

MINUTES OF A REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE CITY OF RALEIGH
BOARD OF COMMISSIONERS
AUGUST 24, 2023

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, August 24, 2023 at 5:00 p.m. The meeting was held in-person and via Zoom.

(The Board Vice Chair led the meeting tonight since Commissioner Morris was late.)

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

Present: Eric Braun, Valerie Crutchfield, Susan Ellinger (late), Niya Fonville-Swint, Arne Morris (late), Bahati Mutisya, Gregg Warren.

Absent: Joe Whitehouse, Yolanda Winstead.

Visitors: Jacqueline Williams, ICC President, resident of Glenwood Towers; Paula Coppola, Walnut Terrace resident; Iesha Cobb, Heritage Park Resident President; Charles Francis, Francis Law Firm, PLLC; Kristen Kirby, MacGuire Woods, PLLC; Sam Weldon, Blue Ridge Atlantic; Charlie Heritage, South Creek Development; Noah Wagner, Oppidan; Public: Hwa Huang, R. Keitt, Ramona Ferreyra.

RHA Staff: Priscilla Batts, Lisa Currie, Katie Lebrato, Ashley Lommers-Johnson, Laura McCann, Jennifer Morgan, Donna Perez, Jason Schloop, Gwen Wall.

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

RECOGNITION OF VISITORS

The CEO welcomed all visitors to the meeting this evening.

PUBLIC COMMENTS

A member of the public asked that the agenda and resolutions be put on the website.

Paula Coppola said I'd like to state that we now have a manager at Walnut Terrace and I think she's doing great at being effective. There are still issues that do need to be addressed for the tenants and I'd like for you to be aware of what they are so that they will be addressed readily and quickly. I've been trying to see my records and I'm still struggling to do that. I'd like to let the Board know that I want to see my records, all of it. They're not to be hiding it from me.

Commissioner Braun said we will ask staff to follow up with you on that because I know you've made that request and I'm not familiar with all of that.

Ms. Coppolla also said she was unable to find the minutes from previous Board Meetings on the website. She also said she would like to welcome the new director.

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 June 2023
Charge-off of delinquent resident accounts for July 2023

Item 2

No Financial Statements due to year-end Closeout

Item 3

Vacancy and Turnover Summary for June and July 2023

Item 4

Minutes of the June 22, 2023 regular meeting

Commissioner Fonville-Swint moved and Commissioner Ellinger seconded approval of the Consent Agenda.

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

Aye: Eric Braun, Valerie Crutchfield, Susan Ellinger, Niya Fonville-Swint, Bahati Mutisya, Gregg Warren.

Nay: None.

The Consent Agenda has been adopted.

REPORT OF THE BOARD CHAIR

The Board Chair had no report.

REPORT OF THE BOARD SECRETARY

City Work Session

Mr. Lommers-Johnson said the City of Raleigh has invited us to lead a work session scheduled for September 12, 2023 from 4:00 pm to 6:00 pm. The city is very interested in the future direction of RHA, so I am preparing the presentation in consultation with the Board Chair, the Vice Chair, and Evan Raleigh, who is the Assistant City Manager and also the Interim Director of the Department of Housing and Neighborhoods. We will have up to 45 minutes to present to

the Council so we will share some basic information on Raleigh Housing Authority and our programs. Very few people really know the extent of the housing authority's work and when they realize that we serve 6,000 households that is new information to them. We'll share some basic information about Raleigh Housing Authority. We'll talk about strategic planning, they are interested in our Strategic Plan and direction for the future. We'll talk about the plans for our aging real estate holdings (only public housing). We'll talk about a new project based voucher program as a tool to achieve a lot of RHA's goals, as well as city and community goals and efforts on RHA's side to develop strong local partnerships.

We expect that we will have questions about Heritage Park planning so we will answer to the extent that we can. I have met with most of the City Council over the past few months so I've spent some time talking about what RHA is doing.

Commissioner Braun said he is planning to attend the work session. To the extent any Board Commissioners are available, it would be nice if we had additional Commissioners show up for that as well. We won't have to present and they typically don't have public engagement during the session. It is just a conversation between whoever they've invited to be there and the Council. It would be great to have some additional Board Members.

Mr. Lommers-Johnson said I personally think that this is a good sign that the city has invited us to be the item on the agenda for one of their work sessions. It's a good signal that we are developing a good partnership with the city.

Stakeholder Surveys

Mr. Lommers-Johnson said I have made it part of my work to make sure we understand some of our stakeholders and residents and what they think, as well as other partners, so that we can get a sense of how people feel about the housing authority. This will help us establish a baseline and then measure ourselves in the future as we use the information that we get from these surveys.

We want to identify some strengths and weaknesses and use the information that we get as part of the input to our Strategic Plan, and strategies to improve. So far, we have conducted an employee organizational health survey, a Public Housing Survey, a Housing Choice Voucher participants survey, and a Housing Choice Voucher landlord survey. These aren't extensive surveys – we want to get some responses on key information and don't want to put people off by having too extensive a list of questions.

Some highlights of the of the results of the surveys:

Employee Survey

- As far as employees are concerned, we did have a longer survey for them.
- 17 statements that reflected engagement and satisfaction.
- 93 out of 105 staff participated, so very high participation.
- On the positive side, trust in the immediate supervisor scored very high – 89% of the staff trusted their immediate supervisor.

- The staff feel their contributions are recognized by their manager and 86% say their opinions seem to matter to their manager.

This particular survey is designed to determine the organization health from the employee perspective. The idea is that if there's a high level of organizational health, organizations can not only survive through difficult times, but thrive. These are good indications.

- Less positive, but still fairly positive, is that 73% say communications have improved between leadership and staff. A similar percentage say that the performance is evaluated in a manner that makes them feel positive about working. So there's more than 25% who don't feel that way.
- 75% say that RHA has Work Life policies that meet their needs. This is fairly high, but there's still a percentage of people who don't believe this.

What we are going to do is create a set of focus groups, one on each of these with staff, so that we can dig a little deeper and then be able to develop a part the strategic plan for the organization with respect to work culture and employee satisfaction and engagement.

Resident Survey

- We had just over a 5% response rate from our public housing residents.
- The most positive response is the level to which our residents feel that they are respected by our staff: 93% on the maintenance staff side and 88% on the management side. This is something that we will continue to monitor and ensure that our staff are trained to treat all of our residents with a level of respect and professionalism.
- 79% feel safe where they live.
- On the less positive side, only 72% feel satisfied with the quality of the housing.
- On the Housing Choice Voucher side, a significant percentage more people are satisfied with the quality of the housing (88%).
- 76% say staff make a good effort to communicate and answer their questions clearly. While this is a high percentage, we want to improve.
- The last item was just a statement that we wanted folks to react to. It is clear that residents do want us to discuss with them and know what plans are for the future of the developments.
- On the Housing Choice Voucher side, 92% feel respected and 95% show an understanding of the program.
- 94% of the Housing Choice Voucher participants are satisfied with the housing assistance.
- 88% of HCV participants are satisfied with the quality of the housing.
- 87% of HCV participants say they feel safe where they live.
- 87% say staff makes a good effort to explain the program and respond to their questions.

Landlord Survey

- A consistent percentage say they understand the program, they say they know when to contact the housing authority and when to deal directly with the tenants.

- 90% say they understand that they are responsible for screening prospective tenants. These are good baseline information that landlords should understand.
- 70% report that they have not had any issues with their Housing Choice Voucher tenants.
- 77% would rent to HCV households if they had more units available. This is very positive. However, 23% do not feel that way.
- Other areas for improvement include communications and timeliness of inspections.

These surveys point out where we're doing well, and where we'll be focusing attention to improve over the next year. These strategies and actions will be incorporated into our Strategic Plan.

Commissioner Braun asked if these results will be posted on the website.

Mr. Lommers-Johnson said they are not posted now. However, Katie Lebrato, our new Communications Manager, will have a focus on our website. This is good information to publish for all our stakeholders so that they know where we are. Over time, we will post to see our improvements.

Commissioner Braun said I think that's a good idea because, in the public realm, we quite often hear some of the loudest voices and they don't necessarily reflect the broad community – whether it's RHA or the city. The other thing that makes this impressive is that these kinds of surveys are self-selecting. People didn't have to respond, and the fact that you have this much positivity is good. If people are very unhappy, they would certainly take the opportunity, when asked, to share their thoughts and concerns. Thank you for doing this.

Commissioner Fonville-Swint asked how the residents received the survey.

Mr. Lommers-Johnson said during the age of COVID, we were able to collect a lot of email addresses for our residents. We have a substantial percentage of our residents' email contacts. In the future, as we switch to YARDI software, we will communicate almost exclusively through a portal and online. At that point, 100% of our residents will have email addresses so that we can communicate electronically. Sometimes we do resort to paper because we want to get more input. We are interested in what our residents have to say and what they think so that we can deliver a better product.

Commissioner Morris asked about the residents who don't have email addresses.

Mr. Lommers-Johnson said if people don't communicate by electronic means we will train those residents and work with them, especially in the first year or two of the YARDI implementation. Residents themselves can attempt and they can also get assistance from family members and friend, if needed. The housing authority staff will always be there to assist them, if necessary.

Commissioner Morris asked if there will be portals in the buildings if residents don't have their own personal computers.

Mr. Lommers-Johnson said we will make sure that there are some kiosks in properties like Glenwood Towers as well as scanners to upload information. I believe the vast majority of our clients do have access to either computers or smartphones.

RHA Annual Audit

RHA's annual audit has been completed and we have had an exit review with the auditors and the Audit Committee.

There were low points in these three areas: increased percentage of annual recertifications, a payment was made for a landlord whose tenant had moved out, and inadequate documentation selecting applicants from the waiting list. These are three areas that will be audit findings. We will be seeking and implementing remedies to all of these. Some of those remedies include:

- We are converting to YARDI, a high end software product. We've procured it. We're going live with YARDI on April 1, 2024, at the beginning of our fiscal year. Staff are currently working with different pieces of software right now that is prone to error.
- We will be increasing operating department staffing and supervision. I feel that they have been under resourced, and in some cases, staff is supervising 10 or more people. That doesn't make for good mentoring and training.
- We have started placing a greater emphasis on staff development, professional development and training.
- We are in the process of doing a compensation study to ensure that our compensation is competitive, to the extent that we can afford it. We believe that will have an impact.
- We will be procuring the services of a consultant to write and develop a corrective action plan to address the specified issues in the audit. The staff takes it seriously and are disappointed with their results.

Commissioner Braun asked if RHA has any incentives that encourage staff to get trained or cross trained on things.

Mr. Lommers-Johnson said there are no incentives right now. We have staff that we hired for positions who are not certified yet. If they take training and don't pass, obviously you don't want to punish them, they are in the position for which we hired them. However, I think it might be appropriate to provide incentives to become certified and reward them for that.

Misc. Updates

- A new Communications Manager – Strategic Engagement has been hired. It's a long title, but we wanted to make sure that the public and staff understands that the job is a strategic one, and that we engage with all stakeholders in a professional and effective manner. Katie Lebrato comes on board with significant professional experience and with a big task on her shoulders.
- The Board and executive staff will participate in the Strategic Planning Retreat. The dates have been set for October 18th and 19th. These are full days on the 18th and 19th. We are searching for an appropriate offsite location. Staff and Board will be encouraged to go to the site on the 17th, have dinner and then start first thing in the morning, if that is what folks choose.

- Regarding YARDI software, we are going through a very intensive period of implementation and training. We have multiple weekly meetings with various YARDI implementation staff, and training that is done primarily online that started in July and will continue through March. We will also be attending an off-site training at a conference from September 6-8. A large contingent of staff will attend the training and the conference. There will be lots of opportunities to interact with the YARDI professional staff and consultants one-on-one or in classes.
- We have issued an RFP and received responses for consultants to do Capital Needs Assessments on most of our public housing sites. We will be selecting a consultant within the next few days and have a consultant under contract most likely by the end of September. At the September Board Meeting, I plan to bring some recommendations of some immediate actions. We know the condition of our units and our properties and we know that either we have to pursue Section 18 disposition and redevelopment of some of the properties, if they qualify for Section 18. Otherwise, we will use the RAD opportunity to convert those projects and redevelop them rather than spend resources on rehabbing them.
- Our Heritage Park planning has been on a pause through July and August. We will resume with a stakeholder meeting on September 20th. The location will be decided within the next week. During the summer, the intent was that our consultants and planners will be meeting with various stakeholders across the city and county to gather information for the planning process

Commissioner Braun asked if the September 20th meeting will be held in the evening.

Mr. Lommers-Johnson said it will be an evening meeting. The target is to start at 6:00 pm and run until 8:00 pm. These meetings typically go longer. We will have refreshments and food to encourage people to attend.

Commissioner Warren asked if our other stakeholders are invited to that meeting.

Mr. Lommers-Johnson said they will be invited to that meeting. A broad set of stakeholders will be invited to the meeting, not just residents and staff.

Commissioner Braun asked if everybody on the large stakeholder list is going to be invited.

Mr. Lommers-Johnson said yes. All of the stakeholders will be invited to that meeting. We will also post the meeting on our website so people who aren't invited will also be welcome.

Commissioner Morris asked about the expectations from the Board for the stakeholder meeting.

Mr. Lommers-Johnson said the Board is encouraged to be there to participate at any level that Board Members choose – whether just listening or participating and making comments.

Commissioner Braun encourages as many Board Members to go as possible. You get a sense of what's being said as well as a sense of what the consultants are doing and how they're handling the process.

One of the members of the public asked about making comments during the meeting and requested a more detailed agenda be included on the website so that they are aware of what will be discussed and can make comments during the public comments period.

Commissioner Morris suggested if you have additional public comments regarding our meeting today, you can make those comments next month in regards to what you heard today. When our Board Meeting starts, it's not an interactive meeting outside of our Commissioners and our CEO. I apologize about that – however, there will be no additional public comments during the meeting.

REPORT OF THE REPOSITIONING COMMITTEE CHAIR

Commissioner Warren said I wanted to touch on the Reposition Committee meeting that occurred on July 18. There was no Board Meeting in July so this would be the first some of the Commissioners have heard about what was touched on.

We received an update on Heritage Park, we received an update on community engagement and just general impressions of the recent meetings that were held with the public and with the residents and public sector and stakeholders. We also focused on relocation resources for the residents, because we want to make sure that there are adequate relocation resources for any tenants who may be displaced at Heritage Park. We touched on making sure that bond projects that had been financed by RHA have a preference for relocatees caused by any federal action or that of the housing authority. Staff have already reached out to those developers and asked if they would be willing to amend their Tenant Selection Plans to give a priority to displacees.

We also talked about project basing vouchers in existing properties as well as new properties. Mr. Lommers-Johnson held a special meeting at the end of last month and did a very informative presentation that was emailed to the rest of the Board. We suggested it would be helpful to have residents take a tour of other bond properties and properties that have been redeveloped over time to give them a sense of what they might be able to expect Heritage Park will look like once it is redeveloped. We also talked about any kind of supplementary assistance for deposits that might be necessary to make the transition easier for our residents.

The other thing that we did talk about was other properties that we may be looking at repositioning. We looked at Birchwood, Eastwood, Kentwood, Mayview, and Glenwood as perhaps the next priority properties. That is just a rough list – nothing has been decided.

RHA owns 100+ scattered site public housing units, and we discussed strategies to work with other nonprofits in the community to move those properties away from RHA's ownership and perhaps convert them into homeownership over time.

Mr. Lommers-Johnson said we also talked in general about the condition of the properties and the need for us to ensure that our residents live in far better conditions than we have in some of our properties.

Commissioner Braun reminded staff to edit the bond application and add a requirement to offer a preference to our residents in the future as we're redeveloping and what other purposes that might be appropriate.

Mr. Lommers-Johnson said we have reached out and talked to developers – as well as the ones that are on the agenda tonight. We will continue to do that as part of the process.

Commissioner Braun said, going forward, I would like the Board to get more routine updates on the status of what's going on with Heritage Park so we can stay in touch with the process. Also keep us updated on the meetings – what happened and what was discussed – and who the developers contacted during the quiet July and August months.

Mr. Lommers-Johnson said I have made that request and I will reiterate that the Board has requested more communication.

COMMISSIONER COMMENTS

There were no Commissioner comments this evening.

NEW BUSINESS

Mrs. Morgan said this resolution is the inducement resolution for up to \$24 million in multifamily housing revenue volumes for Parkside Apartments. The developer is Blue Ridge Atlantic Development.

The project consists of:

- 144 family units located on Kent Road in Raleigh.
- There will be three residential buildings on site plus a community building.
- The property is made up of 36 one-bedroom units, 60 two-bedroom units and 48 three-bedroom units.
- Amenities will include an exercise room, community laundry area, washer, dryer hookups leasing center, computer room, playground, outdoor seating areas, and a park.

The project is exempt from the city's Affordable Housing Location Policy as it is next to a transit stop along the proposed Bus Rapid Transit.

Construction is scheduled to start in May 2024 with leasing beginning in April 2025. The target market will be households between 30% to 80% AMI and the rents will range from \$512 to \$1,600, depending on bedroom size.

The total project is approximately \$43 million. This has been reviewed by RHA's legal counsel with no exceptions. Sam Weldon, with Blue Ridge Atlantic, is on the Zoom call to answer any questions.

Commissioner Warren asked Mr. Weldon to offer a summary of Blue Ridge Atlantic's properties that have been developed – where they're located, how many units you have, and how many projects you've done.

Mr. Weldon said Blue Ridge Atlantic is based in Wilmington, NC and we currently have a project under construction off Chapanoke Rd that we are working on with RHA. It is 90 units of family housing. That's a bond deal that was awarded in 2021. We have nearly 400 units under ownership in Houston and the greater Texas area. We own approximately 400 units in the Greater Atlanta MSA. We have a senior deal in Wilmington under construction right now and we have another family deal in Charlotte that we are getting ready to break ground on in about three months. All in all, it's approximately 1500 units.

Commissioner Warren asked if some of the properties were acquisitions. How many properties have you placed in service that you started from the ground up?

Mr. Weldon said some of the acquisitions were rehab. We've placed in service, between the two principals, over 40 deals. We have a plethora of experience and between the two principals we have 35 to 40 years of experience.

Commissioner Warren said Blue Ridge Atlantic is relatively new.

Mr. Weldon said Blue Ridge Atlantic was formed in 2017.

Mr. Lommers-Johnson said this particular project is close to Kentwood and the developer is interested in the potential of project based vouchers, especially in relation to potential plans to redevelop Kentwood. Kentwood has 89 units and the developer is interested in using 66 project based vouchers from RHA. If we do go through a redevelopment of Kentwood and a relocation of the residents, that will offer housing for more than two thirds of our residents. From RHA's perspective, this is a good opportunity for the agency. Sam Weldon reached out to us before we even talked about project based vouchers.

Commissioner Ellinger recused herself on the vote since she is representing the City of Raleigh on this project.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 41 (2023)

RESOLUTION GIVING PRELIMINARY APPROVAL TO ISSUANCE OF
MULTIFAMILY HOUSING REVENUE BONDS (PARKSIDE APARTMENTS)

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina (the "Authority") held a regular meeting at 5:00 p.m. on the 24th day of August, 2023; and

WHEREAS, the Authority is organized and operates pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the "Act"); and

WHEREAS, the Act defines “housing project” in N.C.G.S. § 157-3(12) to include “property, buildings and improvements . . . acquired or constructed . . . pursuant to a . . . plan or undertaking . . . [t]o provide grants, loans, interest supplements and other programs of financial assistance to public or private developers of housing for persons of low income, or moderate income, or low and moderate income”; and

WHEREAS, the Act in N.C.G.S. § 157-9 gives the Authority the power “to provide for the construction, reconstruction, improvement, alteration or repair of any housing project” and “to borrow money upon its bonds, notes, debentures or other evidences of indebtedness and to secure the same by pledges of its revenues”; and

WHEREAS, BRAD Parkside Apartments, LLC, a North Carolina limited liability company, or an affiliated or related entity (the “Company”), intends to provide low and moderate income housing in the City of Raleigh, North Carolina (the “City”); and

WHEREAS, the Company has requested that the Authority assist it or an affiliate in financing the acquisition, construction and equipping of a multifamily housing development to be known as Parkside Apartments, consisting of 144 units located at approximately 1327 Kent Road in the City (the “Development”); and

WHEREAS, the Company has described to the Authority the benefits of the Development to the City and the State of North Carolina and has requested the Authority to agree to issue its multifamily housing revenue bonds in such amounts as may be necessary to finance the costs of acquiring, constructing and equipping the Development; and

WHEREAS, the Authority is of the opinion that the Development is a facility that can be financed under the Act and that the financing of the same will be in furtherance of the purposes of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF RALEIGH, NORTH CAROLINA:

1. It is hereby found and determined that the Development will involve the acquisition, construction and equipping of a multifamily housing facility, and that therefore, pursuant to the terms and subject to the conditions hereinafter stated and the Act, the Authority agrees to provide reasonable assistance to the Company in issuing bonds to finance the acquisition, construction and equipping of the Development, and, in particular, to undertake the issuance of the Authority’s multifamily housing revenue bonds (the “Bonds”) in an amount now estimated not to exceed Twenty-Four Million Dollars (\$24,000,000) to provide all or part of the cost of the Development.
2. The Authority intends that the adoption of this resolution be considered as “official action” toward the issuance of the Bonds within the meaning of Section 1.150-2 of the Treasury Regulations issued by the Internal Revenue Service under the Internal Revenue Code of 1986, as amended (the “Code”).
3. The Bonds shall be issued in such series and amounts and upon such terms and conditions as are mutually agreed upon among the Authority and the Company. The Authority and the Company shall enter into a “financing agreement” pursuant to the Act for a term and with

payments sufficient to pay the principal of, premium if any, and interest on the Bonds and to pay all of the expenses of the Authority in connection with the Bonds and the Development. The Bonds will be issued pursuant to an indenture or security agreement between the Authority and a trustee (the "Trustee") or the bondholder which will set forth the form and terms of the Bonds and will assign to the Trustee for the benefit of the holders of the Bonds, or directly to the bondholder, the Authority's rights to payments under the financing agreement, except the Authority's right to payment of fees and expenses and indemnification. The Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit of the State of North Carolina or any political subdivision or agency thereof, including the Authority and the City, but shall be payable solely from the revenues and other funds provided under the proposed agreements with the Company.

4. The Authority hereby authorizes the Company to proceed, upon the prior advice, consent and approval of the Company and bond counsel, and consistent with the Company's representations to the Authority, to obtain approvals in connection with the issuance and sale of the Bonds, including, without limitation, from the City Council of the City of Raleigh, North Carolina, and, if required, the North Carolina Local Government Commission, and to obtain an allocation of a sufficient amount of the State of North Carolina's "private activity bond limit", as required by Section 141 of the Code and as defined in Section 146 of the Code, for the Bonds.

5. It having been represented to the Authority that it is desirable to proceed with the acquisition, construction and equipping of the Development, the Authority agrees that the Company may proceed with plans for such acquisition, construction and equipping, enter into contracts for the same, and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Company to obligate the Authority without its written consent in each instance to the payment of any monies or the performance of any act in connection with the Development and no such consent shall be implied from the Authority's adoption of this resolution. The Authority agrees that the Company may be reimbursed from the proceeds of the Bonds, if and when issued, for all qualifying costs so incurred by it as permitted by Treasury Regulations Section 1.150-2.

6. All obligations hereunder of the Authority are subject to the further agreement of the Authority and the Company to terms for the issuance, sale and delivery of the Bonds, and the execution of a financing agreement, indenture or security agreement and other documents and agreements necessary or desirable for the issuance of the Bonds. The Authority has not authorized and does not authorize the expenditure of any funds or monies of the Authority from any source other than the proceeds of the Bonds. All costs and expenses in connection with the financing and the acquisition, construction and equipping of the Development, including the reasonable fees and expenses of the Authority's counsel, bond counsel and the agent or underwriter for the sale of the Bonds, shall be paid from the proceeds of the Bonds or by the Company, but if for any reason the Bonds are not issued, all such expenses shall be paid by the Company and the Authority shall have no responsibility therefor. It is understood and agreed by the Authority and the Company that nothing contained in this resolution shall be construed or interpreted to create any personal liability of the officers or commissioners from time to time of the Authority.

7. The officers of the Authority are hereby authorized and directed to take all actions in furtherance of the resolution and the issuance of the Bonds.
8. The Authority hereby approves McGuireWoods LLP, Raleigh, North Carolina, to act as bond counsel for the Bonds.
9. The Authority hereby approves The Francis Law Firm, PLLC, Raleigh, North Carolina to act as issuer's counsel for the Bonds.
10. This resolution shall take effect immediately.

Commissioner Morris 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, Bahati Mutisya, Gregg Warren.

Nay: None.

Resolution No. 41 (2023) has been adopted.

Mrs. Morgan said the next two bond resolutions are related to Terrace at Rock Quarry for the issuance of \$21 million in multifamily housing revenue bonds. These came to the Board in June to amend their preliminary issuance.

The project consists of 132 units located on Rock Quarry road. The first resolution is to approve the finance team. This resolution lists the various entities involved in financing including the attorneys. Also, the Local Government Commission wants to see that RHA has approved the finance team. This has been reviewed by RHA's legal counsel with no exceptions.

Charlie Heritage, with South Creek Development, is on the Zoom call if there were any questions.

Commissioner Ellinger recused herself on the vote since she is representing the City of Raleigh on this project.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 42 (2023)

RESOLUTION APPROVING FINANCING TEAM AND MAKING CERTAIN
FINDINGS WITH RESPECT TO THE ISSUANCE OF MULTIFAMILY HOUSING
REVENUE BONDS (TERRACE AT ROCK QUARRY), SERIES 2023

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina (the "Authority") met in Raleigh, North Carolina on the 24th day of August, 2023; and

WHEREAS, Terrace at Rock Quarry Limited Partnership, a North Carolina limited partnership, or an affiliated or related entity (the “Borrower”), has requested that the Authority assist it in financing a portion of the cost of the acquisition, construction and equipping of a 132-unit affordable housing development to be known as Terrace at Rock Quarry and located in the City of Raleigh, North Carolina (the “Development”), and the Authority has agreed to do so; and

WHEREAS, the Authority finds that the financing of the Development through tax-exempt bonds will fulfill the Authority’s purpose under the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the “Act”) to provide for the construction, reconstruction, improvement, alteration or repair of any housing project, which is defined in the statute to include “loans and other programs of financial assistance to public or private developers of housing for persons of low income, or moderate income, or low and moderate income;” and

WHEREAS, the Authority has agreed to provide the financing for the Development by the issuance of its multifamily housing revenue bonds in one or more series in an aggregate principal amount not to exceed \$21,000,000 (the “Bonds”); and

WHEREAS, the North Carolina Local Government Commission has requested the Authority to make certain findings with respect to the Bonds consistent with Section 159-153 of the North Carolina General Statutes; and

WHEREAS, it is anticipated that the Bonds will be privately placed with Cedar Rapids Bank and Trust Company (the “Bondholder”); and

WHEREAS, the Borrower has requested that the Authority approve its selection of the following financing team members for the issuance and sale of the Bonds, on the terms and at the fees set forth in the documents and financial information relating to the financing, providing for the issuance and sale by the Authority and the purchase by the Bondholder of the Bonds and in the financial information provided to the Authority with respect to the Bonds:

Bond Counsel:	McGuireWoods LLP
Authority’s Counsel:	The Francis Law Firm, PLLC
Borrower’s Counsel:	Coleman Talley, LLP
Bondholder:	Cedar Rapids Bank and Trust Company
Bondholder’s Counsel:	Winthrop & Weinstine, P.A.
Tax Credit Investor:	First Horizon Community Equity Group, Inc.
Tax Credit Investor’s Counsel:	Arnall Golden Gregory, LLP

WHEREAS, based upon information and evidence received by the Authority, it has determined to approve the Borrower’s request;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH, NORTH CAROLINA DOES HEREBY RESOLVE, AS FOLLOWS:

1. The above financing team for the issuance and sale of the Bonds by the Authority is hereby authorized and approved.

2. The Authority hereby finds that the financing is necessary and expedient to further the Authority's purpose of promoting low and moderate income housing in the City of Raleigh, North Carolina, and that the acquisition, construction and equipping of the Development proposed by the Borrower are necessary and sufficient to accomplish the Authority's purposes with respect to the properties involved.

3. The Authority hereby finds that the Borrower has demonstrated that the amount of debt to be incurred in connection with the Development and the fees to be paid in connection therewith are sufficient but not excessive for the purpose of acquiring and constructing the Development.

4. The Authority hereby finds, based on (i) information provided by the Borrower, (ii) the commitment of the Bondholder to purchase the Bonds, and (iii) the award of bond volume cap allocation by the North Carolina Federal Tax Reform Allocation Committee at the recommendation of the North Carolina Housing Finance Agency, that the Borrower has demonstrated that (a) it is financially responsible and capable of fulfilling its obligations to make loan repayments and other payments under the Bond Financing Agreement among the Authority, the Borrower and the Bondholder (the "Financing Agreement"), which will provide the funds to pay principal and interest on the Bonds, and (b) the Development will generate sufficient revenues to make loan repayments and other payments under the Financing Agreement, to operate, repair and maintain the Development at its own expense and to discharge such other responsibilities as may be imposed under the Financing Agreement. The Authority further finds that adequate provision has been made for the payment of the principal of, redemption premium, if any, and interest on the Bonds, and the operation, repair and maintenance of the Development at the expense of the Borrower.

5. The Authority hereby finds that the use of the proceeds of the Bonds for a loan to finance the costs of the Development and for the other purposes stated above will accomplish the public purposes set forth in the Act and hereby approves such use of proceeds.

6. This Resolution shall take effect immediately upon its passage.

Commissioner Morris 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, Bahati Mutisya, Gregg Warren.

Nay: None.

Resolution No. 42 (2023) has been adopted.

Commissioner Ellinger recused herself on the vote since she is representing the City of Raleigh on this project.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 43 (2023)

RESOLUTION AUTHORIZING ISSUANCE AND SALE OF MULTIFAMILY
HOUSING REVENUE BONDS (TERRACE AT ROCK QUARRY), SERIES 2023

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina (the “Authority”) met in Raleigh, North Carolina on the 24th day of August, 2023; and

WHEREAS, Terrace at Rock Quarry Limited Partnership, a North Carolina limited partnership, or an affiliated or related entity (the “Borrower”), has requested that the Authority assist it in financing a portion of the cost of the acquisition, construction and equipping of a 132-unit affordable housing development to be known as Terrace at Rock Quarry and located in the City of Raleigh, North Carolina (the “Development”), and the Authority has agreed to do so; and

WHEREAS, the Authority proposes to provide the financing for the Development by the issuance of its multifamily housing revenue bonds in one or more series in an aggregate principal amount not to exceed \$21,000,000 (the “Bonds”); and

WHEREAS, the Bonds will be issued pursuant to a Bond Financing Agreement (the “Financing Agreement”), among the Authority, the Borrower and Cedar Rapids Bank and Trust Company, as bondholder (the “Bondholder”); and

WHEREAS, it is anticipated that the Bonds will be privately placed with the Bondholder; and

WHEREAS, the proceeds of the Bonds will be loaned to the Borrower pursuant to the Financing Agreement, for the purpose of (i) paying a portion of the costs of the acquisition, construction and equipping of the Development, and (ii) paying certain issuance expenses in connection with the issuance of the Bonds; and

WHEREAS, there have been presented to this meeting draft forms of the following instruments (collectively, the “Authority Documents”), which the Authority proposes to execute or approve to carry out the transactions described above, copies of which instruments shall be filed with the records of the Authority:

- (a) the Financing Agreement, together with the form of the Bonds attached thereto;
- (b) the Promissory Note of the Borrower in favor of the Authority (the “Borrower Note”), which will be assigned by the Authority to the Bondholder; and
- (c) the Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”), pursuant to which the Borrower will be required to operate the Development in accordance with Section 142(d) of the Internal Revenue Code of 1986, as amended;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH, NORTH CAROLINA DOES HEREBY

RESOLVE, AS FOLLOWS:

1. The Authority hereby determines to provide financing to the Borrower for the acquisition, construction and equipping of the Development through the issuance of the Bonds pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended, and the loan of the proceeds thereof in accordance with the Financing Agreement.
2. The Authority hereby authorizes the issuance and sale of the Bonds pursuant to and in accordance with the terms set forth in the Financing Agreement. The Bonds will bear interest at the rates and will mature and be redeemed in the years and amounts all as set forth in the Financing Agreement; provided, however, that the aggregate principal amount of the Bonds shall not exceed \$21,000,000.
3. Each of the Chairman, Vice Chairman and Chief Executive Officer of the Authority or his or her respective designee is hereby authorized and directed to execute and deliver the Authority Documents to the other parties thereto. Each of the Chairman, Vice Chairman and Chief Executive Officer of the Authority or his or her respective designee, is authorized and directed to execute and deliver such endorsements, assignments and other instruments as may be necessary to assign the Borrower Note and other security documents to the Bondholder.
4. Each of the Chairman and Vice Chairman of the Authority is hereby authorized and directed to execute and deliver the Bonds in the manner and subject to the conditions provided in the Financing Agreement, the Chief Executive Officer or his designee is hereby authorized and directed to authenticate the Bonds, and to cause the Bonds so executed and authenticated to be delivered to or for the account of the Bondholder, or any affiliate thereof, upon payment of the purchase price therefor.
5. The Authority Documents and the Bonds shall be in substantially the forms submitted to this meeting, which are hereby approved, with such completions, omissions, insertions and changes as may be necessary or convenient to reflect the final terms of the Bonds, and as otherwise approved by the officers of the Authority executing them after consultation with counsel to the Authority, their execution to constitute conclusive evidence of their approval of any such completions, omissions, insertions and changes.
6. Any authorization made hereby to the officers of the Authority to execute a document shall include authorization to the Chairman, Vice Chairman and Chief Executive Officer of the Authority, or their respective designees, to execute the document, authorization to the Secretary or any Assistant Secretary to affix the seal of the Authority to such document and attest such seal and where appropriate, to deliver it to the other parties thereto, all in the manner provided in the Authority Documents.
7. Such officers are hereby authorized and directed to execute and deliver any and all other documents, agreements, instruments, and certificates in the name and on behalf of the Authority as may be necessary or desirable to the issuance of the Bonds. All other acts of the officers of the Authority that are in conformity with the purposes and intent of this resolution

and in furtherance of the undertaking of the Development and the issuance and sale of the Bonds are hereby ratified, confirmed and approved.

8. This resolution shall take effect immediately.

Commissioner Morris 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, Bahati Mutisya, Gregg Warren.

Nay: None.

Resolution No. 43 (2023) has been adopted.

Mrs. Morgan said this resolution amends the inducement resolution approved by the Board on August 22, 2022 from \$25.5 million to \$30 million in multifamily housing revenue bonds for Birch and Branch Apartments.

The project consists of 192 units located at 3499 Middle Branch Rd. The increased construction costs led to the need for an increase. Noah Wagner is on the Zoom call if there are any questions.

Charles Francis said the Board might be interested in knowing that the developer in this transaction is the same developer for the transaction that we hope to close on September 7th for the Pines at Peach Road.

Commissioner Ellinger recused herself on the vote since she is representing the City of Raleigh on this project.

**HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 44 (2023)**

**RESOLUTION AMENDING PRELIMINARY APPROVAL OF ISSUANCE OF
MULTIFAMILY HOUSING REVENUE BONDS (BIRCH AND BRANCH APARTMENTS)**

WHEREAS, on August 25, 2022, the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina (the "Authority") adopted a resolution (the "Preliminary Resolution") giving preliminary approval to the issuance of the Authority's multifamily housing revenue bonds in an amount not to exceed \$25,500,000 (the "Bonds"), the proceeds of which will be loaned to an affiliated or related entity of Oppidan, Inc., Affordable Housing Institute, Inc. and GDE Holdings, LLC (the "Borrower"), to finance the acquisition, construction and equipping of a multifamily housing development to be known as Birch and Branch Apartments (the "Development"); and

WHEREAS, the Development will consist of 180 units and be will located at approximately 3499 Middle Branch Road in the City of Raleigh, North Carolina; and

WHEREAS, the Borrower has determined that the amount of tax-exempt debt to be provided to finance the cost of the Development is more than originally anticipated, and has requested the Authority to amend the Preliminary Resolution to increase the amount of the Bonds to an amount not to exceed \$30,000,000; and

WHEREAS, the Borrower will request an allocation of volume cap under Section 146 of the Internal Revenue Code of 1986, as amended (the "Code") for the Bonds in the amount of \$30,000,000 from the North Carolina Housing Finance Agency and the North Carolina Federal Tax Reform Allocation Committee;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF RALEIGH, NORTH CAROLINA:

1. The Authority hereby confirms the determination it made in the Preliminary Resolution that the Development will involve the acquisition, construction and equipping of a multifamily housing facility, and that therefore, pursuant to the terms and subject to the conditions hereinafter stated and the Act, the Authority agrees to provide reasonable assistance to the Borrower in issuing bonds to finance the acquisition, construction and equipping of the Development, and, in particular, to undertake the issuance of the Authority's multifamily housing revenue bonds (the "Bonds") in an amount now estimated not to exceed Thirty Million Dollars (\$30,000,000) to provide all or part of the cost of the Development.
2. The Authority intends that the adoption of this resolution be considered as an expression of official intent toward the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2 promulgated by the Internal Revenue Service pursuant to the Code. The Authority agrees that the Borrower may be reimbursed from the proceeds of the Bonds for all qualifying costs incurred by it as permitted by Internal Revenue Service Regulations Section 1.150-2.
3. All other terms of the Preliminary Resolution remain in full force and effect.
4. This resolution shall take effect immediately.

Commissioner Morris 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, Bahati Mutisya, Gregg Warren.

Nay: None.

Resolution No. 44 (2023) has been adopted.

Mr. Lommers-Johnson said by passing this resolution the Board will approve the use of the General Services Administration's (GSA) schedule for per diem, which is standard. The per diems, under the schedule of the GSA, is adjusted for different cities based on the cost of those cities.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 45 (2023)

WHEREAS, the daily meal allowance was adopted by the RHA Board of Commissioners with Resolution Number 77 in 2002; and

WHEREAS, the current travel policy of the Housing Authority of the City of Raleigh ("RHA") includes a daily meal allowance of \$36 per day with an additional \$7 per day in high-cost areas; and

WHEREAS, additionally the current travel policy prorates the meal allowance based upon 25% per partial quarter day with tips being in addition to this allowance, but limited to 20% of the total daily allowance; and

WHEREAS, the federal regulations that govern the programs administered by RHA are constantly changing and the costs associated with training, conferences, seminars, etc. is a necessary cost of doing business; and

WHEREAS, the travel allowance is intended to cover the reasonable cost of meals associated with travel for official business of RHA; and

WHEREAS, the U.S. General Services Administration (GSA) establishes Per Diem Rates annually; and

WHEREAS, staff recommends that:

- (a) the per diem is to be paid based on the GSA rates in effect at the time of travel and for the designated location
- (b) the meal allowance will be prorated at 75% of the standard rate on the first and last day of travel
- (c) the per diem rate for meals and incidentals includes tips
- (d) the per diem allowance is to be reduced by the appropriate meal allowance where complete meals are provided
- (e) reimbursements for taxicabs, parking fees, etc. shall be paid provided adequate documentation of receipts is provided

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that the recommendations for the cost of meals and incidental expense associated with travel on official business of the Housing Authority of City of Raleigh be approved effective immediately.

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

Aye: Eric Braun, Valerie Crutchfield, Susan Ellinger, Niya Fonville-Swint, Arne Morris, Bahati Mutisya, Gregg Warren.

Nay: None.

Resolution No. 45 (2023) has been adopted.

Mr. Lommers-Johnson said this resolution approves staff to seek renewal funding from HUD for 46 units at the Murphey School Apartments so that this property can continue to operate with Section Eight funding.

Commissioner Braun said the Board approves this annually. Is there ever any risk that we would lose these from being affordable?

Mr. Lommers-Johnson said I don't think there is a risk. This is just one of those things where the Board actually has to authorize staff to send this request to HUD, it's a formality.

Commissioner Ellinger asked if there is some way that you could make a presentation to HUD to substitute for the Section Eight Mod Rehab contract. I think that's an obsolete program.

Mr. Lommers-Johnson said it's still active.

Commissioner Ellinger asked if we could substitute it with some other subsidy program – can project based vouchers be a substitution.

Mr. Lommers-Johnson said he would find out.

Commissioner Ellinger wondered if there was a simpler way to do it. The voucher contract continues longer without renewal.

Mr. Lommers-Johnson said we authorize the project based vouchers in contracts up to 20 years.

Commissioner Braun said if you have time, it might be helpful to give us a little more background on that and if there are other options. I just want to make sure we weren't at risk somehow of HUD changing its mind at some point.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 46 (2023)

WHEREAS, in June 1988, the Housing Authority of the City of Raleigh (“RHA”) entered into a contract with the U.S. Department of Housing and Urban Development (“HUD”) for the administration of a Section Eight Moderate Rehabilitation program (A-2900-K) in the amount of \$14,148,000 to provide project-based housing assistance for a period of fifteen years; 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 contract for these units expired on December 4, 2005; and

WHEREAS, RHA has received approvals from HUD in the seventeen previous fiscal years to extend the contract for additional twelve month terms; and

WHEREAS, the current contract will expire on December 4, 2023; and

WHEREAS, Murphey School, LLC has asked RHA to contact HUD to request a one-year renewal of the contract for these 46 units; and

WHEREAS, the available funding remaining in the HUD-held project reserves is approximately \$105,447; and

WHEREAS, RHA estimates \$385,764 is needed for the HAP payments and administrative fees for these units for an additional year;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that staff is authorized to seek renewal funding from HUD for the 46 units at Murphey School Apartments.

BE IT FURTHER RESOLVED that following HUD’s approval of the renewal funding, staff be authorized to prepare and submit the HUD forms necessary to renew the contract and request the additional funding needed to support these units through the end of the current fiscal year which will end on March 31, 2024.

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

Aye: Eric Braun, Valerie Crutchfield, Susan Ellinger, Niya Fonville-Swint, Arne Morris, Bahati Mutisya, Gregg Warren.

Nay: None.

Resolution No. 46 (2023) has been adopted.

Ms. Perez said I am presenting Resolution No. 47 for the performance and evaluation report for our grant received in 2020. The Housing Authority receives annual funding for our Capital Fund program from HUD, and this resolution pertains to funding allocations in 2020.

Since the initial grant eligibility in February of 2020, revisions to the grant are being proposed to better serve the needs of the public housing inventory. In this regard, revisions to the latest approved annual statement must be accompanied by the performance and evaluation report accompanying this resolution. Of particular note in these revisions are funds earmarked for the procurement and implementation of the YARDI system (line 1475). Line 1408 is related to YARDI as well for allocation of funds for training pursuant to the implementation.

**HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 47 (2023)**

WHEREAS, the Housing Authority of the City of Raleigh (“RHA”) receives annual funding for the Capital Fund Program from the Department of Housing and Urban Development (“HUD”); and

WHEREAS, the Capital Fund Program funding allocations are used for capital improvements to the public housing inventory; and

WHEREAS, the capital improvements at each public housing development were identified through the input of staff and discussion with public housing residents, finalized and submitted to HUD as part of the agency’s annual plan; and

WHEREAS, RHA was awarded Capital Fund Program Grant NC19P00250120 in February 2020 with funding allocations totaling \$4,133,717.00; and

WHEREAS, subsequent to the inception of grant eligibility, the funding allocations increased by \$30,029.00, with final funding allocations totaling \$4,163,746.00; and

WHEREAS, since the inception of grant eligibility, revisions to the grant are being proposed to better serve the needs of the public housing inventory; and

WHEREAS, in accordance with HUD regulations, revisions to the latest approved annual statement must be accompanied by a performance and evaluation report to HUD for approval; and

WHEREAS, staff is recommending that the attached performance and evaluation report for Capital Fund Program Grant NC19P00250120 be approved, which 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 performance and evaluation report for Capital Fund Program Grant NC19P00250120 be approved for submission to the Department of Housing and Urban Development.

Commissioner Morris 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, Susan Ellinger, Niya Fonville-Swint, Arne Morris, Bahati Mutisya, Gregg Warren.

Nay: None.

Resolution No. 47 (2023) has been adopted.

Ms. Perez said Resolution No. 48 pertains to our funding allocations from 2022.

The Housing Authority receives annual funding for the Capital Fund Program from HUD. Since the initial inception of this grant eligibility in May 2022, revisions to the grant are being proposed to better serve the needs the public housing inventory.

In this regard, revisions to the latest approved annual statement must be accompanied by the performance and evaluation report accompanying this resolution. Of particular note in these revisions are funds earmarked for costs associated with the RAD conversions of four RHA properties (line 1504).

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 48 (2023)

WHEREAS, the Housing Authority of the City of Raleigh (“RHA”) receives annual funding for the Capital Fund Program from the Department of Housing and Urban Development (“HUD”); and

WHEREAS, the Capital Fund Program funding allocations are used for capital improvements to the public housing inventory; and

WHEREAS, the capital improvements at each public housing development were identified through the input of staff and discussion with public housing residents, finalized and submitted to HUD as part of the agency’s annual plan; and

WHEREAS, RHA was awarded Capital Fund Program Grant NC19P00250122 in May 2022 with funding allocations totaling \$4,302,119.00; and

WHEREAS, since the inception of grant eligibility, revisions to the grant are being proposed to better serve the needs of the public housing inventory; and

WHEREAS, in accordance with HUD regulations, revisions to the latest approved annual statement must be accompanied by a performance and evaluation report to HUD for approval; and

WHEREAS, staff is recommending that the attached performance and evaluation report for Capital Fund Program Grant NC19P00250122 be approved, which 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 performance and evaluation report for Capital Fund Program Grant NC19P00250122 be approved for submission to the Department of Housing and Urban Development.

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

Aye: Eric Braun, Valerie Crutchfield, Susan Ellinger, Niya Fonville-Swint, Arne Morris, Bahati Mutisya, Gregg Warren.

Nay: None.

Resolution No. 48 (2023) has been adopted.

RECESS TO OCAC, INC. MEETING

The Board recessed the meeting to go into the OCAC, Inc. Board Meeting at 6:15 pm.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Fonville-Swint moved and Commissioner Morris seconded approval to adjourn the RHA Board Meeting.

The RHA Board Meeting adjourned at 6:30 pm.

Arne Morris
Board Chair

Ashley Lommers-Johnson
Secretary