

MINUTES OF A REGULAR MEETING OF
THE HOUSING AUTHORITY OF THE CITY OF RALEIGH
BOARD OF COMMISSIONERS
AUGUST 26, 2021

The members of the Board of Commissioners of the Housing Authority of the City of Raleigh, North Carolina met in a Zoom meeting on Thursday, August 26, 2021 at 5:00 p.m.

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

Present: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Bahati Mutisya, Gregg Warren, Doris Wrench

Absent: Joe Whitehouse, Yolanda Winstead.

Visitors: Public: Ms. Cobb, Wanda Hunter, Wanda Gilbert-Coker, Hwa Huang, Yolanda Taylor, Chalisa Williams, Taquita Jarman; Charles Francis, Francis Law Firm.

RHA Staff: Sonia Anderson, Priscilla Batts, Liz Edgerton, Bob Horn, Wayne Felton, Laura McCann, Jennifer Morgan, Donna Perez, 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.

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 2021

Charge-off of delinquent resident accounts for July 2021

Item 2

Financial Statements for July 2021

Item 3

Vacancy and Turnover Summary for June 2021

Vacancy and Turnover Summary for July 2021

Item 4

Minutes of June 24, 2021 RHA Board Meeting.

RECOMMENDATION: Approval as submitted by staff.

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

Aye: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Bahati Mutisya, Gregg Warren, Doris Wrench

Nay: None

The Consent Agenda has been adopted.

REPORT OF THE BOARD SECRETARY

COVID Update

- RHA opened to the public in July.
- Residents and staff are required to wear masks and social distance when they come into the building.
- Only a few residents are coming in for meetings.
- RHA is not requiring staff to get vaccinated at this time. However, an incentive has been created to get vaccinated. There will be a drawing for \$1,000 for all employees who are vaccinated by September 15th. Similar to the state drawing, if they were vaccinated before the memo went out, they have one (1) ticket in the drawing, if they get vaccinated after the memo but before September 15th they have two (2) tickets in the drawing.
- If staff is not vaccinated by September 15th, they must be tested once a week and turn in the results by Thursday of each week to their supervisor. Staff will be tested on their own time. They can use vacation or sick leave if they choose to be tested during working hours.
- A healthcare provider spoke to the staff yesterday about vaccinations and answered employee questions. That went very well.
- There are approximately 15- 20 RHA employees who are not vaccinated. Some have started the process.
- We were scheduled to have this Board meeting in the Board room. However, due to the increase in COVID cases, it was decided to continue with the virtual meetings. Staff has asked for bids on audio visual equipment to go in the Board Room. Two bids have come in and staff is working to get a 3rd. The cost will be approximately \$25,000 – \$35,000. Staff is researching a “hybrid”-type meeting where Board members are in person and staff and public could be virtual. Given the number of public meetings that RHA currently has, staff thinks that the Board Commissioners would benefit from having the virtual option available and that option should be made to the public as well. Staff will continue working on the Board room and, as soon as it is safe, will start having meetings in there again.

Heritage Park Redevelopment

- Staff put out an RFP for Communication Plan/Consultant for Heritage Park as well as an RFP for Master Development Consultant for Heritage Park. To ensure minority participation, the deadline was extended for proposals to early-to-mid September. Staff will select and bring recommendations to the Board in September.
- The Strategic Plan RFP has also been sent out. Staff had a pre-proposal meeting on the Strategic Plan (5 vendors) as well as the Master Development Consultant (4 companies).
- JDavis and RHA’s engineers have been working on a phasing plan.
- Staff has also advertised the RFQ for a Developer for Heritage Park.

Building Futures Initiative

- Staff continues to have conversations with different entities regarding partnering on the Building Futures Initiative.
- The July event was postponed due to a tropical storm and was rescheduled for August 10th at Heritage Park.
 - Staff did a great job with the event: Dolores Cruz, Laura McCann, Maintenance, Housing Management, and everyone else who was involved.
 - Kona Ice gave out 95 snow cones.
 - Staff estimates 40-50 residents participated. Staff is working to get the signup sheets from the vendors. The following vendors / guests were present:
 - Go Triangle
 - Wake Tech
 - NC Works
 - Step Up Ministries
 - Childcare Association
 - SouthLight Healthcare
 - Sonia Barnes with Congressman Price's office.
 - Councilor Forte with the City of Raleigh.

Enterprise, RHA's consultant on BFI is looking to do a presentation to the Board in September.

RHA Van Stolen

Last week a van was stolen from the Maintenance shop at 101 Authority Lane. Someone crawled under the gate and found keys in one of the vans. He took the van and drove through the gate. There were also master keys in the van for all RHA properties. Fortunately, the police found the van and the keys a couple of days later near Richmond, Virginia. Staff has been instructed not to leave keys in the vans, to lock the vans even when inside the gated area, and staff has purchased a lockable locker to keep the keys at the end of the day so they won't be taken home.

There are security systems in place at the Maintenance shop. However, staff is getting pricing to add barbed wire at the bottom of the gates to prevent anyone from crawling under. Also, an additional camera or two will be added to cover more areas.

Emergency Housing Vouchers

- Staff has received a list of 10 people identified for the Emergency Housing Vouchers. Paperwork has been received on 5 so far.
- The Housing Navigation group has moved from the Partnership and will be done by Wake County Housing.
- Wake County approved their budget and getting them set up. They hope to be up and running before the end of the year.
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RAD Update

- HUD is in the process of reviewing RHA's Financial Plan. Staff hopes to have a response from them soon. RHA will then receive its RAD conversion commitment, and staff will have 30 days to sign it and start the closing process.
- Staff is planning additional meetings with residents to prepare them for this process.
- The units will need to be inspected and leases signed before closing.
- RHA is on schedule to close in November.

- Staff has been testing for radon testing per the new HUD requirements. The first reports should be in tomorrow. The testing should all be complete by end of next week, pending COVID quarantines.

Staff Flex Schedules

Beginning August 2nd, RHA implemented staff flex schedules. It seems to be going well and coverage has been worked out. Employees are working different schedules based on their personal needs.

Staff Merits

Merits will be coming out for staff next week. Everyone received a 1.25% COLA, and those employees who were below the livable wage, were moved up to that point.

ROSS Grant

There is a Notice of Funding Availability (“NOFA”) for ROSS grants, which is resident self-sufficiency program. RHA will be applying for this grant. The grant application is due September 17th. This would help fund another position to work with RHA residents to find employment for 36-month period.

Arne Morris Reappointment

Arne’s reappointment has been approved by the mayor. The letter will be forthcoming.

Commissioner Warren asked if there has been much interest in the Master Planning RFP. Mr. Felton said four different companies attend the pre-proposal bid meeting.

Commissioner Warren asked how RHA is reaching out to more MBE/WBE businesses for bids. Mr. Felton said staff has advertised in the Carolinian newspaper as well as the Triangle Tribune. Staff has also reached out to the Chamber of Commerce.

Commissioner Morris said he thinks there is a minority purchasing entity – both regional and national. He said he will locate it and pass it along to staff.

REPORT OF THE REPOSITIONING COMMITTEE CHAIR

Commissioner Warren said that the last meeting was August 10th. All committee members were present as well as Commissioner Winstead and Commissioner Whitehouse. One of the items discussed was a motion to move forward with the Repositioning Review and Action Panels proposed by the RAD Collaborative. This is an effort to bring in a peer-to-peer assistance on a limited basis – maybe two to three days – focusing on several topics. The principals involved in this would be former HUD leaders, consultants in repositioning for housing authorities, as well as PHA Directors. RHA’s primary contact has been Patrick Costigan.

The committee would like to present that motion to the full Board to go forward with the panels. RHA would be obligated to cover the cost of travel, hotel, and meals for a 2-3 day event – either in-person, or via Zoom (which would be less costly for RHA). There is no exact date at this time. However, the committee thinks this can feed well into the strategic planning effort so it should be planned within the next 2-3 months. This gives staff the opportunity to look at all of the topics that have come up for RHA and focus on 3 or 4 for the group.

Commissioner Fonville asked if the committee has any idea of the cost that might be associated with this.

Commissioner Warren said they don't have a cost estimate yet. There are a couple of variables at this time:

- Complications of COVID.
- Locations of where everyone would be coming from. There is an emphasis of having people come from the southeast or the DC area.

Commissioner Warren said he thinks it will be a good investment to hear from others who have gone through this repositioning effort first-hand.

Commissioner Fonville said even if there's a higher cost, the long-term gain and benefit would justify that.

Commissioner Warren said they should be able to come back to the Board with a cost estimate once the logistics of everything are confirmed.

Commissioner Warren moved and Commissioner Fonville seconded authorizing Mr. Felton and staff to negotiate a Repositioning and Review Action Panel working with the RAD Collaborative and RHA. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Bahati Mutisya, Gregg Warren, Doris Wrench

Nay: None

The motion has been approved.

Commissioner Warren said there was one more item to discuss with the full Board this evening. He wanted to discuss what will be the best strategy for Heritage Park to pursue under the various repositioning approaches that HUD offers. He said the Section 18 demolition and disposition strategy seems to be the most economically advantageous to RHA because that will allow RHA to have higher rents and offer stronger tenant protection.

Commissioner Warren said the Repositioning Committee thinks it would be best to formally recognize that this will be the strategy RHA will use to move forward with Heritage Park.

Commissioner Warren moved and Commissioner Braun seconded the confirmation that RHA will move forward with the Section 18 demolition and disposition strategy with HUD for the Heritage Park redevelopment. A vote being called, the ayes and nays were as follows:

Aye: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Bahati Mutisya, Gregg Warren, Doris Wrench

Nay: None

The motion has been approved.

Commissioner Warren said there will be additional business to discuss that includes:

- The Phasing Plan is still open and more work needs to be done with the city and with engineers. The committee has put that issue on hold until RHA gets further along with selecting a development partner.

- The committee spent time with the Developer RFQ, going through many different drafts and they want to thank the staff for their patience as the committee worked through that.

Some additional business that needs to be discussed in the future that includes looking in more detail about the relocation process and making sure that RHA has good communication on that.

NEW BUSINESS

Mr. Felton said the Administrative Plan for Section 8 establishes the rules that RHA must follow in administering the Section 8 program. Behind the resolution is a summary of the proposed changes.

Highlights of the revisions include:

- Displaced families – this is regarding Garner Road families. This will allow RHA to assist families who currently do not have a voucher so they can receive assistance prior to becoming homeless, through no fault of their own.
- Emergency Housing Vouchers.
- Inspecting RHA-owned units. This is in reference to RAD units.
- RHA will do bi-annual inspections on Section 8 units. RHA is removing the first time pass incentive (it was not being utilized by the landlords).
- New Section on Project Based Vouchers (“PBV”).
- Section on RAD/PBV.

This will go out for public comment for 30 days and staff anticipates bringing the final version to the Board for approval at the October Board meeting.

Commissioner Warren said he is interested in the Project Based Vouchers and trying to put an emphasis on the “hard to house” with services. He asked if that has specific selection criteria.

Mr. Felton said there is some criteria in the plan. If that needs to be enhanced, staff will add to it. It will go out for public comment, if the resolution is approved this evening.

Commissioner Ellinger said this is a very comprehensive plan and staff did a very good job with it – it is difficult to lace together. However, there is a lot to review and she would like to go slowly through it while it’s out for public comment to make sure everything is covered. She recommends the Board gets together and go through some of the sections that cover important issues. She wants to make sure RHA’s residents are properly served.

Commissioner Warren said he would like to read the public comments on this as well. He asked how staff usually conveys the public comments to the Board.

Mr. Felton said staff lists the public comments for the Board.

Commissioner Ellinger asked if the Board can get those comments in advance of the October Board Meeting.

Mr. Felton said staff will send them out ahead of the October Board Meeting.

Commissioner Ellinger said she also has some questions about the formal and informal hearings to make sure it meets all of the “due process” requirements.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTIONS NO. 48 2021

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 December 1, 2021; and

WHEREAS, the draft of the Administrative Plan will be available on RHA’s web page; and

WHEREAS, there may be other changes made to the policy as RHA goes through the public comment period and

WHEREAS, attached to the resolution is an Executive Summary of the changes to the December 2020 plan as well as a draft of the plan.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that staff is directed to seek public input and comments on this plan prior to presenting the final plan to the RHA Board.

BE IT FURTHER RESOLVED that the final policy will be brought back before the RHA Board of Commissioners at its December 2021 meeting for final approval.

Commissioner Ellinger moved and Commissioner Braun seconded approval of the foregoing resolution.

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

Aye: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Bahati Mutisya, Gregg Warren, Doris Wrench

Nay: None

Resolution No. 48 (2021) has been adopted.

Mr. Felton said the Admissions and Continued Occupancy Policy (“ACOP”) for Housing Management establishes the rules that RHA must follow in administering the Public Housing program. Staff has proposed changes to the ACOP to address items which have come up or are anticipated they could come up in the future. The Executive Summary is behind the resolution.

Highlights of the revisions include:

- Allowing residents 30 days to report income changes (previously 10 days).
- Specifying that VAWA transfers are held in accordance to the plan.
- Removing verbiage that denies admission for individuals evicted for simple possession charges.
- Adding Project Based Vouchers into the waiting list.
- Adding sentence to read: "Consideration will be given to applicant’s who do not meet the current definition of full time work due to a verifiable change of employment due to COVID-19."

- Adding preference to allow returning residents a preference. The intent of this change is, if a resident is purchasing a home or moving into market rate housing, we are proposing to extend the public housing “safety net” for 3 years so that if they move out and become ill or out of work and lose their home, they will get points and move higher up on the wait list (instead of going to the back of the list).
- Expanding to allow special admissions to local families who are displaced due to the acquisition of an affordable housing complex that no longer remains affordable.

These proposed changes go out for public comment for 30 days. Staff anticipates bringing this back to the Board for final approval in October Board meeting.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 49 (2021)

WHEREAS, the Housing Authority of the City of Raleigh is required to set forth the requirements, standards, and criteria for the Admissions and Continued Occupancy Policy to be established and implemented; and

WHEREAS, staff has proposed updates to the policy and the attached summarizes the proposed changes that may be included in the Admissions and Continued Occupancy Policy; and

WHEREAS, the Admissions and Continued Occupancy Policy shall be included in, or incorporated in by reference in, all resident dwelling leases and the Agency Plan; and

WHEREAS, the proposed changes will be submitted in accordance with federal regulations to public housing residents for comment; and

WHEREAS, a draft of the proposed Admissions and Continued Occupancy Policy will be available on RHA’s web page; and

WHEREAS, there may be other changes made to the policy as RHA goes through the public comment and review period;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that staff is directed to seek public input and comment on this policy draft prior to presenting the final policy to the RHA Board.

BE IT FURTHER RESOLVED that the final policy will be brought back before the RHA Board of Commissioners for final approval.

Commissioner Warren moved and Commissioner Ellinger seconded approval of the foregoing resolution.

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

Aye: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Bahati Mutisya, Gregg Warren, Doris Wrench

Nay: None

Resolution No. 49 (2021) has been adopted.

(Commissioner Mutisya left the meeting.)

Mr. Felton said RHA was required to make a revision to the 5-year plan due to the fact that the ADA Transition Plan was not previously part of the 5-year plan.

This resolution updates the plan so funds will be available to proceed with the ADA Transition Plan.

Highlights of the revision include:

- Fees and costs increased \$100,000.
- Dwelling structures decreased \$100,000.

**HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 50 (2021)**

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 Fund Program’s final rule, effective November 25, 2013, stipulates the submission requirements for the program were decoupled from the Agency Plan which includes the five year action plan; 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, staff prepared a 2021-2025 five year action plan in compliance with the Capital Fund Program’s final rule; and

WHEREAS, by Resolution 25, dated March 25, 2021, the 2021-2025 Capital Fund Five Year action plan was approved; 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, staff is recommending that the revised 2021-2025 Five Year Action Plan for Capital Fund Program be approved as presented by the report 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 2021-2025 Five Year Action Plan for Capital Fund be approved for submission to the Department of Housing and Urban Development.

Commissioner Braun moved and Commissioner Fonville seconded approval of the foregoing resolution.

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

Aye: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Gregg Warren, Doris Wrench

Nay: None

Resolution No. 50 (2021) has been adopted.

Mr. Felton said the next two resolutions write off equipment as part of RHA's year end fiscal close out; one is for fixed assets, the other is for custodial equipment.

Fixed assets are items that cost more than \$5,000. The items are capitalized and depreciated over time.

Custodial equipment has a value of \$250 to \$5,000. The cost for these items is expensed at the time of purchase, a onetime journal entry.

The first resolution is for fixed assets, greater than \$5,000. These are either broken, obsolete or cannot be used anymore. These assets are assigned to staff and accounted for annually.

The lists that are attached are of items staff has accumulated over the year for disposal. The next spreadsheet is a list of the fixed asset disposition over the last 20 years.

The total for this year is approximately \$22,000.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 51 (2021)

WHEREAS, Chapter 9 of the Low-Rent Housing Accounting Guide Book issued by the U.S. Department of Housing and Urban Development requires a physical inventory of all non-expendable equipment be taken not less often than once each fiscal year and the equipment accounts be appropriately adjusted; and

WHEREAS, Resolution No. 29 (2012) approved on March 22, 2012 increased the capitalization threshold for purposes of accounting for fixed assets from \$1,000.00 to \$5,000.00; and

WHEREAS, a physical inventory of the non-expendable items of equipment belonging to the Housing Authority of the City of Raleigh indicates that certain items should be removed from the inventory; and

WHEREAS, items proposed to be removed from the inventory include those which have been replaced, become obsolete or worn out, misplaced or stolen, traded-in on similar items of equipment, declared surplus, sold, damaged, are of low-value, or are inappropriate inventory items; and

WHEREAS, all items of equipment proposed to be removed from inventory are shown on pages accompanying this resolution and thereby made a part of this resolution; and

WHEREAS, Resolution No. 59 (2018), approved October 25, 2018, allows the disposal of vehicles once they are deemed inoperable and not worth repair or totaled by the insurance company;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that all fixed assets made part of this resolution be removed from the records of account as of August 26, 2021 as follows:

- Book Cost/Basis \$22,097.03
- Accumulated Depreciation \$22,097.03
- Cost Net of Accumulated Depreciation \$ 0

BE IT FURTHER RESOLVED that;

- (a) All items with little or no value be disposed of by junking;
- (b) Items of minimal value (under \$50) with some serviceable life remaining be disposed of in the most expeditious manner including donation;
- (c) Items having an estimated current value in excess of \$50 be sold to the highest bidder (if a bidder can be found), otherwise, disposed of in accordance with (b) above.

Commissioner Warren moved and Commissioner Fonville seconded approval of the foregoing resolution.

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

Aye: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Gregg Warren, Doris Wrench

Nay: None

Resolution No. 51 (2021) has been adopted.

Mr. Felton said as part of RHA's year end fiscal close out, staff proposes a resolution to write off any custodial equipment which is broken, obsolete or cannot be used anymore.

Custodial assets costs are expensed one time at time of purchase and cost \$250 to \$5,000. The equipment is assigned to staff and accounted for annually.

The lists attached are of items staff has accumulated over the year for disposal. There is landscaping equipment which is broken or obsolete. The printers, computers and equipment are out of date and no longer work with our updated software.

For the computers, staff strips the hard drives from the computer and they are taken to be shredded so no one can recover any data from the hard drives. RHA receives a certification from the shredding company that they have been destroyed. Staff then strips the remaining computer for parts and properly dispose of them.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 52 (2021)

WHEREAS, the Board of Commissioners approved Resolution No. 29 (2012) on March 22, 2012 increasing the capitalization threshold for purposes of accounting for fixed assets from \$1,000.00 to \$5,000.00; and

WHEREAS, good fiscal control demands that some items of equipment that cost less than the capitalization threshold still need to be tracked and accounted for by those employees having responsibility for their safekeeping; and

WHEREAS, these items are commonly referred to as custodial equipment; and

WHEREAS, a physical inventory of the items of custodial equipment belonging to the Housing Authority of the City of Raleigh indicates that certain items should be approved for disposition; and

WHEREAS, the custodial equipment items proposed for disposition include those which have been replaced, become obsolete or worn out, misplaced or stolen, traded-in on similar items of equipment, declared surplus, sold, damaged, or are of low-value; and

WHEREAS, items of custodial equipment that are approved for disposition are for informational purposes only and do not require an adjustment to the books of account; and

WHEREAS, all items of custodial equipment proposed for disposition are shown on the pages accompanying this resolution and thereby made a part of this resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RALEIGH that all items of custodial equipment with historical costs aggregating \$15,181.07 made part of this resolution be approved for disposition as of August 26, 2021;

BE IT FURTHER RESOLVED that;

- (d) All items with little or no value be disposed of by junking;
- (e) Items of minimal value (under \$50) with some serviceable life remaining be disposed of in the most expeditious manner including donation;
- (f) Items having an estimated current value in excess of \$50 be sold to the highest bidder (if a bidder can be found), otherwise, disposed of in accordance with (b) above.

Commissioner Braun moved and Commissioner Fonville seconded approval of the foregoing resolution.

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

Aye: Eric Braun, Susan Ellinger, Niya Fonville, Arne Morris, Gregg Warren, Doris Wrench

Nay: None

Resolution No. 52 (2021) has been adopted.

Mr. Felton said Murphey School Apartments is a 46-unit Moderate Rehabilitation Section Eight property whose 15-year contract has expired. Annually, for the last 16 years, RHA is requested by DHIC to seek renewal funding from HUD. The current contract extension expires in December 2021 and they have asked RHA to pursue another year from HUD.

This resolution authorizes staff to draft a letter to HUD seeking approval. If approved, it also authorizes RHA to requisition the additional funding which is just over \$388,000 for HAP and Administrative Fees for the upcoming year.

HOUSING AUTHORITY OF THE CITY OF RALEIGH
RESOLUTION NO. 53 (2021)

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 fifteen previous fiscal years to extend the contract for additional twelve month terms; and

WHEREAS, the current contract will expire on December 4, 2021; 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 \$132,673; and

WHEREAS, RHA estimates \$387,668 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, 2022.

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, Susan Ellinger, Niya Fonville, Arne Morris, Gregg Warren, Doris Wrench

Nay: None

Resolution No. 53 (2021) has been adopted.

DISCUSSION:

INTERNET ACCESS AND BENCHES/PLAYGROUND EQUIPMENT

Commissioner Braun said he asked Mr. Felton to put this on tonight's agenda. It came to his attention that Walnut Terrace does not have benches or playground equipment and he asked for a history of why that was the case. With regard to the internet, since internet access has been so critical during COVID, he would like to know if RHA provides free Wi-Fi in public areas or if there were other opportunities for RHA to ensure that residents have access to the internet.

Mr. Felton said in the properties that have community rooms (Capitol Park, Chavis Heights, Kentwood, Mayview, Meadowridge, Stonecrest, and Terrace Park) only two do not have computer access – Stonecrest and Meadowridge. This is something that staff can work with the Resident Presidents to get them signed up for. The Oaks has a Memorandum of Understanding with Google to provide free basic cable and internet for the residents. Staff has found a program for residents where they can sign up and get assistance with internet (to get a credit on their monthly internet cost and \$100 credit toward a computer). This is something that each resident would need to sign up for. Staff will put it in the next newsletter that goes out to the residents. There is talk in Washington, DC of additional funding for internet and possibly including internet as a utility.

Commissioner Fonville said when staff is thinking about what RHA is providing for residents across all properties – is there a space for all properties to have internet access (not just those with community rooms). Does RHA want to just provide buildings or structures or do we want to provide “community”. If it's the latter, that would mean we need to explore the services a little further beyond just the four walls.

Mr. Felton asked if she meant how RHA will provide internet without a community room.

Commissioner Fonville said that is correct. She said RHA can make partnerships with the companies that are out there, to create good will with its residents. She encourages staff to explore how they want RHA to be known within the communities – not just to provide housing.

Commissioner Braun said that's a good topic to talk about in the strategic planning process – where is RHA going in the future and what is the approach going forward. When decisions are made in general, part of that calculus should be community engagement and how does it fit in to RHA's mission.

Mr. Felton said staff can ask, through resident engagement, if they want playgrounds or is there something else they want that staff hasn't thought of.

Commissioner Braun thanked Mr. Felton for looking into this issue. He understands that there are risk issues with playground equipment. He would like staff to think about what RHA can do – especially with the benches, which shouldn't be a liability issue.

PUBLIC COMMENTS

Wanda Gilbert Coker

Wake County Housing Justice Coalition

There is a group currently at Heritage Park to have a meeting with the residents. Some of the things sound good but actions are being done without the residents' voices. There needs to be some community members on this Board while you're making these decisions. To see mostly white men, making decisions for mostly black communities, there's no racial equity in that. You don't know how we live, how we think, discussing our needs. History has shown us where this has gotten us. There needs to be more equity on the Board for making decisions for black people. One of the things I'm look at is I see people hanging clothes on the line – are you going to bring clotheslines back and other things that the resident's enjoy? One of the reasons that residents don't open up to you is because they don't trust because they are listening to these conversations.

Yolanda Taylor

Legal Aid of North Carolina

I am a housing community economic development attorney and I also support some work of the Wake County Housing Justice Coalition. The Justice Coalition is advocating against the demolition and the relocation of Heritage Park residents. However, it sounds as if there was a vote today that will move that process forward. With that said, I offer the alternative argument that if you proceed with relocating tenants, it's important that you have equitable ways to do that, such as:

- Guarantee residents in good standing the right to return within a reasonable period.
- Using a build-first approach, whenever possible. Perhaps there's a way that you could replace all units, either on the site or throughout the local community.

It's important to involve diverse groups of residents in this plan and in the relocation plan in order to make it meaningful. Instead of gathering input, gather participation. Also, a lot of the residents will be traumatized. What kind of trauma-informed approach to relocation and service provision will RHA provide for those residents? You also need to establish a data system to track all households through redevelopment to ensure all are offered the right to return if they're in good standing. There has been some discussion about criminal charges or convictions and I will deliberate on that a little more and get back with Mr. Felton to discuss my thoughts about that. I like the idea of Project Based Vouchers because there is a lot of voucher discrimination out there. There are a lot of landlords who don't accept vouchers.

Taquita Jarman

Heritage Park resident

I just experienced a gas leak in my apartment. I didn't bother to contact RHA, I contacted Dominion Energy first to make sure it was a gas leak. It was, and it was coming from my water heater because the venting was outdated and the hot water heater was grandfathered in. I had to get new piping for venting and a new hot water heater. I thank everyone involved who got my family what they needed for that night. I thank you for expediting it as quickly as it was. I don't know how many other tenants are experiencing problems in their apartments. My whole wall needed to be replaced from the AC unit to the hot water heater in less than six months. I don't know how many other places are like mine. The AC units need to be looked at as quickly as possible because we don't know what health problems are taking place. Being displaced with the environment like it is (COVID) is not a good thing to do. I want to see and hear other tenants who have been in situations like mine get their problems solved as quickly as mine was. I thank you for the opportunity to speak here tonight.

Wanda Hunter

Wake County Housing Justice Coalition

I have 2 questions:

1. The retreat that was talked about – is the ICC President going to be invited to that?

2. What are the types of certifications that the maintenance is required to have? Dominion Energy came out and tagged Ms. Jarman's gas line and RHA's maintenance came out and removed that tag. Do they have certification with gas where they would know if it was a gas leak?

Commissioner Morris asked how those questions will be followed up.

Mr. Felton said staff will follow up with maintenance to find out what was done over there. Responses are posted on the RHA website under "FAQs".

ADJOURNMENT

There being no further business to come before the Board, the Chair declared the regular meeting adjourned at 6:40 p.m.

Arne Morris
Board Chair

J. Wayne Felton
Secretary