31, 2025, requires approval by the Board of Commissioners; and

WHEREAS, a public notice was published in the News and Observer newspaper on March 14 and 21, 2024 to announce the availability of the proposed budget for public review; and

WHEREAS, a public hearing has been held as required by North Carolina General Statute 159-12; and

WHEREAS, the budget for the HCV program is included on the Master Operating Budget to show program expenses which are funded by Administrative Fees from the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, HUD has not issued funding provisions for the Administrative Fees for Calendar Year (“CY”) 2024 and the presented Budget reflects a proration factor of 92% with a lease-up proration of 97.5%; and

WHEREAS, the budget for Capitol Area Developments, Inc. (“CAD”) is approved separately and is shown on the Master Operating Budget for informational purposes only; and

WHEREAS, the Rental Assistance Demonstration program requires the Public Housing Authority Board of Commissioners (“PHA”) to confirm that the owner is making deposits into the Reserve Replacement account in accordance with the RCC; and

WHEREAS, the PHA board should also access the financial health of Oak City Affordable Communities; and

WHEREAS, the budget for Oak City Affordable Communities (“OCAC”) is approved separately and is shown on the Master Operating Budget for informational purposes only; and

WHEREAS, the Fees for Services reflected in the proposed Master Operating Budget are determined to be in the best interest of the individual AMPs and the agency as a whole; and

WHEREAS, RHA has sufficient operating reserves to meet the working capital needs of its AMPs and the CCC; and

WHEREAS, the proposed budget expenditures are necessary in the efficient and economical operations of providing housing for the purpose of serving low-income families; and

WHEREAS, the various programs administered by RHA are on different funding years and have different budgetary restrictions; and

WHEREAS, several of RHA's proposed budgets are calculated based on current data since information specific to the subject fiscal year is not available at this time; and

WHEREAS, The Housing Opportunities through Modernization Act of 2016 ("HOTMA") which allows housing authorities to use up to 20% of Operating Subsidy for Capital Fund Program ("CFP") activities; and

WHEREAS, for FYE March 31, 2025 The Agency will not be setting aside the allowable 20% of Operating Subsidy, and

WHEREAS, the President signed the FY2024 Omnibus Appropriations Bill on March 23, 2024; and

WHEREAS, HUD currently funds the Operating Fund for the AMPs on a calendar year basis; and

WHEREAS, HUD released full guidance for calculating CY 2024 Operating Subsidy as of September 1, 2023; and

WHEREAS, the Operating Subsidy to be provided by HUD for Calendar Year 2024 is estimated in the proposed budget at 95% of funding eligibility; and

WHEREAS, the calculation of eligibility for federal funding reflected in the proposed budget was prepared on a fiscal year basis for internal use only to estimate the funding for the subject fiscal year using nine months of calendar year 2024 and three months of calendar year 2025; and

WHEREAS, all regulatory and statutory requirements have been met including all proposed rental charges and expenditures; and

WHEREAS, pursuant to Section 307, Part II of the Consolidated Annual Contributions Contract, the Authority hereby certifies that all administrative salaries are comparable to local public practice, based upon studies approved by the Board, which are on file for HUD review; and

WHEREAS, the Authority hereby certifies that all positions, as identified, do not exceed 100% of any individual employee's time; and

WHEREAS, the Cost Allocation Plan as required by Title 2 U.S. Code of Federal Regulations Part 225 has been prepared by staff and provided to the Board; and

WHEREAS, there are times when it may be in the best interest of the agency for the Executive Director to authorize the expenditure of funds in excess of the amount budgeted for an account category in order to address the needs of the agency without exceeding the total amount budgeted for that program; and

WHEREAS, this also includes hiring replacement personnel prior to an employee’s retirement date for cross training and sharing of institutional knowledge in order to address the needs of the agency;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the attached Master Operating Budget for the Asset Management Projects, the Central Cost Center, and the Housing Choice Voucher program for the fiscal year ending March 31, 2025 be approved.

BE IT FURTHER RESOLVED that staff is authorized to use the approved Master Operating Budget as a guide and to update and submit portions thereof to the various funding agencies as they are due in the format required by those agencies.

BE IT FURTHER RESOLVED that the Executive Director is authorized to hire replacement personnel prior to an employee’s retirement date.

BE IT FURTHER RESOLVED that the Executive Director is authorized to approve the expenditure of funds in excess of the amount budgeted for an account category if deemed necessary in order to address the needs of the agency providing the expenditure does not exceed the total amount budgeted for that program and that this information will be reported to the Board of Commissioners at its next regularly scheduled meeting.

Commissioner Braun moved and Commissioner Warren seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Valerie Crutchfield, Niya Fonville-Swint, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None.

Resolution No. 16 (2024) has been adopted.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 15 (2024)

WHEREAS, the Housing Authority of the City of Raleigh (“RHA”) established the Local Housing Fund for entrepreneurial activities, which include issuing non-recourse housing revenue bonds and earning non-federal property management fees from properties that support RHA’s mission; and

WHEREAS, PIH Notice 2007-15 issued June 20, 2007 defines an Instrumentality as the PHA’s related entity whose assets, operations, and management are legally and effectively controlled by

the PHA, which assumes the role of the PHA for purposes of implementing public housing development activities and programs, and which must abide by the public housing requirements that would be applicable to the PHA; and

WHEREAS, PIH Notice 2007-15 has been extended by PIH Notice 2008-27 issued on July 2, 2008, PIH Notice 2009-24 issued on July 23, 2009, PIH Notice 2010-30 issued on August 2, 2010, and PIH Notice 2011-47 issued on August 17, 2011 is effective until amended, superseded, or rescinded; and

WHEREAS, the Local Housing Fund is under the oversight and control of the Board of Commissioners; and

WHEREAS, with Board approval, the reserves in Local Fund may be used to:

- Loan funds to the Housing Choice Voucher (“HCV”) program to timely pay landlords when HUD funding is delayed;
- Loan funds to RHA and RHA’s affiliates to build affordable housing; and

WHEREAS, the U. S. Department of Housing and Urban Development (“HUD”) mandated housing authorities with 250 or more units of public housing convert to Asset Management and encouraged housing authorities to generate income from entrepreneurial activities and sources other than traditional subsidies and revenues; and

WHEREAS, the Supplement to HUD Handbook 7475.1 (Revised April 2007) which was issued with PIH Notice 2007-9 on April 10, 2007 states, “...*any internal fee-for-service charges to Asset Management Projects or programs (property management fees, asset management fees, etc.) are considered non-program income for purposes of A-87 and 24 CFR part 85. Consequently any reasonable fees earned by PHA/Central Cost Center will be treated as local revenue subject only to the controls and limitations imposed by the PHA’s management, Board or other authorized governing body.*”; and

WHEREAS, HUD instructed RHA in February 2012 that all fees related to Asset Management, including the HCV Management Fee, must be earned by the Central Cost Center (“CCC”) and could be subsequently transferred to other funds; and

WHEREAS, the Master Operating Budget for the fiscal year ending March 31, 2025, includes the Local Housing Fund; and

WHEREAS, the budget projections reflect a cost-efficient operation and a positive net cash flow;

WHEREAS, there are times when it may be in the best interest of the agency for the Executive Director to authorize the expenditure of funds in excess of the amount budgeted for an account category in order to address the needs of the agency without exceeding the total amount budgeted for that program; and

WHEREAS, this also includes hiring replacement personnel prior to an employee’s retirement date for cross training and sharing of institutional knowledge in order to address the needs of the agency;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the attached Operating Budget for the Local Housing Fund included in the Master Operating Budget for the fiscal year ending March 31, 2025 be approved.

BE IT FURTHER RESOLVED that staff is authorized to use the approved Master Operating Budget as a guide and to update and submit portions thereof to the various funding agencies as they are due in the format required by those agencies.

BE IT FURTHER RESOLVED that the Executive Director is authorized to hire replacement personnel prior to an employee’s retirement date.

BE IT FURTHER RESOLVED that the Executive Director is authorized to approve the expenditure of funds in excess of the amount budgeted for an account category if deemed necessary in order to address the needs of the agency providing the expenditure does not exceed the total amount budgeted for that program and that this information will be reported to the Board of Commissioners at its next regularly scheduled meeting.

Commissioner Braun moved and Commissioner Whitehouse seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Valerie Crutchfield, Niya Fonville-Swint, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None.

Resolution No. 15 (2024) has been adopted.

This resolution was approved in the Consent Agenda.

HOUSING AUTHORITY OF THE CITY OF RALEIGH, NC
RESOLUTION NO. 17 (2024)

WHEREAS, the Housing Authority of the City of Raleigh, NC (“RHA”) administers a Section Eight Housing Choice Voucher (“Voucher”) Program; and

WHEREAS, effective January 1, 2004, the U.S. Department of Housing and Urban Development (“HUD”) began providing funding for the Voucher program on a calendar year basis which crosses two fiscal years; and

WHEREAS, the Master Operating Budget for the fiscal year ending March 31, 2024, which included the Voucher program, was approved by the Board of Commissioners on January 26, 2023 with Resolution No. 8; and

WHEREAS, HUD notified RHA on March 30, 2023 of the final HAP funding amounts for calendar year 2023, which covered funding through December 31, 2023 or three quarters of the subject budget year; and

WHEREAS, HUD issued Notice 2023-07 on April 4, 2023, which retroactively implemented the funding provisions for calendar year 2023, as required by the Federal Fiscal Year 2023 HUD Appropriations Act (Public Law 117-328), which was enacted on December 29, 2022; and

WHEREAS, HUD published the Administrative Fee rates on May 12, 2023 retroactive for calendar year 2023 and advised the proration factor is expected to be 89%; and

WHEREAS, on September 27, 2023 HUD advised the proration factor for Administrative Fees increased to 95% for calendar year 2023; and

WHEREAS, HUD has not yet completed the final reconciliation for the Administrative Fees for calendar year 2023; and

WHEREAS, HUD has not yet issued the funding provisions for calendar year 2024; and

WHEREAS, HUD has not yet published the Administrative Fee rates for calendar year 2024 or notified housing authorities of the proration factor; and

WHEREAS, during June 2014, RHA's auditor recommended setting up an allowance for doubtful accounts for amounts owed by landlords which may be considered uncollectible; and

WHEREAS, the proposed budget revision includes an allowance of \$7,500 as reflected on line #70 in the HAP expenses; and

WHEREAS, the landlords who owe balances cannot participate in RHA's Section Eight program until the amount owed is paid in full; and

WHEREAS, the Governmental Accounting Standards Board ("GASB") issued Statement 68 relating to accounting and reporting issues and how pension costs and obligations are measured and reported on audited external financial statements; and

WHEREAS, RHA was required to implement GASB 68 on the March 31, 2016 financial statements using pension data supplied by the NC Department of State Treasurer ("NCDST"); and

WHEREAS, NCDST will provide the pension data for FYE March 31, 2024 in the spring of 2024 to be included on RHA's FYE 2024 audited financial statements; and

WHEREAS, GASB issued Statement 75 relating to financial reporting for Postemployment Benefits Other Than Pension Plans (OPEB) and establishes new accounting and financial reporting requirements for local public agencies who have OPEB funds held in irrevocable trusts; and

WHEREAS, RHA was required to implement GASB 75 on the March 31, 2019 financial statements using data derived from an actuarial study; and

WHEREAS, Cavanaugh MacDonald Consulting, LLC will provide the OPEB data for FYE March 31, 2024 in the spring of 2024 to be included on RHA's FYE 2024 audited financial statements; and

WHEREAS, projected income and expenditures in certain line items make it necessary to revise the Annual Operating Budget for the fiscal year ending March 31, 2024 for the Voucher Program in order to meet the operational needs of the Agency; and

WHEREAS, the proposed operating budget reflecting revisions to the budget categories is attached to this resolution and thereby made a part of this resolution; and

WHEREAS, the budget projections reflect a cost-efficient operation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the Operating Budget for the Section Eight Housing Choice Voucher Program for fiscal year ending March 31, 2024 be revised as follows:

1. Line 9 Total Operating Receipts be increased by \$784,123.
2. Line 22 Total Administrative Expense be increased by \$347,414.
3. Line 27 Total Tenant Services be increased by \$232,125.
4. Line 32 Total Utilities be increased by \$1,204.
5. Line 39 Total Ordinary Maintenance & Operation be decreased by \$21,016.
6. Line 46 Total General Expense be decreased by \$18,886.
7. Line 50 Total HAP Expense-Incoming Ports be decreased by \$31,500.
8. Line 58 Total Other Expenditures be increased by \$1.
9. Line 62 Residual Receipts Operating be increased by \$274,781.

BE IT FURTHER RESOLVED THAT:

1. Staff is authorized to revise the budget if necessary subject to additional funding information from HUD that may affect the income projections for the fiscal year ending March 31, 2024.
2. If needed, staff is authorized to revise the budget once the GASB 68 pension data is supplied by the NC Department of State Treasurer.
3. If needed, staff is authorized to revise the budget once the GASB 75 OPEB data is supplied by Cavanaugh MacDonald Consulting, LLC.
4. Staff will report such changes to the RHA Board of Commissioners with the unaudited financials after the end of the subject fiscal year.

This resolution was approved in the Consent Agenda.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 18 (2024)

WHEREAS, on March 11, 2021, President Biden signed the American Rescue Plan (“ARP”) Act of 2021 Public Law 117-2) which provided over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses; and

WHEREAS, Section 3202 of the ARP appropriated \$5 billion for new incremental Emergency Housing Vouchers (“EHV”), the renewal of those EHV’s, and fees for the cost of administering the EHV’s and other eligible expenses defined by notice to prevent, prepare, and respond to coronavirus to facilitate the leasing of the emergency vouchers, such as security deposit assistance and other costs related to retention and support of participating owners; and

WHEREAS, Eligibility for these EHV’s is limited to individuals and families who are (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; or (4) recently homeless; and

WHEREAS, HUD issued Notice 2021-15 on May 5, 2021, which provided the operating requirements for the EHV’s; and

WHEREAS, on June 10, 2021, Raleigh Housing Authority (“RHA”) was awarded 138 vouchers and initial funding for Administrative Fees and Service Fees to operate the program; and

WHEREAS, the Master Operating Budget for fiscal year ending March 31, 2024 which was approved by the Board of Commissioners on January 26, 2023 with Resolution No. 8 does not include the EHV’s; and

WHEREAS, projected income and expenditures in certain line items make it necessary to revise the Annual Operating Budget for the fiscal year ending March 31, 2024 to include the EHV’s in order to meet the operational needs of the Agency; and

WHEREAS, the proposed operating budget reflecting revisions to the budget categories is attached to this resolution and thereby made a part of this resolution; and

WHEREAS, the budget projections reflect a cost-efficient operation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH, NC that the Operating Budget for the Emergency Housing Voucher Program for fiscal year ending March 31, 2024 be revised as follows:

1. Line 8 Total Operating Receipts be increased by \$166,263.
2. Line 18 Total Administrative Expense be increased by \$43,214.
3. Line 26 Total Tenant Services be increased by \$71,591.
4. Line 30 Total General Expense be decreased by \$876.
5. Line 34 Residual Receipts Operating be decreased by \$50,582.

BE IT FURTHER RESOLVED THAT:

5. Staff is authorized to revise the budget if necessary subject to additional funding information from HUD that may affect the income projections for the fiscal year ending March 31, 2024.
6. Staff will report such changes to the RHA Board of Commissioners with the unaudited financials after the end of the subject fiscal year.

This resolution was approved in the Consent Agenda.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 19 (2024)

WHEREAS, in June 1988, the Housing Authority of the City of Raleigh, NC (“RHA”) entered into an Annual Contributions Contract numbered A-2900-K with the U.S. Department of Housing and Urban Development (“HUD”) for the administration of a Section Eight Moderate Rehabilitation Program to provide project-based housing assistance; and

WHEREAS, the contracts for the Housing Assistance Payments (“HAP”) with the property owners were executed in stages with each stage having a separate fifteen year term resulting in contracts that expired at different times; and

WHEREAS, of the initial 104 units originally under contract in this program, only 46 remain; and

WHEREAS, the remaining units are part of Murphey School Apartments located at 443 North Person Street, which is owned by Murphey School, LLC; and

WHEREAS, the original HAP contract for these units expired on December 4, 2005; and

WHEREAS, HUD authorized the use of the available project reserves to extend the funding for additional twelve-month terms with the most recent term ending on December 4, 2023, which is three quarters of the subject fiscal year; and

WHEREAS, the Master Operating Budget for the fiscal year ending March 31, 2024 which included operations for the Section Eight Moderate Rehabilitation Program, was approved by the Board of Commissioners on January 26, 2023 with Resolution No. 8; and

WHEREAS, authorization for RHA staff to request approval from HUD to extend the contract for these units for another twelve-month term was approved by the Board of Commissioners on August 24, 2023 with Resolution No. 46; and

WHEREAS, on December 1, 2023 RHA received HUD approval to extend the contract for another twelve-month term effective December 5, 2023, which includes one quarter of the subject fiscal year; and

WHEREAS, the Governmental Accounting Standards Board (“GASB”) issued Statement 68 relating to accounting and reporting issues and how pension costs and obligations are measured and reported on audited external financial statements; and

WHEREAS, RHA was required to implement GASB 68 on the March 31, 2016 financial statements using pension data supplied by the NC Department of State Treasurer (“NCDST”); and

WHEREAS, NCDST will provide the pension data for FYE March 31, 2024 in the spring of 2024 to be included on RHA’s FYE 2024 audited financial statements; and

WHEREAS, GASB issued Statement 75 relating to financial reporting for Postemployment Benefits Other Than Pension Plans (OPEB) and establishes new accounting and financial reporting requirements for local public agencies who have OPEB funds held in irrevocable trusts; and

WHEREAS, RHA was required to implement GASB 75 on the March 31, 2019 financial statements using data derived from an actuarial study; and

WHEREAS, Cavanaugh MacDonald Consulting, LLC will provide the OPEB data for FYE March 31, 2024 in the spring of 2024 to be included on RHA’s FYE 2024 audited financial statements; and

WHEREAS, projected income and expenditures in certain line items make it necessary to revise the Annual Operating Budget for the fiscal year ending March 31, 2024 for the Section Eight Moderate Rehabilitation Program to meet the operational needs of the Agency; and

WHEREAS, the proposed operating budget reflecting revisions to the budget categories is attached to this resolution and thereby made a part of this resolution; and

WHEREAS, the budget projections reflect a cost-efficient operation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the Operating Budget for the Section Eight Moderate Rehabilitation Program for fiscal year ending March 31, 2024 be revised as follows:

1. Line 9 Total Operating Receipts be increased by \$10,632.
2. Line 19 Total Administrative Expense be increased by \$5,367.
3. Line 30 Total General Expense be decreased by \$204.
4. Line 35 Total Nonroutine Expenditures be decreased by \$172.
5. Line 39 Residual Receipts Operating be increased by \$5,641.

BE IT FURTHER RESOLVED THAT:

7. Staff is authorized to revise the budget if necessary subject to additional funding information from HUD that may affect the income projections for the fiscal year ending March 31, 2024.
8. If needed, staff is authorized to revise the budget once the GASB 68 pension data is supplied by the NC Department of State Treasurer.
9. If needed, staff is authorized to revise the budget once the GASB 75 OPEB data is supplied by Cavanaugh MacDonald Consulting, LLC.
10. Staff will report such changes to the RHA Board of Commissioners with the unaudited financials after the end of the subject fiscal year.

This resolution was approved in the Consent Agenda.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 20 (2024)

WHEREAS, the Housing Authority of the City of Raleigh (“RHA”) established the Local Fund for entrepreneurial activities, such as issuing non-recourse housing revenue bonds and earning non-federal property management fees that support RHA’s mission; and

WHEREAS, the Master Operating Budget for the fiscal year ending March 31, 2024, which included the Local Fund was approved by the Board of Commissioners on February 15, 2022 with Resolution No. 4; and

WHEREAS, HUD instructed RHA in February 2012 that all fees related to Asset Management, including the Housing Choice Voucher (“HCV”) Management Fee, must be earned by the Central Cost Center (“CCC”) and could be subsequently transferred to other funds; and

WHEREAS, the income related to the Optional Resident Retention Services for the Section 8 Program as approved by the Board of Commissioners with Resolution No. 35 on May 30, 2013 is reflected on line 16 and the applicable expenses are reflected on lines 20, 24, 29, 31, 38, 39, and 62 of the proposed budget revision; and

WHEREAS, staff has prepared budget revision for the operation of Local Fund for the fiscal year ending March 31, 2024; and

WHEREAS, the Governmental Accounting Standards Board (“GASB”) issued Statement 68 relating to accounting and reporting issues and how pension costs and obligations are measured and reported on audited external financial statements; and

WHEREAS, RHA was required to implement GASB 68 on the March 31, 2016 financial statements using pension data supplied by the NC Department of State Treasurer (“NCDST”); and

WHEREAS, NCDST will provide the pension data for FYE March 31, 2023 in the spring of 2023 to be included on RHA’s FYE 2023 audited financial statements; and

WHEREAS, GASB issued Statement 75 relating to financial reporting for Postemployment Benefits Other Than Pension Plans (OPEB) and establishes new accounting and financial reporting requirements for local public agencies who have OPEB funds held in irrevocable trusts; and

WHEREAS, RHA was required to implement GASB 75 on the March 31, 2019 financial statements using data derived from an actuarial study; and

WHEREAS, Cavanaugh MacDonald Consulting, LLC will provide the OPEB data for FYE March 31, 2023 in the spring of 2023 to be included on RHA’s audited financial statements; and

WHEREAS, the proposed budget revision for the operation of Local Fund for the fiscal year ending March 31, 2024 is attached to this resolution and thereby made part of the resolution; and

WHEREAS, the budget projections reflect a cost-efficient operation and a positive net cash flow;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the attached budget revision for Local Fund for the fiscal year ending March 31, 2024 be revised as follows:

1. Total Income increased by \$1,196,729 primarily due to an increase in Bond Fees and Interest Income on Investments.
2. Total Expense increased by \$41,624.
3. Residual Receipts increased by \$1,154,649.

BE IT FURTHER RESOLVED THAT:

1. If needed, staff is authorized to revise the budget once the GASB 68 pension data is supplied by the NCDST.
2. If needed, staff is authorized to revise the budget once the GASB 75 OPEB data is supplied by Cavanaugh MacDonald Consulting, LLC.
3. Staff is authorized to revise the budget if necessary due to additional Executive search service expenditures.
4. Staff will report these revisions to the Board with the unaudited financial statements following the end of the subject fiscal year.

This resolution was approved in the Consent Agenda.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 21 (2023)

WHEREAS, in order to meet the operational needs of the Agency, it is necessary to revise the Annual Operating Budget for the Central Cost Center (“CCC”) for the period ending March 31, 2024
; and

WHEREAS, the U. S. Department of Housing and Urban Development (“HUD”) has mandated housing authorities implement Asset Management which does not provide any federal funding to meet the operational expenses of the CCC requiring it to charge Fees-for-Services provided to the public housing communities; and

WHEREAS, the original Master Operating Budget for the fiscal year ending (“FYE”) March 31, 2024, which included the CCC, was approved by the Board of Commissioners on January 26, 2023 with Resolution No. 8; and

WHEREAS, HUD instructed Raleigh Housing Authority (“RHA”) in February 2012 that all fees related to Asset Management, including the Housing Choice Voucher Management Fee, must be earned by the CCC and could be subsequently transferred to other funds; and

WHEREAS, at the discretion of RHA, after recording the Housing Choice Voucher Management Fee in the CCC, an equity transfer equal to the amount earned can be transferred from the CCC to Local Fund; and

WHEREAS, for FYE March 31, 2024 the Housing Choice Voucher Fee will not be transferred to Local Fund, and

WHEREAS, the Governmental Accounting Standards Board (“GASB”) issued Statement 68 relating to accounting and reporting issues and how pension costs and obligations are measured and reported on audited external financial statements; and

WHEREAS, RHA was required to implement GASB 68 on the March 31, 2016 financial statements using pension data supplied by the NC Department of State Treasurer (“NCDST”); and

WHEREAS, NCDST will provide the pension data for FYE March 31, 2024 in the spring of 2024 to be included on RHA’s FYE 2024 audited financial statements; and

WHEREAS, GASB issued Statement 75 relating to financial reporting for Postemployment Benefits Other Than Pension Plans (OPEB) and establishes new accounting and financial

reporting requirements for local public agencies who have OPEB funds held in irrevocable trusts; and

WHEREAS, RHA was required to implement GASB 75 on the March 31, 2022 financial statements using data derived from an actuarial study; and

WHEREAS, Cavanaugh MacDonald Consulting, LLC will provide the OPEB data for FYE March 31, 2024 in the spring of 2024 to be included on RHA's FYE 2024 audited financial statements; and

WHEREAS, the budget revision includes an estimate for the physical inventory adjustment for materials stored in the warehouse to be determined as the books are closed for the fiscal year end; and

WHEREAS, the implementation of Asset Management makes it desirable for RHA to change its accounting for some of the budget categories and the resulting projected income and expenditures in certain line items make it necessary to revise said budget; and

WHEREAS, RHA staff has prepared budget revision for the operation of the CCC for the fiscal year ending March 31, 2024 reflecting revisions to the budget categories which is attached hereto and by reference is made part of this resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the Conventional Budget Revision for the Central Cost Center for fiscal year ending March 31, 2024 be revised as follows:

1. Total Receipts be decreased \$237,886.
2. Total Expenditures be decreased \$119,947.
3. Residual Receipts before equity transfer be decreased \$117,939.

BE IT FURTHER RESOLVED THAT:

1. Staff is authorized to revise the budget if necessary subject to additional funding information from HUD that may affect the income projections for the fiscal year ending March 31, 2024.
2. If needed, staff is authorized to revise the budget once the GASB 68 pension data is supplied by the NCDST.
3. If needed, staff is authorized to revise the budget once the GASB 75 OPEB data is supplied by Cavanaugh MacDonald Consulting, LLC.
4. Staff is authorized to revise the budget if necessary due to additional consulting services expenditures.
5. Staff will report such changes to the RHA Board of Commissioners with the unaudited financials after the end of the subject fiscal year.

This resolution was approved in the Consent Agenda.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 22 (2024)

WHEREAS, in order to meet the operational needs of the Agency, it is necessary to revise the Annual Operating Budget for Asset Management Projects (“AMPs”) NC 002-006 through NC 002-040 for the fiscal year ending March 31, 2024; and

WHEREAS, the original Operating Budget for the fiscal year ending (“FYE”) March 31, 2024, which included the AMPs, was approved by the Board of Commissioners on January 26, 2023 with Resolution #9; and

WHEREAS, the Fees for Services reflected in the proposed budget revision are determined to be in the best interest of the individual AMPs and the agency as a whole; and

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) currently funds the Operating Fund for the AMPs on a calendar year basis; and

WHEREAS, HUD notified Raleigh Housing Authority (“RHA”) on November 14, 2023 that the funding proration for Calendar Year (“CY”) 2023 would be 87% of funding eligibility, which covers funding through December 31, 2023 or three quarters of the subject fiscal year; and

WHEREAS, HUD paid an interim proration factor of 87.00% eligibility for January and February of 2023; and

WHEREAS, the Governmental Accounting Standards Board (“GASB”) issued Statement 68 relating to accounting and reporting issues and how pension costs and obligations are measured and reported on audited external financial statements; and

WHEREAS, RHA was required to implement GASB 68 on the March 31, 2016 financial statements using pension data supplied by the NC Department of State Treasurer (“NCDST”); and

WHEREAS, NCDST will provide the pension data for FYE March 31, 2024 in the spring of 2024 to be included on RHA’s FYE 2024 audited financial statements; and

WHEREAS, GASB issued Statement 75 relating to financial reporting for Postemployment Benefits Other Than Pension Plans (OPEB) and establishes new accounting and financial reporting requirements for local public agencies who have OPEB funds held in irrevocable trusts; and

WHEREAS, RHA was required to implement GASB 75 on the March 31, 2019 financial statements using data derived from an actuarial study; and

WHEREAS, Cavanaugh MacDonald Consulting, LLC will provide the OPEB data for FYE March 31, 2024 in the spring of 2024 to be included on RHA's FYE 2024 audited financial statements; and

WHEREAS, the budget revision includes an estimate for the physical inventory adjustment for the materials stored in the warehouse to be determined as the books are closed for the fiscal year end; and

WHEREAS, RHA desires to write off all tenant bad debts subsequent to the March 28, 2024 Board meeting through March 31, 2024 to accurately reflect tenant accounts receivables and maximize RHA's score in the Management Assessment Subsystem; and

WHEREAS, it may be desirable to reclassify expenses between the AMPs and the Capital Fund Program to achieve net incomes for the AMPs that are close to breakeven, a goal previously approved by the Board using the fungibility included in the Quality Housing and Work Responsibility Act of 1998 ("QHWRA"); and

WHEREAS, staff will make these reclassifications as the books are closed for the fiscal year ending March 31, 2024 and report these amounts to the Board with the unaudited financial statements; and

WHEREAS, staff has prepared budget revision for the operation of the Asset Management Projects for the fiscal year ending March 31, 2024 which is attached hereto and by reference is made part of this; and

WHEREAS, revisions to the budget category totals are reflected in the resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the Conventional Budget Revision for the Asset Management Projects for fiscal year ending March 31, 2024 will be revised as follows:

1. Total Receipts be increased \$1,294,076.
2. Total Expenditures be increased \$1,062,637.
3. Total Operating Subsidy be increased \$119,984.
4. Residual Receipts be decreased \$428,054.

BE IT FURTHER RESOLVED THAT:

1. Staff is authorized to revise the budget if necessary:
 - a. Subject to additional funding information from HUD that may affect the income projections for the fiscal year ending March 31, 2024.
 - b. If additional tenant bad debts arise prior to March 31, 2024.
 - c. For any expenses reclassified between the AMPs and the Capital Fund Program to achieve net incomes for the AMPs that are close to breakeven.
2. If needed, staff is authorized to revise the budget once the GASB 68 pension data is supplied by the NCDST.

3. If needed, staff is authorized to revise the budget once the GASB 75 OPEB data is supplied by Cavanaugh MacDonald Consulting, LLC.
4. Staff is authorized to revise the budget if necessary due to additional consulting services expenditures.
5. Staff will report these revisions to the Board with the unaudited financial statements following the end of the subject fiscal year.

This resolution was approved in the Consent Agenda.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 23 (2024)

WHEREAS, the Raleigh Housing Authority (“RHA”) benefits from the services provided by numerous organizations and agencies working both with its residents and within its communities; and

WHEREAS, RHA seeks to provide financial contributions to agencies that offer services that advance RHA’s goals and provide resident services; and
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WHEREAS, in February 2006, the Board of Commissioners approved a point system to ensure funding is equally distributed to agencies that provided resident services; and

WHEREAS, the scoring system helps evaluate and rank the merit, frequency, and impact of services delivered; and

WHEREAS, revisions to this scoring system have been made and approved by the Board as needed with the most recent revision being approved in December 2021; and

WHEREAS, staff sent providers a survey to account for the services afforded to residents during the 2023 calendar year; and

WHEREAS, using the approved system, the returned surveys were evaluated by both staff and resident representatives and scored accordingly; and

WHEREAS, fifteen service providers have been identified as eligible partnering agencies that have brought considerable services and benefits to RHA residents in 2023; and

WHEREAS, a potential donations scale has been attached to this resolution for review and consideration; and

WHEREAS, based on this information, staff recommends the Board of Commissioners approve at least \$25,000 in total donations as a ‘thank you’ to our partners for their dedication and hard work to improving RHA residents’ lives;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that staff is directed to process the paperwork necessary to make contributions to the service providers in the amount approved by Commissioners as indicated on the attachment to this resolution.

BE IT FURTHER RESOLVED that staff is authorized to revise the AMP budgets as needed to accommodate these contributions.

This resolution was approved in the Consent Agenda.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 24 (2024)

WHEREAS, the Raleigh Housing Authority (“RHA”) has included in its Operating Budget for Fiscal Year beginning April 1, 2024 through March 31, 2025 an allocation of funds for Tenant Participation and Tenant Opportunities; and

WHEREAS, the funding amounts have been determined in accordance with the U. S. Department of Housing and Urban Development (“HUD”) Notice PIH 2013-21 that was published August 23, 2013; and

WHEREAS, federal regulations require a total of \$25 per occupied public housing unit to be allocated to support tenant participation activities with \$15 per occupied public housing unit per year being provided directly to residents to support the activities of the duly elected resident councils; and

WHEREAS, the Notice indicates that funding levels can be tied to the agency current operating subsidy funding level provided by HUD which has an average estimated proration of 94% which results in a rate of \$14.10 per unit; and

WHEREAS, the remaining \$10 per occupied public housing unit will be used by RHA to support tenant participation activities; and

WHEREAS, the Inter-Community Council Inc. (“ICC”) a 501(c)3 non-profit is an effective and viable organization within RHA’s organizational structure; and

WHEREAS, a Memorandum of Agreement between RHA and the ICC addresses the expenditure of Tenant Participation funds; and

WHEREAS, the ICC requires financial assistance from RHA to help offset expenses and to address the needs of public housing residents; and

WHEREAS, the ICC and its Executive Board have agreed to provide 20% of the funding to the ICC; and

WHEREAS, the breakdown of the calculations for FYE 2025 Resident Council Community Budget is summarized on the attached spreadsheet;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the CEO is hereby authorized to execute agreements with Resident Councils in good standing and the ICC for a total funding amount of \$17,597 in Tenant Participation Funding for FY beginning April 1, 2024 through March 31, 2025.

BE IT FURTHER RESOLVED that the CEO is authorized to approve and adjust funding levels if HUD's funding levels should change.

This resolution was approved in the Consent Agenda.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 25 (2024)

WHEREAS, the Housing Authority of the City of Raleigh (RHA) owns and manages the public housing program which seeks to provide quality affordable housing for low-income families; and

WHEREAS, RHA has adopted the Admissions and Continued Occupancy Policy (ACOP) as required by HUD; and

WHEREAS, Section 18.3 of the ACOP allows agencies with a current Memorandum of Agreement (MOA) access to twenty Special Admission housing slots in the public housing program; and

WHEREAS, on July 1, 2021 Raleigh Housing Authority (RHA) entered into an MOA providing up to twenty Special Admission spots to eligible occupants of the Salvation Army of Wake County's homeless shelter; and

WHEREAS, as the result of the MOA homeless families have applied and qualified to transition directly from the Salvation Army's homeless shelter into their own public housing apartment; and

WHEREAS, no other organization has formally requested access for Special Admissions to the public housing program; and

WHEREAS, RHA and the Salvation Army of Wake County wish to renew an MOA to establish each agency's responsibilities and management of this Special Admission;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH approves entering into a Memorandum of Agreement for the fiscal year ending March 31, 2025, between RHA and the Salvation Army of Wake County.

BE IT FURTHER RESOLVED that staff will monitor this process and may recommend modification should issues arise or there be interest from multiple organizations in a Special Admission.

Jennifer Morgan said this resolution updates the section related to displaced families included in the HCV Administrative Plan. It allows a local preference not only for families that have been displaced, but also to families that will be displaced due to governmental action as directed by the RHA Board of Commissioners or due to the loss of the affordable housing status of property.

Commissioner Warren asked if this would apply to CAD properties.

Mrs. Morgan said we would need approval from the CAD Board for that.

Commissioner Warren asked if that is our intent.

Mrs. Morgan said that has not been discussed. This resolution is revising the RHA Administrative Plan since the residents being relocated out of Heritage Park would be given vouchers as part of that relocation plan.

Commissioner Warren suggests we ask CAD to adopt a similar provision.

Commissioner Morris said CAD does not have vouchers.

Commissioner Warren said that can be changed.

Mr. Lommers-Johnson said the vouchers go to RHA, not to CAD.

Commissioner Warren said this is a point that I have a strong feeling about. I think that CAD properties should be a relocation resource for displacees from Heritage Park. I'm raising that as an issue for staff to look into.

Commissioner Morris said that is a valid comment and we will bring it up to CAD.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 26 (2024)

A RESOLUTION ADOPTING A MINOR REVISION TO THE DEFINITION OF
DISPLACED FAMILIES IN THE HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN

WHEREAS, the staff of the Housing Authority of the City of Raleigh (RHA) is working on redevelopment plans for Heritage Park and other RHA public housing developments; and

WHEREAS, such redevelopment plans may require residents of some public housing to move at later dates to allow for the rehabilitation, disposition and replacement or demolition and replacement of public housing; and

WHEREAS, where redevelopment of a site is advanced, some public housing families may wish to move voluntarily to project-based voucher (PBV) units as they become available or move voluntarily with tenant-based assistance, to avoid disruption during the school year or otherwise; and

WHEREAS, such moves would be facilitated if RHA could provide such families a preference as Displaced Families under Section III.C.(5) of the Section 8 Administrative Plan (Section III.C.5; the Preference); and

WHEREAS, Section III.C.5. provides that applicants may be considered to be Displaced Families if they have been displaced by governmental action as directed by the RHA Board of Commissioners; and

WHEREAS, Section III.C.5. would be more useful in such situations if applicants may be considered to be Displaced Families if they have been displaced or will be displaced by governmental action as directed by the RHA Board of Commissioners; and

WHEREAS, similar additional flexibility would be useful for families displaced due to the acquisition of a local affordable housing complex which results in the complex no longer maintaining its affordable housing status to current residents;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that Section III.C.(5) of the Section 8 Administrative Plan is amended to read:

“(5) **Displaced Families** – RHA may offer a preference to applicants who have been displaced through no fault of their own because of a natural disaster declared by the President of the United States, who have been displaced or will be displaced by governmental action as directed by the RHA Board of Commissioners, or who have been displaced or will be displaced due to the acquisition of a local affordable housing complex which results in the complex no longer maintaining its affordable housing status to current residents. This assistance will be subject to the availability of vouchers and funding.”

BE IT FURTHER RESOLVED that as intended by the Section 8 Administrative Plan, displaced families referenced in Section III.C.(5) of the Section 8 Administrative Plan shall have a higher preference for admission to the tenant-based voucher and PBV program than tenants provided selection preferences under Section III.F. of the Section 8 Administrative Plan.

BE IT FURTHER RESOLVED that RHA staff is authorized to begin implementation of the determinations made by this resolution immediately, subject to any applicable HUD requirements.

Commissioner Braun moved and Commissioner Fonville-Swint seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Valerie Crutchfield, Niya Fonville-Swint, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None.

Resolution No. 26 (2024) has been adopted.

Jennifer Morgan said the approval of this resolution serves as the governmental action to allow Heritage Park residents to receive a preference which will bring them to the top of the waiting list for the tenant-based voucher program.

Commissioner Whitehouse asked if the residents have shown a desire to move back to Heritage Park when it's completed.

Mr. Lommers-Johnson staff has not done a recent survey to determine if the residents want to move back to Heritage Park. All residents of Heritage Park will have a way to return, if they desire.

Commissioner Whitehouse asked if we are giving them moving assistance.

Mr. Lommers-Johnson said we will cover all moving expenses and costs associated with moving – including security deposits.

**HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 27 (2024)**

**A RESOLUTION DETERMINING THAT HERITAGE PARK RESIDENTS ARE
ELIGIBLE FOR A PREFERENCE AS DISPLACED FAMILIES**

WHEREAS, the staff of the Housing Authority of the City of Raleigh (RHA) has worked over the past several months with the residents of Heritage Park public housing development (HP) to address demolition and replacement of HP; and

WHEREAS, RHA's work has included the following steps:

- Issued a Request for Proposals (RFP) and selected a team and executed a Master Planning Agreement to develop a master plan for proposed redevelopment.

- Engaged a firm to complete a capital needs assessment. Based on this report the property meets the U.S. Department of Housing and Urban Development (HUD)'s definition of obsolescence, which makes it eligible for HUD disposition approval under Section 18 of the U.S. Housing Act of 1937 (Section 18) and award of replacement tenant protection vouchers that could be project-based to the HP site.
- Over several months, the development/planning team has held a series of community meetings, focus groups and listening sessions with residents, resident council leadership, potential partners, advocate groups, and other community stakeholders.
- Conducted a multi-day design workshop with residents and other community members which resulted in a preliminary design scheme.
- Started the Section 18 application to HUD for disposition approval.
- Had discussions with other affordable housing developers/owners, and City and County partners to identify potential relocation options for HP residents.
- Engaged consultants including civil engineer and land use attorney.
- Issued a RFP for Project-Based Vouchers (PBV) that includes bonus points for properties with units available in 2024; and

WHEREAS, in view of these circumstances, some HP families may wish to move voluntarily to PBV units as they become available or move voluntarily with tenant-based assistance, to avoid disruption during the school year or otherwise; and

WHEREAS, such moves would be facilitated by RHA providing such families a preference as Displaced Families under Section III.C.(5) of the Section 8 Administrative Plan (Section III.C.5; the Preference); and

WHEREAS, Section III.C.5. provides that applicants may be considered to be Displaced Families if they have been displaced or will be displaced by governmental action as directed by the RHA Board of Commissioners; and

WHEREAS, the Board of Commissioners may determine whether the plans for disposition and replacement of HP have progressed to the point where it can and should authorize the Preference for HP families;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the residents of the Heritage Park public housing development will be displaced by governmental action as directed by the RHA Board of Commissioners and thus shall be eligible for the Displaced Families local preference admission to the tenant-based voucher and PBV program, as provided by Section III.C.(5) of the Section 8 Administrative Plan.

BE IT FURTHER RESOLVED that as intended by the Section 8 Administrative Plan, displaced families shall have a higher preference for admission to the tenant-based voucher and PBV program than tenants provided selection preferences under Section III.F. of the Section 8 Administrative Plan.

BE IT FURTHER RESOLVED that RHA staff is authorized to begin implementation of the determinations made by this resolution immediately, subject to any applicable HUD requirements.

Commissioner Braun moved and Commissioner Whitehouse seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Valerie Crutchfield, Niya Fonville-Swint, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None.

Resolution No. 27 (2024) has been adopted.

Priscilla Batts said this resolution updates the Administrative Plan. Today there are non-substantial changes to different sections of the entire plan as indicated in the resolution attachments.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTIONS NO. 28 2024

WHEREAS, the Raleigh Housing Authority is required to set forth its policies for processing applications and providing assistance to eligible Housing Choice Voucher families; and

WHEREAS, Raleigh Housing Authority (“RHA”) is in the process of revisiting the Administrative Plan to reflect actions to be effective April 27, 2024; and

WHEREAS, the Administrative Plan will be available on RHA’s web page for public review; and

WHEREAS, attached to this resolution is a copy of the changes to the December 1, 2023 plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the revised Section Eight Administrative Plan be adopted and become effective April 27, 2024.

BE IT FURTHER RESOLVED that if public comments are received that require additional changes to the Section Eight Administrative Plan it will be brought back to the RHA Board of Commissioners at the next board meeting.

Commissioner Braun moved and Commissioner Winstead seconded approval of the foregoing resolution. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Valerie Crutchfield, Niya Fonville-Swint, Arne Morris, Gregg Warren, Joe Whitehouse, Yolanda Winstead.

Nay: None.

Resolution No. 28 (2024) has been adopted.

ADJOURNMENT

There being no further business to come before the Board, the RHA Board Meeting adjourned at 7:00 pm to go into the OCAC Board Meeting.